Integrated Impact Assessment – Summary Report

Each of the numbered sections below must be completed

Please state if the IIA is interim or final – **Final IIA**

1. Title of proposal

High Rise Retrofit /Upgrade Programme - Phase 1 (Craigmillar/Peffermill Court, Cables Wynd/Linksview House and the x6 Moredun high rise blocks).

Current multi-storey improvement projects

https://www.edinburgh.gov.uk/homepage/10552/current-multi-storey-improvement-projects

2. What will change as a result of this proposal?

The proposals for the upgrade and retrofit of these 10 high rise blocks will see significant improvements in thermal performance, reduced energy demand making homes easier to heat. The proposals will address longstanding damp and mould issues resulting from water ingress due to failing fabric issues, internal MEP service failures and chronic underheating/poor existing ventilation.

The proposals will renew most existing MEP services, significantly improve fire safety throughout these blocks and enhance security primarily through the provision of CCTV in stairwells and flat lobby landings.

The entrances and foyer of these blocks will be enhanced along with the external landscaping to improve the surrounding areas around the blocks and help to create a sense of place and pride for the residents that reside here.

Overall, these design proposals will ensure these 10 blocks meet statutory requirements and provide fit for purpose housing that meets modern standards for the next 50-60 years.

3. Briefly describe public involvement in this proposal to date and planned

There has been significant and going consultation with the residents of these 10 blocks and each programme area is detailed below in terms of engagement with residents undertaken to date.

Craigmillar/Peffermill Court – https://www.edinburgh.gov.uk/multi-storey-blocks/craigmillar-peffermill-court/3

Cables Wynd/Linksview House – https://www.edinburgh.gov.uk/multi-storey-blocks/cables-wynd-house-links-view-house/3

Moredun (Little France, Marytree, Forteviot, Castleview, Moncrieffe and Moredun House) - https://www.edinburgh.gov.uk/multi-storey-blocks/moredun-multis/3

4. Is the proposal considered strategic under the Fairer Scotland Duty? *(The Duty is intended to reduce the inequalities of outcome caused by socio-economic disadvantage)*

Yes - The Fairer Scotland Duty, Part 1 of the Equality Act 2010, comes into force in Scotland from April 2018. It places a legal responsibility on particular public bodies in Scotland to actively consider ('pay due regard' to) how they can reduce inequalities of outcome caused by socio-economic disadvantage, when making strategic decisions.

We know that many in the public sector and beyond see this new Duty as an opportunity to do things differently and to put **tackling inequality genuinely at the heart of key decision-making**.

5. Date of IIA

20 April 2026

6. Who was present at the IIA? Identify facilitator, lead officer, report writer and any employee representative present and main stakeholder (e.g. Council, NHS)

Name	Job Title	Date of IIA training
Michael Kellett (IIA Facilitator and Lead Officer)	**Programme Manager (CEC)**	**Original training was pre 2020 (refresher training completed 06/05/2026)**
Gordon Brown	**Building Surveyor (CEC)**	**04/02/2026**
Jessica Morris	**Building Surveyor (CEC)**	**04/02/2026**
Charlie Stewart	**Building Surveyor (CEC)**	**04/02/2026**
Grace Yu Chiao Lin	**Assistant Surveyor (CEC)**	**04/02/2026**

7. Evidence available at the time of the IIA

Evidence	Available – detail source	Comments: what does the evidence tell you with regard to different groups who may be affected and to the environmental impacts of your proposal
Data on populations in need – where available use disaggregated data	• Scottish Index of Multiple Deprivation (SIMD) • Energy Saving Trust Home Analytics • Council Tax Banding • Council data on damp and mould surveys • EPC data for homes • Energy Strategies for each of the three design commissions by the appointed energy consultants • Council stock condition data	The available socio-economic and housing condition databases have helped identify households and communities most in need of intervention. All high rise blocks that have been identified for retrofit works fall within the 10-20% most deprived areas in Scotland (CM/PM, CW/LV, Moredun Multies). Stock condition survey data held by the Council also indicates that these blocks are in a state of significant disrepair and require urgent upgrade to halt this decline. The Council's EPC data and damp and mould surveys also provide an insight into energy performance and the most common causes of damp and mould such as chronic underheating, failing MEP services and failing external wall/render systems. Each block has an energy strategy outlining current energy performance issues and the range of interventions required to meet statutory energy performance targets, fuel poverty thresholds. These strategies have been underpinned through a range of surveys including thermal drone surveys, air tightness testing and U-value monitoring. By applying the data found in SIMD, damp & mould surveys, along with home analytics, and the findings from the energy strategies from each design commission the proposals have the required evidence to achieve the following outcomes:

Evidence	Available – detail source	Comments: what does the evidence tell you with regard to different groups who may be affected and to the environmental impacts of your proposal
		• reduce energy demand • lower energy bills • Improve indoor air quality • Improve ventilation to reduce damp and mould • Exceed EESH2 and SHNZS
Data on service uptake/access	n/a	The retrofit and upgrade interventions proposed will have no direct impact on the uptake of or access to services.
Data on socio-economic disadvantage e.g. low income, low wealth, material deprivation, area deprivation	• Scottish Index of Multiple Deprivation (SIMD) • Energy Saving Trust Home Analytics • Council Tax banding • Council data on damp and mould surveys • Local Government Association • UK Collaborative Centre for Housing Evidence • Institute for Fiscal Studies • The Joseph Roundtree Foundation	SIMD data indicates the targeted high-rise blocks are in areas of multiple deprivation, with high levels of low income, material deprivation, and area disadvantage. The targeted blocks for example are categorised within the SIMD as follows: • Most deprived 10%: Cables Wynd House, Craigmillar/Peffermill Court, and Moredun Multis. • Most deprived 20%: Linksview House This data also highlights that these blocks sit in areas that rank amongst some of the worst areas at the datazone level in Scotland for income, employment, health, housing, education and crime. Housing retrofits significantly impact data metrics for socio-economic disadvantage by directly improving energy costs, health outcomes, and area-level deprivation markers. While primarily designed to reduce carbon emissions, these interventions act as a critical mechanism for addressing the links between housing and poverty. **Impact on Low Income and Fuel Poverty** Retrofits directly influence income-based metrics by reducing the "energy burden" on disadvantaged households.

Evidence	Available – detail source	Comments: what does the evidence tell you with regard to different groups who may be affected and to the environmental impacts of your proposal
		• **Energy Cost Savings**: Improvements like external wall insulation and heat pumps can reduce energy bills by approximately **25% or £350 per year**, as demonstrated in local council projects. • **Fuel Poverty Metrics**: In the UK, targeted upgrades have nearly halved the number of social housing households in fuel poverty over the last decade, reaching a low of 11.6%. • **Disposable Income Recovery**: For the poorest third of households, who often spend a larger share of income on housing and heating, retrofits help mitigate "housing-cost-induced poverty" **Addressing Material Deprivation** Material deprivation refers to the inability to afford basic necessities or living conditions. Retrofits alleviate this through: • **Thermal Comfort**: Post-retrofit, homes that previously averaged 12°C can reach stable temperatures of 18°C, drastically reducing the proportion of residents reporting cold housing as a "serious problem". • **Health and Wellbeing**: By eliminating damp and mould, retrofits reduce the risk of respiratory and cardiovascular conditions, which are major drivers of health inequalities. • **Usable Living Space**: Affordable warmth allows households to heat more rooms, increasing private space and improving social relationships within the home **Effects on Area Deprivation**

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		Retrofit programmes can positively shift indicators used in the Scottish Index of Multiple Deprivation (SIMD). • **Neighbourhood Regeneration**: Large-scale works, such as external wall insulation, improve the aesthetic of deprived areas, increasing "neighbourhood pride" and stimulating further local investment. • **Employment and Skills**: A growing retrofit industry supports green economic recovery by creating local, skilled jobs in construction and maintenance, potentially providing 27 job-years for every £1 million spent.
Data on equality outcomes	• Scottish Index of Multiple Deprivation (SIMD) • Council Tax banding (A-C) • EPC data on individual homes • Council data on damp and mould surveys • Energy Saving Trust Home Analytics • **H**ousing to 2040 – equalities position Statement on child rights & wellbeing, tacking poverty, and meeting diverse needs.	Housing retrofit programs are increasingly viewed not just as carbon-reduction tools, but as critical, targeted interventions to create equality of outcomes, particularly by tackling health, financial, and living standard disparities. By improving the energy efficiency of, often, colder and more damp housing occupied by lower-income households, retrofits can directly address the structural inequalities that disproportionately affect marginalized communities. The retrofit proposals will support the following key areas and the energy strategies for each design commission have focused on the following outcomes. - **Public Health Improvement:** Poor-quality, cold, and damp housing is linked to 10,000 deaths per year in the UK. Retrofitting can significantly improve physical and mental

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	• **E**qualities Act (2010) – specifically the Public Sector Equalities Duty • **T**he Fuel Poverty (Targets, Definition and Strategy) (Scotland) Act 2019.	health by providing warmer, better-ventilated homes. - **Targeting Fuel Poverty**: Retrofit programs are essential for reducing energy demand among vulnerable groups, particularly the elderly, young children, and those with pre-existing conditions, who are most at risk from rising energy costs and cold-related illness. - **Equitable Access to Benefits**: A "just" transition requires that the benefits of energy efficiency, such as lower energy bills, are accessible to all, not just those with high incomes. - **Beyond Carbon Metrics:** To achieve true equity, success should be measured in terms of improved health, comfort, and safety, rather than purely in carbon savings - **Addressing Structural Inequalities:** Effective retrofitting involves targeting the most vulnerable homes first to close the gap between social housing standards and private market housing quality.
Research/literature evidence	This is covered under good practice guidelines below This is covered under good practice guidelines below	The proposal is underpinned by relevant research and sector good practice guidelines, including national and local standards on housing quality, energy efficiency, damp & mould management, and resident safety. These guidelines demonstrate the links between: • Poor housing conditions (including cold homes and damp and mould) and negative physical and mental health outcomes. • Fuel poverty and increased health inequalities and excess winter morbidity and mortality.

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		• Energy efficiency and retrofit interventions and improvements in health, comfort, financial resilience and carbon reduction. These good practice guidelines inform the proposed design, specification and delivery approach, ensuring that interventions are evidence-based, and align with current policies and regulatory expectations.
Public/patient/client experience information	• Scottish Housing Regulator – Council's Landlord Report 24/25 • Resident surveys - Cables Wynd/Linksview House • Focus groups and consultation events	Council's Landlord Report reveals tenant satisfaction across all tenures. 67.2% said they were satisfied with the overall service, compared to the Scottish average of 86.9%. Consultations and engagement sessions with residents informed their current experience and will be carried out throughout the projects as appropriate. Residents feedback upon completion will be gathered to improve the services.
Evidence of inclusive engagement of people who use the service and involvement findings	• Home Standard tool • Focus groups and consultation events Letters • Resident surveys - Cables Wynd/Linksview House	Although no direct change to the core service is proposed, significant and ongoing engagement activity has been carried out – and will continue – to ensure residents' voices shape the programme and design. This includes: • Use of a home standard tool (e.g. CM/PM, CW/LV) to capture residents' views on priorities, standards and outcomes. • Consultation events and workshops focusing on the scope of works, phasing, potential disruption and support arrangements, with targeted invitations to groups who may be disproportionately affected. • Communications to residents (letters) providing clear, accessible

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		information about proposals, timelines and opportunities to give feedback. • Resident surveys to gather feedback on current home conditions, perceived needs, and preferences regarding design options and finishes. Engagement activities are designed to be inclusive and accessible, offering different formats and channels of information to involve those who may face barriers in participation. Feedback gathered through these methods are used to inform design decisions, mitigate potential negative impacts, and ensure that the design responds to residents' diverse needs and priorities.
Evidence of unmet need	• Council EESSH data • Scottish Housing Condition Survey • the Scottish Index of Multiple Deprivation • EST Home Analytics • HEEPS: ABS annual reviews • Warmer Homes Scotland data • UK Government ECO statistics • Scottish Housing Quality Standard (SHQS)	A significant proportion of Edinburgh's housing stock, across all tenures, do not reach certain energy efficiency standards. Approximately 21% of households are living in fuel poverty, and current grant funding is insufficient to meet actual demand for retrofits.

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Good practice guidelines	• LETI, AECB, EnerPHit, PAS 2030 • EESSH2/SHNZS • UK Net Zero Carbon Building Standard • Housing for Varying Needs • Edinburgh Design Guide • Designing Streets Guidance (SG) • NPF4, City Plan 2030 • Secure by Design • SG High Rise Fire Safety Guidance (Feb 2022) • Scottish Technical Handbook (April 2026)	All retrofits should align with current best practice guidelines to maximise sustainability, safety, and inclusivity. Bringing buildings in line with net zero carbon standards and fire safety regulations is essential.
Carbon emissions generated/reduced data	Edinburgh Climate Strategy 2030 Edinburgh Net Zero 2030 Local Heat and Energy Efficiency Strategy – the strategic context for fabric-first deep retrofits Existing energy performance certificates (EPCs)	In terms of wider national context carbon emission reductions from housing energy retrofits are critical to Scotland's legally binding target of achieving net-zero emissions by 2045. The residential sector is a major focus, as it accounts for a significant portion of the country's greenhouse gas emissions (approximately 13% in 2022). The City of Edinburgh Council has set an ambitious target to become a net zero city by 2030, aiming to balance greenhouse gas emissions with reductions and removals. The 2030 Climate Strategy focuses on retrofitting

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	Energy Strategies designed for each block EnerPHit – the passive house standard for retrofits Scottish Government - Zero Emissions Social Housing Taskforce University College London – Refurbishment and demolition of housing, embodied carbon Greater London Authority – Retrofit v Rebuild	buildings, clean energy, and sustainable transport. Edinburgh's 2030 Climate Strategy targets a net-zero city by 2030, with building decarbonisation as a top priority. Key actions include rapid retrofitting of existing homes, phasing out fossil fuel heating, and enforcing strict energy efficiency standards for new developments, aiming to cut building emissions twice as fast Key aspects of carbon emission reductions from housing retrofits in Scotland include: • **Targeted Reductions & Strategy:** The Scottish Government aims to reduce emissions from buildings by 68% by 2030 (against a 2020 baseline). To achieve this, over one million households are expected to need a low-carbon heating system by 2030. • **"Fabric First" Approach:** The strategy prioritizes reducing heat demand through insulation and improved building efficiency before installing new, low-carbon heating systems (like heat pumps). • **Impact of Retrofits:** Deep retrofits, such as those aiming for the EnerPHit standard, can achieve over 90% in heating energy reductions, according to study modelling. • **Social Housing Targets:** The Energy Efficiency Standard for Social Housing (EESSH2) sets a target for all social housing to meet EPC

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		Band B by the end of December 2032. • **Progress and Challenges:** While 52% of Scottish homes were rated EPC C or better in 2022 (up from 45% in 2019), significant, rapid acceleration in retrofit rates is needed to meet 2030 and 2045 goals. The proposed retrofit/upgrade projects included in this IIA align strongly with nation and local priorities and will have a significant impact on carbon emission reductions. The Energy Strategies produced for each of the three design commissions is structured following a deep or fabric first approach to retrofit and shows that in most cases the energy retrofit interventions will allow each home bar a few exceptions to meet a minimum energy performance rating of EPC B or SAP 81. Compared with current EPC data for these homes this will represent a significant reduction in carbon emissions. The energy strategy for each design commission is also utilizing the Passive House Planning Package (PHPP) which is an excel-based energy balancing and planning tool for energy-efficient new builds and retrofits. Utilizing PHPP allows for a more ambitious retrofit target to be set rather than working towards a constrained retrofit target. The primary difference between a **constrained retrofit target** and the **standard (or unconstrained) retrofit target** lies in the flexibility of the performance requirements to account for

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		structural, heritage, or financial limitations. • **The Retrofit Target (Standard/Unconstrained):** Refers to the optimal, "whole-house" standard, often aiming for high efficiency (e.g., Passivhaus EnerPHit or specific, ambitious Energy Use Intensity (EUI) levels). • **Constrained Retrofit Target:** A modified, often slightly lower, target for buildings where technical or physical limitations (e.g., solid wall insulation constraints, small building size) make the optimal target impossible or impractical. As an example of the energy design work undertaken at Cables Wynd House has shown the following energy/carbon improvements can be realised: • Taking a deep retrofit approach has shown that significant space heating demand reductions of between 71-94% can be achieved. • Taking a deep retrofit approach coupled with electrification of the heating system has shown that significant carbon emission reductions between 67-85% can be achieved. Part of the key output of the design commissions is to assess the structural integrity of each block for continued major investment. So far, the structural surveys have indicated that the blocks are structurally sound and as such continued investment has been

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		recommended rather than demolition and regeneration. In terms of carbon emissions this presents substantial carbon savings. Retrofitting existing high-rise blocks is generally considered the lower-carbon, more sustainable option compared to demolition and reconstruction, with potential to reduce whole-life carbon emissions by 50% to 75%. While new buildings offer superior operational efficiency, the heavy embodied carbon cost of demolishing, clearing, and rebuilding high-rise structures often takes decades to "pay back". **Key Findings on Carbon Impact** • **Embodied Carbon Savings:** Retaining the structural frame and foundations of a high-rise through retrofit saves significant embodied carbon, often avoiding the 30–50 tonnes of CO2 emitted per tonne of new material. • **Operational Efficiency:** Deep retrofits (e.g., using EnerPHit standards) can reduce operational carbon by 59% to 94%. • **Payback Time:** The carbon emissions from demolishing and building new can take 10–30 years (sometimes up to 40) to be offset by the improved energy efficiency of the new building. • **Resource Conservation:** Retrofitting supports a circular economy by minimizing construction waste and avoiding the high-energy production of new steel and concrete.

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		When Demolition May Be More Carbon-Efficient Although retrofit is preferred, demolition may be more appropriate if the existing building: • Has severe structural flaws. • Is incapable of being upgraded to meet modern, net-zero operational energy standards. • Is in a location where significantly increasing density (e.g., adding many more floors) is required. **Strategic Considerations** • **Retrofit First:** Many planning authorities, such as the Greater London Authority, are adopting "retrofit-first" policies to meet 2030 net-zero targets.
Environmental data	• Ecology Reports per design commission • Sustainable Drainage Systems (SuDs) proposed where required • Asbestos Surveys – ongoing for each design commission • Waste Mgmt improvements – for each design commission. • Energy Strategies for each block with	Environmental data, including ecological surveys, existing infrastructure assessments and climate risk information, will be used to ensure the proposal delivers positive environmental outcomes and manages environmental risks effectively. Key anticipated impacts include: • Biodiversity and greenspace: Ecology reports and landscape proposals will seek to deliver biodiversity net gain where feasible through planting, habitat enhancements and sensitive landscape design. Improved access to and quality of greenspace can also support physical activity, mental wellbeing and social interaction. • Surface water management and climate resilience: Sustainable Drainage Systems (SuDS), and permeable paving, alongside

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	a particular focus on temperature, humidity and air quality analysis	improved rainwater and foul water separation (e.g. CW/LV interventions), will reduce flood risk, improve water management and build resilience to more intense rainfall associated with climate change. • Water safety and infrastructure: Upgrades to cold water storage systems will improve accessibility for inspection and testing, and ensure compliance with current safety standards and guidance, whilst reducing the risks associated with water quality. • Indoor environmental quality: as part of the energy strategy for each block a ventilation strategy has been produced outlining current issues with temperature and humidity in order to identify the risks of damp and mould and ensure this risk was designed out through the use of decentralised ventilation and mechanical ventilation with heat recovery (MVHR) systems • Air quality (CO2 levels) was also assessed as part of the ventilation strategies for each block to ensure that post retrofit indoor air quality remains healthy after increasing airtightness. • These improvements to air quality outcomes and temperature and humidity will help to reduce asthma symptoms and cardiovascular risks whilst also reducing maintenance issues caused by damp and mould in homes. • Waste management: Improved facilities and design for waste segregation and recycling will encourage more sustainable waste

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		behaviours and reduce environmental impacts. • Active travel and carbon reduction: Provision or enhancement of secure bike storage will support active travel choices • Contaminants and hazardous materials: Targeted asbestos removal and appropriate material specification will minimise health risks and ensure compliance with current regulations and best practice. Together, the environmental evidence suggests that the design proposals will deliver meaningful improvements in environmental performance, climate resilience and residents' experience of their homes and neighbourhoods, with particular benefits for those currently exposed to environmental risks such as damp, mould or poor indoor air quality.
Risk from cumulative impacts	CEC Building Condition Surveys Energy Strategies for each block as part of the wider design commissions EPC data RIBA Stage design reports Energy assessments and modelling undertaken for each design commission (air tightness, PHPP modelling, thermal	The cumulative impact of housing retrofits, where multiple energy-efficiency measures are installed over time without a "whole-house approach" poses significant risks to building integrity and occupant health. Key risks include severe moisture accumulation, trapped humidity leading to mould growth, thermal bridging, and increased overheating risks. These issues often arise when buildings are made too airtight without adequate, designed ventilation, causing "hidden" decay behind insulation. **Key Cumulative Risks of Retrofit** • **Moisture and Fabric Decay:** Piecemeal, uncoordinated insulation (e.g., adding insulation without addressing vapor barriers) can prevent building materials from drying out, leading to

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	imaging, U-value monitoring) Institute of Health Equity The Retrofit Academy	interstitial condensation, mould, and rot. • **Overheating:** Replacing windows, adding solid wall insulation, and tightening seals, especially in urban areas, can trap heat and remove the thermal mass benefits of older homes, resulting in dangerous overheating. • **Poor Indoor Air Quality (IAQ):** Airtightness, if not managed with proper ventilation systems, increases concentrations of pollutants, leading to respiratory, skin, and eye issues for occupants. • **Performance Gap:** The cumulative effect of improper installation or mismatched technologies often results in a "performance gap," where energy savings are lower than predicted and energy use may not decrease. • **"Comfort Taking" (Rebound Effect):** Occupants may use improvements to heat their homes to higher temperatures rather than saving energy, resulting in higher-than-expected energy bills and increased moisture risks. Each of the design commissions covering these 10 blocks has employed a group of experienced sub consultants (Lead Architect, Energy Consultant, MEP Engineer, Structural Engineer, Fire Engineer and lead Project Manager, Cost Consultant) to ensure that these cumulative impacts are designed out of the final retrofit/upgrade specification.

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		The mitigation Strategies include the following: • **Adopting a Whole-House Approach:** which considers the entire building envelope and its interaction with ventilation and occupants before starting work. This has been underpinned through the utilisation of the PHPP to implement a “whole house” approach to building design and retrofit. The key aspects of PHPP is to follow a **fabric first approach** to maximise the building fabric’s performance. The use of **integrated system modelling** to calculate how insulation, airtightness, windows, and ventilation interact. A **ventilation strategy** to maintain high air quality and prevent moisture issues. **Energy balance analysis** to provide a whole picture of space heating and primary energy demand. **Performance Gap** minimisation which uses detailed site-specific data instead of general worst-case assumptions (like standard SAP ratings), PHPP offers highly accurate, reliable predictions of actual energy consumption. Finally for existing buildings, PHPP is used to create a step-by-step informed plan to guide the retrofit programme without risking future re-work. • **Interdisciplinary Planning:** each design commission includes a full multi-disciplinary team of experts covering energy analysis, ventilation, and building performance to avoid unintended

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		consequences such as overheating, inadequate ventilation, increased moisture issues, mould growth and poor indoor air quality. • **Pre-Retrofit Assessment:** one of the key purposes of the in-depth design commissions is to evaluate the building's current condition, including any existing dampness or structural issues, before installing/specifying the retrofit/upgrade interventions to ensure cumulative risks are greatly minimised and where possible completely designed out. There is also the cumulative impact of not investing and/or delaying investment: – Given the existing condition of building fabric, MEP services and damp and mould issues this exposes the Council to legal challenge from tenants and failure to meet statutory compliance and meet minimum health and safety requirements. – It also continues to expose Council tenants to economic & Fuel Poverty risk due to the challenge in heating their homes within poorly insulated blocks. – Ongoing social/health deterioration for tenants due to damp and mould issues and chronic underheating and the ongoing effects of living in a cold home on physical and mental wellbeing. – Reputational risk for the Council the longer these blocks remain in poor condition.

Evidence	Available – detail source	Comments: what does the evidence tell you with regard to different groups who may be affected and to the environmental impacts of your proposal
Other (please specify)		
Additional evidence required		

8. In summary, what impacts were identified and which groups will they affect?

Equality, Health and Wellbeing and Human Rights and Children's Rights	Affected populations
Positive Some of the main outcomes from these planned retrofit and block upgrade programmes will focus on a holistic energy retrofit approach which will have an extremely positive effect on the health and wellbeing of residents and the human rights and children's rights of residents that reside in these blocks. All 10 blocks included as part of this programme are located in areas of fuel poverty, have low Council tax bands (A-C) and align with the Scottish Index of Multiple Deprivation which identifies areas in the lowest 20% across Edinburgh. The range of measures will ensure that Council tenants and private homeowners that reside in these blocks will live in warmer homes with less damp and condensation and have lower energy bills as a result of the measures installed. These measures will help to improve the physical and mental health of residents as there will be less damp in their homes and their energy bills will be more affordable. It will also allow residents to heat their homes more effectively and to turn the heat on in all rooms. This also has the potential to increase the school attainment rates of children as they will have an adequately heated home. In fuel poor homes children	All residents that reside across these 10 blocks, but particularly those classed as vulnerable/on low incomes.

Equality, Health and Wellbeing and Human Rights and Children's Rights	Affected populations
are less likely to complete homework due to the uncomfortable living conditions a damp cold home creates. The interventions planned for these sites will also see enhanced community facilities designed into these blocks allowing residents to utilise space within the blocks for community activities, providing opportunities for more social interaction. The wider external areas of these blocks will also be significantly improved with tree planting and biodiversity, better accessibility, improved lighting and play enhancements for young people. All of which will help create a better sense of place and local community pride. Within each block a significant roll out of CCTV will be installed providing more security for residents in stairwells and flat lobbies/landings. In terms of Human and Children's Rights the planned improvements will help to protect residents' basic human rights by providing warm, comfortable homes that are easier to heat, with better ventilation to significantly reduce occurrences of damp and mould. All end of life mechanical, electrical and plumbing services will be replaced ensuring less repair issues going forward. Fire safety will also be improved with new fire doors, fire stopping and sprinkler systems, automatic opening vents installed to meet the highest fire safety standards. Security will be enhanced throughout all common areas to ensure residents feel secure and safe within the blocks. Finally, all common areas and entrance foyers will be fully redecorated ensuring the blocks feel refreshed and residents can see a noticeable improvement in these circulation spaces.	
Negative **Disruption of temporary decant on tenants' wellbeing** To ensure the works can conclude within the construction programme timeframe tenants will be required to temporarily decant from their properties into	All residents that reside across these 10 blocks Individuals/families currently awaiting permanent and temporary housing

Equality, Health and Wellbeing and Human Rights and Children's Rights	Affected populations
void properties within the blocks (meaning they do not need to move away from their local area). The reason for this is to avoid repeat visits from sub-contractors to carry out works and allow an empty property to be provided to get as much work done as possible in order to get the tenant back into their property. It also reduces the risk of tenants to refuse access slowing down the construction programme and exposing the Council to compensation claims from the main contractor. The instability and uncertainty of temporary living can cause high anxiety and stress, especially if the move is prolonged. In most cases the planned temporary decants will last between 3-6 months, but this is still a significant amount of time for individuals. For vulnerable individuals, such as those with disabilities or chronic health conditions, the move can be particularly damaging to their wellbeing, requiring tailored support. Clear, regular communication from the both the Council and the main contractor will be essential to manage expectations and reduce anxiety. A dedicated Tenant Liaison Team will be in place to provide ongoing support to all households before, during and after the temporary decant process to ensure tailed and bespoke support is available. **Disruption of temporary decant on tenants' wellbeing (children and young people)** For children and young people, a temporary decant move can be even more overwhelming and stressful. Again, the Tenant Liaison Team will identify households with children early in the construction process to ensure they have the right support available to them to help mitigate the impact of the temporary decant. **Disruption of living in a building under construction** Living in an active construction site involves significant disruption, including high noise levels, reduced privacy, and potential safety concerns, often making daily life challenging.	

Equality, Health and Wellbeing and Human Rights and Children's Rights	Affected populations
It can result in constant noise from construction machinery, drilling, and early morning deliveries, blocked views, limited use of outdoor spaces, and potential restrictions and constant changes to access routes, parking and common areas. Communication with tenants will be essential to manage these challenges. Keeping tenants informed on a weekly basis in terms of what is happening and upcoming will be critical to help tenants see progress. Avenues for tenants to discuss concerns with the contractor about on-site activity and to allow adjustments to be made will also be essential. The Tenant Liaison Team will ensure this process is set up and communicated to tenants at the start of the construction programme, so they understand there is an open and clear line of communication. Many of these construction programmes will see tenants living on what will be a construction site for up to two tears in some cases. As such communication on works and progress towards the end date will be essential for tenants to see the end point of the programme. **Loss of voids for decant** The overall temporary decant strategy for each block is to decant tenants one floor at a time into voids elsewhere in the blocks. This keeps tenants in the local area and reduces the overall impact of the decant move on the household. In each block there could be up to 15 voids held back to accommodate the temporary decant strategy. The holding back of these voids will have a direct impact on homelessness, acting as a bottleneck with some households remaining in temporary accommodation. Over the longer term the planned upgrade works will result in less void properties in these blocks as a result of ongoing building deterioration issues. In the short them though this will have a continued impact on the availability of housing generally.	

Environment and Sustainability including climate change emissions and impacts	Affected populations
Positive At the heart of these three design commissions across 10 blocks is a focus on deep energy retrofit. The energy strategy for each block has undertaken detailed modelling to determine the best retrofit solutions for each block to meet and exceed the Energy Efficiency Standard for Social Housing (EESSH2) and upcoming Social Housing Net Zero Standard (SHNZS). Following detailed energy assessments each block will meet the minimum energy targets set by the Scottish Government and some blocks will substantially exceed those targets. The deep retrofit approach across all three design commissions has evidenced that each home will see significant space heating demand reductions and carbon emission reductions. The energy strategies have also evidenced that the retrofit measures will achieve property specific energy costs that sit below either the single resident or multiple resident household fuel poverty thresholds. They have also been able to demonstrate that the majority of properties will have energy costs that are lower than the single resident fuel poverty threshold when heated to a comfortable 20 degrees Celsius. As such these works align very strongly with both City of Edinburgh Council and Scottish Government commitments towards net zero carbon and will strongly support the Council in meeting its statutory obligations to achieve the Energy Efficiency Standard for Social Housing (EESSH2 and the upcoming SHNZS ensuring that in most cases homes will meet a minimum of EPC B, which will result in a very low energy demand in homes and thus lower carbon emissions. As part of the wider block upgrades Cold Water Storage infrastructure will be renewed ensuring these new tanks meet modern water safety standards for testing and accessibility. In addition to the energy retrofit proposed interventions there are also proposed landscape improvements that include significant tree planting and biodiversity	All residents that reside across these 10 blocks, but particularly those classed as vulnerable/on low incomes.

Environment and Sustainability including climate change emissions and impacts	Affected populations
enhancements. Each site has also been assessed for its ability to better manage the flow of water throughout the site and also to respond to extreme rainfall events as part of a changing climate. As such some sites will have significant water management improvements introduced including Sustainable Drainage Systems (SuDS).	
Negative There are no negative implications.	

Economic	Affected populations
Positive As a result of deep retrofit measures proposed across all 10 blocks all residents will have a lower energy demand in their homes and thus have lower energy costs. This will result in more disposable income available to residents who should also no longer be considered in fuel poverty. There are also longer-term savings for the Council the energy efficiency retrofit measures and ventilation strategies in particular will result in less damp and mould occurances building up in these homes. In the longer term this means that less maintenance and repairs are required to address damp and mould issues that can cause considerable long-term damage to homes and the health of occupants. Although much harder to quantify the retrofit measures and ventilation strategies will help to improve health outcomes for residents. Particularly the decrease in damp and mould will have a knock-on effect on better health outcomes particularly those residents susceptible to respiratory illnesses. Living in warm home that is easier to heat, with no damp and mould will also help to improve the mental health of residents, potentially hold down a job and again help to reduce health and social care costs further down the line. There will also be wider savings	All residents that reside across these 10 blocks, but particularly those classed as vulnerable/on low incomes.

Economic	Affected populations
to the Health and Social Care budget but again this will be hard to quantify. Also, the energy retrofit improvements will make it easier for residents to heat their homes to an adequate temperature and result in more affordable energy costs. This will help to improve health outcomes for residents who are vulnerable to the effects of living in a cold home. For Children and young people, a warm home offers a range of positive outcomes with some evidence suggesting a link to better school attainment when Children and young people are lifted out of fuel poverty.	
Negative Owner Occupiers and Registered Private Sector Landlords who have properties in these blocks will be facing considerable costs for their share of the works. Under the Tenement (Scotland) Act 2004 owners in mixed tenure blocks are liable for their share of common repair costs. All of these blocks are also majority owned by the Council as such the TMS vote process will always proceed in favour of works progressing. Many planned improvement works are incidental to the repair works i.e. owners will have to pay for their windows to be replaced as windows are an integral part of the proposed external wall insulation systems. Owners have been advised of these costs with owners reports prepared outlining the interventions proposed and rationale behind the planned works. Owners also have a range of options available to them such as tenanted acquisition, outright buy back and flexible finance options. Council Case Officers continue to engage with owners throughout the design process and Tenement Management Scheme process to ensure they have a point of contact available to support them through this challenging process. There are no negative economic implications for current CEC tenants residing in these 10 blocks.	All private owners currently residing in these blocks and Registered Private Sector Landlords with properties in these blocks

9. Is any part of this policy/ service to be carried out wholly or partly by contractors and if so how will equality, human rights including children's rights, environmental and sustainability issues be addressed?

The design process for the each of the 3 design commissions is led by a multi-disciplinary design team, with a lead Project Manager overseeing all design activity. As part of this process ongoing resident engagement sessions have been organised to allow residents to feed into the design process and stay updated on how the design proposals are progressing. At the start of each design commission residents were engaged to understand from their perspective what works well for them and what doesn't. Residents are also continually consulted as the respective design commissions progress to make sure they are aware of what will change and the reasons for that, such as sprinkler systems, removal of bin chutes, removal of drying areas to align with the fire strategy etc. Each resident newsletter and in person consultation event communication letter is offered in braille and can be requested to be translated into any language.

The future construction programme will be led by a principal contractor who will manage multiple sub-contractors to deliver these retrofit and upgrade projects. Each contractor will employ a dedicated Tenant Liaison Officer who will work closely with the Council's Senior Tenant Liaison Officer to provide support to vulnerable tenants, and ensure all tenants are kept updated of how the construction programme is progressing and any impacts certain works will have on them and when access to their homes/temporary decants will be required.

As part of this procurement process any contractors procured to undertake works will be required to confirm that they comply with the Equality Act 2010 (the "2010 Act") and will continue to comply with the 2010 Act for the duration of the contract. This will also require any Contractor to perform their obligations under the contract in a non-discriminatory manner to promote equality and to work towards achieving best practice as identified in the codes of practice issued by the Equality and Human Rights Commission.

Each design commission and future programme of on-site works will have bespoke Decant Strategy specific to that block. The Decant Strategy will need to take consideration of each tenant's individual circumstances and ensure they have the right support available to them to manage any decant and property access requirements to facilitate the retrofit and upgrade works.

10. Consider how you will communicate information about this policy/ service change to children and young people and those affected by sensory impairment, speech impairment, low level literacy or numeracy, learning difficulties or English as a second language? Please provide a summary of the communications plan.

In terms of children and young people the overarching aims of these retrofit and upgrade programmes will be to improve safety in these blocks and reduce fuel poverty and carbon emissions through a deep retrofit approach. This contributes to tackling the effects that residing in a home that does not meet heating regimes can have on the health, education and wellbeing of children. These programme in particular addresses several articles of the UN Convention on the Rights of the Child (UNCRC), with emphasis on the below:

• Article 24: Health & Services

• Article 27: Adequate Standard of Living

• Article 28: Right to Education.

For residents affected by sensory impairment, speech impairment, low level literacy/numeracy or learning difficulties as part of the future construction programmes contractors appointed Tenant Liaison Officer and Council's Senior Tenant Liaison Officer and Local Housing Officers will seek to identify all residents in the bock that may require tailored / alternative support and channels of communication. Once identified these individuals will be supported as appropriate to ensure their circumstances are accommodated and that they are appropriately supported. This might take the form of induvial home visits to explain what is happening on a regular basis.

As part of each design commission resident engagement events remain ongoing to allow residents to remain updated on how the design commissions are progressing and to provide their input, feedback and concerns to the Council and design team on the proposals for their blocks. Along with the in-person engagement events, newsletters are regularly sent out to all residents and information on any surveys being conducted are also communicated to residents. There are also dedicated web pages for all three design commissions detailed the purpose and scope of the design commissions, and archiving all communications sent to residents over the course of the design commissions. These websites will remain live and updated right through to the completion of the construction programmes also. The webpages for each design commission are provided below.

Craigmillar/Peffermill Court

Cables Wynd/Linksview House

Moredun (Little France, Marytree, Forteviot, Castleview, Moncrieffe and Moredun House)

The Council also offers a translation service and can provide all communications in another language to residents that require this support where English is their second language. Through the Council's translation service these communications can also be requested to be provided in braille or large print.

As part of the future construction programmes each contractor and their appointed Tenant Liaison Officer will be required to submit a detailed communications plan to the Council for review and sign off.

As part of the ongoing design process and ahead of the actual construction programmes commencing on-site all residents will continue to receive communications offering translation services. Once appointed the Council's Senior Tenant Liaison Officer will work to identify all individuals across the 10 blocks that are affected by sensory impairment, speech impairment, low level literacy/numeracy or learning difficulties, as well as those for whom English is their second language. This will ensure that the Council is aware of those individuals requiring alternative support and communication ahead of the actual construction programmes so tailored support can be put in place.

11. Is the plan, programme, strategy or policy likely to result in significant environmental effects, either positive or negative? If yes, it is likely that a Strategic Environmental Assessment (SEA) will be required and the impacts identified in the IIA should be included in this. See section 2.10 in the Guidance for further information.

Although these planned retrofit and upgrade programmes will result in significant environmental improvements from a retrofit/building performance perspective a Strategic Environmental Assessment is not required.

12. Additional Information and Evidence Required

If further evidence is required, please note how it will be gathered. If appropriate, mark this report as interim and submit updated final report once further evidence has been gathered.

No further evidence is required.

13. Specific to this IIA only, what recommended actions have been, or will be, undertaken and by when? (these should be drawn from 7 – 11 above) Please complete:

Specific actions (as a result of the IIA which may include financial implications, mitigating actions and risks of cumulative impacts)	Who will take them forward (name and job title	Deadline for progressing	Review date

14. Are there any negative impacts in section 8 for which there are no identified mitigating actions?

No

15. How will you monitor how this proposal affects different groups, including people with protected characteristics?

Once the construction phase for these retrofit programmes has concluded they will require robust technical and social evaluation to be undertaken. This would include the monitoring of humidity and energy both pre and post installation to assess if dampness and energy costs / usage is reduced. It will also include a social evaluation survey completed by a select number of householders to measure the social impact the installation of these measures is having. This would be used to assess whether the householder's levels of comfort, health and affordability have changed and if the installed measures are having a positive social and economic impact.

This post-occupation analysis is a key element of the energy strategies for each of the projects, established as part of the brief and service commission for the project from the outset. Detailed environmental assessments have been carried out as part of the design development and best practice is to continue this assessment after completion to measure the quality of the works delivered but to also increase understanding of the positive impact on the building's residents. Accurate information on the how the works have impacted residents within the block will help bridge the typical knowledge gap between desktop or toolkit based modelling and real-world impact.

Post-occupancy analysis will be used to further develop or adjust the design brief of upcoming retrofit projects. It will also be a useful tool to communicate the benefits of the retrofit approach to residents in other blocks, with increasing live data specific to the location of Edinburgh but also the type of buildings and their residents.

16. Sign off by Head of Service

Name: Derek McGowan

Date: 14/05/2026

17. Publication

Completed and signed IIAs should be sent to:

integratedimpactassessments@edinburgh.gov.uk to be published on the Council website www.edinburgh.gov.uk/impactassessments

Edinburgh Integration Joint Board/Health and Social Care
sarah.bryson@edinburgh.gov.uk to be published at
www.edinburghhsc.scot/the-ijb/integrated-impact-assessments/