

Welcome to the second newsletter for residents in the Moredun high rise and maisonettes.

The first newsletter was issued at the end of last year giving details of planned improvements within the six multi storey blocks along with other information about the area.

This newsletter updates on what has been carried out to date along with what is planned for the future.

The safety of tenants, residents and Council employees remains our top priority. All current and planned work will be carried out in line with safe working protocols and government guidelines. Current information on Coronavirus can be found at [www.nhsinform.scot/coronavirus](http://www.nhsinform.scot/coronavirus) and [www.edinburgh.gov.uk](http://www.edinburgh.gov.uk).



## Repairs Service

With Covid-19 restrictions reduced, the Council's Repair Service is now able to deal with non-emergency repairs.

We're here to help and want to fix repair issues as quickly as possible. There are a number of ways to get in touch with us to arrange a repairs appointment:

- visit the website: <https://www.edinburgh.gov.uk/councilhouserepairs>
- email [RepairsDirect@edinburgh.gov.uk](mailto:RepairsDirect@edinburgh.gov.uk)
- phone 0131 200 2345



Please keep an eye on our website for the latest announcements about the service.

## Improved process for managing dampness, mould and condensation

We have recently introduced an improved process for managing issues of dampness, mould and condensation. This process has now been rolled out across the city. This focuses on an end to end process to make sure the immediate effects are treated, as well as tackling the root cause. Tenants will now be given a named point of contact during the duration of any dampness work and repairs who is there to keep you updated and make sure your issues are fully resolved. If you are concerned about dampness, mould or condensation in your home, please get in touch with the Repairs Service using the details above.

## Updates on Planned Block Improvements

### Automatic Opening Vents

There are currently Automatic Opening Vents (AOVs) within all the blocks in Moredun, which are designed to disperse smoke in the event of a fire. These are a mixture of designs solutions which were installed prior to the refurbishment of the blocks before 1996. Unfortunately, there has been a slight delay to this work starting due to difficulties appointing a suitable contractor for this work. This is progressing at the moment and once a contractor is appointed, it is expected that the replacement of the AOVs will start before the end of this calendar year with a planned completion by the middle of 2022.

This contract will also include separate costings for the installation of additional CCTV cameras to help deter recent issues of vandalism. Under the Tenement Management Scheme, this would be dependent on 100% sign up from owners.

### Proposed access improvements

Following feedback and requests from tenants in previous meetings, we are planning to install a ramped access to the rear of the buildings to improve wheelchair access to the blocks. We look to get these installed prior to the end of the calendar year and we will keep residents updated on progress.

### Common Areas

Following the completion of the AOV upgrades, we will be looking at making improvements to the common areas within the blocks. This will involve making upgrades to the landings, stairwells, foyers and common area fire doors. These works will follow on after the AOV replacements are complete. The Council is currently engaging with an architect to prepare some options for these improvements, for example on the types of materials to be used. These will be shared with residents for their views to agree the final specification of the work.

### Window Improvements/ Overhaul

It has been identified that windows in the properties would benefit from upgrade and repair. This will involve an overhaul of the mechanisms and handles. This approach has been piloted within a property to see if the approach is effective and we are gathering feedback on this. Given the age windows, the Council is in discussion with its suppliers to source the parts needed, with the same high specification that was originally installed. This approach would then be rolled out to all other properties.

The purpose of this is to ensure the windows continue to meet energy efficiency levels and remain serviceable for around 5 years, by which time a replacement programme will be implemented in line with the external fabric of the blocks, as part of our continued drive to reduce fuel bills and carbon footprint of the estate.

### Lifts

From April 2021, the last batch of upgraded lifts in the Moredun flats were completed and put back into service. This now means that all lifts in the 6 blocks have been upgraded to a newer modern specification. The new lifts are more efficient than the older ones both in running and with energy usage and will therefore serve the blocks for many years to come.

As with all new equipment, there have been a few teething problems and we recognise that at times the lifts have been out of service while contractors were attending to these issues. As we move forward it is hoped that these incidents will decrease as our contractor becomes more familiar with the new technology and components of the new lift installations. We'd like to thank all residents for their patience and understanding whilst the lifts have replaced and serviced over the past number of months.

## Environmental Improvements

Early discussions have been taken forward with the Moredun Multis and Maisonettes Residents Association (MMMRA) about the planned environmental improvement project that was mentioned in the last newsletter. A Steering Group involving members of MMMRA, Gilmerton and Inch Community Council, local councillors and Council officers has been formed. A presentation was recently provided from the architect designers. The steering group will consider what can be developed within the open space surrounding the multis and help to shape the wider consultation that will take place with the community on these ideas. The group is also looking at options for suggested improvements that can be made round the blocks.

If you have any comments on this newsletter, the improvement plans or wish to get involved in the steering group, please get in touch at [housingregeneration@edinburgh.gov.uk](mailto:housingregeneration@edinburgh.gov.uk).

## Other Contacts

### Local Housing Contacts

For any issues regarding your tenancy please contact your local housing officer:

#### **Castleview House and Little France House: -**

Maryann Stanton • Email: [maryann.stanton@edinburgh.gov.uk](mailto:maryann.stanton@edinburgh.gov.uk) • Tel no. 0131 529 7873

#### **Marytree House and Moredun House:-**

Stephen Belal • Email: [stephen.belal@edinburgh.gov.uk](mailto:stephen.belal@edinburgh.gov.uk) • Tel no. 0131 529 5180

#### **Moncrieffe House and Fortveiot House:-**

Margaret McBride • Email: [margaret.mcbride@edinburgh.gov.uk](mailto:margaret.mcbride@edinburgh.gov.uk) • Tel no. 0131 529 5118

## Energy Advice

For advice and information on how to reduce your heating bills – from help with heating controls to how to change your energy supplier you can contact the Energy Advice Service:

Visit [changeworks.org.uk](http://changeworks.org.uk)

Email [warmth@changeworks.org.uk](mailto:warmth@changeworks.org.uk)

Call Changeworks on **0800 870 8800** (free)



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