

MIXED TENURE IMPROVEMENT SERVICE

LOCHEND & RESTALRIG NEWSLETTER



AN UPDATE FROM US

Summer 2024

Welcome to our summer newsletter 2024, firstly a BIG thank you for your continued support and patience. The team have been hard at work finalising the programme for 2024/25 and 2025/26 and it is with great delight we are able to share this with you on Page 3.

The building condition surveys are well under way and to date have surveyed more than half of the blocks in the area with the next set of surveys scheduled. Notification letters informing you of the dates will be sent out in due course.

We have been making good progress with the intrusive investigation surveys which has helped us confirm the construction make up of the blocks and identify any potential issues that may need addressed sooner and arrange for remedial works to be carried out. You may see us onsite carrying out the intrusive survey works, feel free to come and say hello.

DROP IN SESSIONS

We have been hosting a series of drop in sessions over the last few months. These events have proven to be extremely successful. They not only provide a platform for residents to meet our team, learn more on our progress, but is also an opportunity to give us any feedback that you have. We will be hosting our next event on:-

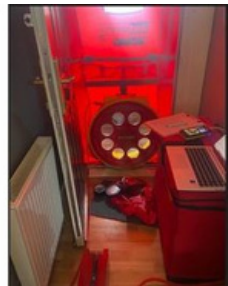
24 July 2024 13:00 - 19:00 @ RIPPLE PROJECT, 198 Restalrig Road South

COMMUNITY BENEFITS

We are committed to delivering community benefits throughout the duration of our project. We would like to hear your ideas on how we can make the community a better place to live. It would be appreciated if you could complete and return the previously issued community benefits questionnaire and send it to :
MTIS, Waverley Court, 1.4, 4 East Market Street, Edinburgh EH8 8BG or
email us at mtis@edinburgh.gov.uk
alternatively come along to our next drop-in session and hand it to a member of the team.

THERMAL IMAGING AND AIRTIGHTNESS TESTING

As a team we are passionate to make your homes warmer and more energy efficient to help reduce fuel bills and meet industry standards. To achieve this we have started to build up a picture of how much heat is lost before we start the works and will compare the results upon completion. This will be measured by carrying out some thermal imaging and airtightness testing to some of the flats around the area. This will really paint a picture of just how much we have improved heat retention and draught loss in your home!



What stage is my phase at? A guide to our process:



Survey

A full building condition survey of your block will be produced, with recommendations of any necessary repairs, and an initial cost estimate.



Tender

MTIS will tender the works and select the contractor(s) based on quality, price, and the contractors' abilities.



Vote

Each owner (including the Council as owner) will vote whether to proceed with the scope of work. A 51+% majority is required to obtain a yes or no.



Scheme Decision

If the outcome of the vote is a yes, this decision will become legally binding on the owners in the block after 28 days, in what is known as a 'scheme decision'. Any owner with grounds can make an appeal in those 28 days.



Construction

The works will begin, and the contractor will begin communicating with residents.

Our programme for 2024/2025

Phase 7- 2-40 Lochend Road South (even numbers only)

Currently at Vote & Scheme Decision stage Latest updates:

- Building condition survey reports and cost estimate 1s vote pack have been issued and the vote has now closed.
- Owners will be issued the cost estimate 1 vote result and scheme decision

For all enquiries: MTIS
Case Officer
Rachael Wallace
07745 741 790
MTIS@edinburgh.gov.uk



Phase 12- 2-6 Lochend Park (even numbers) and 1-11 Hawkhill Avenue (odd numbers)

Phase 13- 2-6 Hawkhill Avenue (even numbers) and 148-150 Lochend Road (even numbers)

Currently at tendering stage

Latest updates:

- Tendering has commenced and tender returns are being evaluated.
- Cost estimate 1 and vote pack are being prepared to be issued July 2024.

For all enquiries: MTIS
Case Officer
Kerry McGillivray
07522 621 407
MTIS@edinburgh.gov.uk



Phase 17- 1-10 Lochend Square and 13-53 Sleigh Drive (odd numbers)

Phase 18- 2-58 Lochend Avenue (even numbers) and 157-161 Restalrig Road South (even numbers)

Currently at tendering stage

Latest updates:

- Tendering has commenced and tender returns are being evaluated.
- Cost estimate 1 and vote pack are being prepared to be issued July 2024

For all enquiries: MTIS
Case Officer
Rachael Wallace
07745 741 790
MTIS@edinburgh.gov.uk



Phase 20- 1-8, 10 Restalrig Crescent

Phase 22- 3-13 Restalrig Circus (odd numbers) and 2-22 Restalrig Circus (even numbers)

Currently at Tendering Stage

Latest updates:

- Tendering has commenced and tender returns are being evaluated.
- Building condition survey reports and cost estimate 1 vote packs are being prepared

For all enquiries: MTIS
Case Officer
Darren Oughton
07856 336 232
MTIS@edinburgh.gov.uk



Phase 23- 112-124 Restalrig Road (even numbers), 167-191 Restalrig Road (odd numbers) and 1A Restalrig Crescent

Phase 24- 166 Restalrig Road South, 168-174 Restalrig Road South and 78-84 Sleigh Drive

Currently at Tendering Stage

Latest updates:

- Tendering has commenced and tender returns are being evaluated.
- Building condition survey reports and cost estimate 1 vote packs are being prepared.

For all enquiries: MTIS
Case Officer
Lisa Wallace
07762 002 195
MTIS@edinburgh.gov.uk



Looking forward: 2025/2026 Programme

Thomas and Adamson (T&A) have been carrying out the building condition surveys on behalf of MTIS team and are currently working their way through phases 2 to 6. Here is a quick recap of the properties contained in each phase and the timescale you can expect the surveys to be carried out.

- Phase 8** - 1-65 Lochend Drive (odd numbers only) June 24 - July 24
- Phase 9**- 30-64 Lochend Gardens (even numbers) and 55-137 Lochend Gardens (odd numbers) June 24 - July 24
- Phase 10**- 42-68 Lochend Road South (even numbers) and 1-11 Lochend Gardens (even numbers) June 24 - July 24
- Phase 11**- 2-28, 66-72 Lochend Gardens (even numbers) and 13-53 Lochend Gardens (odd numbers) June 24 - July 24
- Phase 14**- 5, 13-29, 37-41 Findlay Avenue (odd numbers), 55 and 57, 61-69, 79-85 Sleigh Drive (odd numbers) June 24 - July 24
- Phase 15**- 1-17, 25-31, 47-51 Restalrig Square (odd numbers) and 18-42 Restalrig Square (even numbers) Oct 24 - Nov 24
- Phase 16**- 137-155 Restalrig Road South (odd numbers) and 184 -188, 190 -194 Restalrig Road South Oct 24 - Nov 24
- Phase 19**- 1-21 Lochend Avenue (odd numbers) and 29-67 Lochend Avenue (odd numbers) Oct 24 - Nov 24
- Phase 21**- 9-21 Restalrig Crescent (odd numbers) and 17,19,21,24,28 Restalrig Circus Oct 24 - Nov 24

Key Tasks Restalrig and Lochend	Lochend and Restalrig Delivery Programme														
	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6	Phase 8	Phase 9	Phase 10	Phase 11	Phase 14	Phase 15	Phase 16	Phase 19	Phase 21
Delivery Year	2025/26	2025/26	2025/26	2025/26	2025/26	2025/26	2025/26	2025/26	2025/26	2025/26	2025/26	2025/26	2025/26	2025/26	2025/26
Case Officer	Lisa	Lisa	Fiona	Jacqueline	Darren	Darren	Rachael	Rachael	Kerry	Kerry	Nina	Nina	Fiona	Jacqueline	Jacqueline
Data Gathering and Deeds Review	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete
Letter 1 - Intro	Complete	Complete 06/2023	Issued 19/04/2023	Issued 29/06/2023	Issued 13/07/2023	Issued 14/07/2023	Issued 21/07/2023	Complete	Complete	Complete	Complete	Complete	Complete	Apr-24	Apr-24
Letter 2 - Roles / Resp	Complete	Jun-23	Issued 25/01/24	Issued 25/01/24	Issued 25/01/24	Issued 25/01/24	Issued 25/01/24	Issued 25/01/24	Issued 25/01/24	Issued 25/01/24	Issued Close 25/04	Issued Close 24/04	Apr-24	May-24	May-24
Minority Vote	Closed on 16th June	30/06/2023 Closed 31st July	Issued 25/01/24	Issued 25/01/24	Issued 25/01/24	Issued 25/01/24	Issued 25/01/24	Issued 25/01/24	Issued 25/01/24	Issued 25/01/24	Issued Close 25/04	Issued Close 24/04	Apr-24	May-24	May-24
EES ABS Fuel Poverty Assessment	Underway	Underway	Underway	Underway	Underway	Underway	Underway	Underway	Underway	Underway	May-24	May-24	May-24	Jun-24	Jun-24
Building Condition Surveys	Complete	Complete	Apr-24	May-24	May-24	Jun-24	Jul-24	Aug-24	Aug-24	Sep-24	Sep-24	Oct-24	Nov-24	Dec-24	Dec-24
Estimate 1 / Vote Pack Issued	Nov-24	Nov-24	Nov-24	Nov-24	Nov-24	Nov-24	Nov-24	Nov-24	Nov-24	Nov-24	Jan-25	Jan-25	Jan-25	Feb-25	Feb-25
Vote Process and Scheme Decision	Dec-24	Dec-24	Dec-24	Dec-24	Dec-24	Dec-24	Jan-25	Jan-25	Jan-25	Jan-25	Feb-25	Feb-25	Feb-25	Mar-25	Mar-25
Tender Works	Sep-24	Sep-24	Sep-24	Sep-24	Sep-24	Sep-24	Oct-24	Oct-24	Oct-24	Oct-24	Nov-24	Nov-24	Nov-24	Dec-24	Dec-24
Estimate 2 Issued	Jan-25	Jan-25	Jan-25	Jan-25	Jan-25	Jan-25	Feb-25	Feb-25	Feb-25	Feb-25	Mar-25	Mar-25	Mar-25	Apr-25	Apr-25
Contract Award	Dec-24	Dec-24	Jan-25	Jan-25	Jan-25	Jan-25	Feb-25	Feb-25	Feb-25	Feb-25	Mar-25	Mar-25	Mar-25	Apr-25	Apr-25
Construction Start	Jan-25	Jan-25	Mar-25	Mar-25	Mar-25	Mar-25	Apr-25	Apr-25	Apr-25	Apr-25	May-25	May-25	May-25	Jun-25	Jun-25
Construction Finish	Oct-25	Oct-25	Dec-25	Dec-25	Dec-25	Dec-25	Jan-26	Jan-26	Jan-26	Jan-26	Feb-26	Feb-26	Feb-26	Mar-26	Mar-26

FINANCE OPTIONS FOR LANDLORDS

There are a number of loan options available for landlords. Eligibility depends on criteria such as your financial status, the number of properties in your portfolio, and the energy efficiency measures being installed in your block. Some of these are interest free. To discuss your options, get in touch with your case officer.

VISIT OUR WEBSITE

Did you know we have a website? It gives an overview of our service and key dates to our programme.

Visit us at- www.edinburgh.gov.uk/improvingneighbourhoods2

or scan the QR code below



What to expect during construction

As we move towards the construction phase of our project, we thought it would be helpful to remind you on what to expect before/during/after the work. The team will be onsite should you have any questions, however the contractor will also have a liaison officer in place who will be your first point of contact on any construction related issues. Please also note there maybe some disruption and restrictions, including site rules to ensure your safety. We appreciate your co-operation and understanding during this busy period.

SITE SET UP AND WORKING HOURS



The appointed contractor will get ready to set up the site and identify the best place to position their site office and facilities. Working hours will typically start from early morning around 8 AM to 4:30 PM (Mon-Fri)

CUSTOMER CONTACT AND SURVEYS



At this stage the contractor will be required to carry out a series of initial surveys. This means that they will make contact to introduce themselves and arrange an appointment to access your home to carry out gas and ventilation survey. They will assess if you have a kitchen and bathroom fan and whether or not it will need replaced.

SCAFFOLDING



Once the contractor has completed the necessary checks - scaffolding will then be erected. Please inform your insurers that scaffolding will be put up around the block as this can affect your insurance cover!

NOISE AND DUST



Whilst the works are in full swing there maybe be an increase in noise levels, dust and debris created from machinery, tools and general construction activities. Let us know if you have any medical conditions that we should be aware of and we will assist you as best we can to try and minimise this disruption.

TRAFFIC DISRUPTION AND RESTRICTIONS



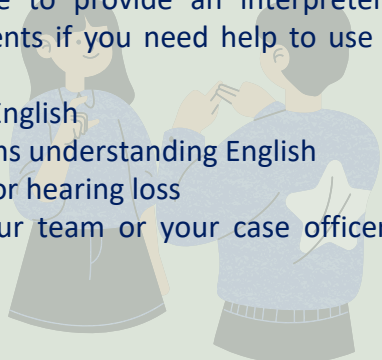
As with any project there will be materials delivered to site regularly this may cause restricted access to the block or footpath. Please be assured that this will only be a temporary measure and will work extremely hard to limit these times.

INTERPRETATION & TRANSLATION SERVICE

We may be able to provide an interpreter or translate documents if you need help to use our service if you:

- Don't speak English
- Have problems understanding English
- Have a sight or hearing loss

please contact our team or your case officer as detailed above.



STAIR CLEAR OUT

As part of our works we will be carrying out some internal repairs and decoration within the common stair. If you have items improperly stored may we politely ask that these areas are cleared prior to our works. Your co-operation in this matter is greatly appreciated.