

Mixed Tenure Improvement Service Magdalene, Bingham and Christians

SUMMER 2024

Welcome

This is our first newsletter for Magdalene, Bingham and Christians.

With the summer period upon us, I'm sure many of you will be planning holidays, enjoying days out in the sunshine or just looking forward to a well-deserved break. In this edition, we introduce our team and tell you about our service. We also give an update on the project and about the recent programme delay.

AC Whyte is the appointed contractor in phases one to three and will be onsite as they start the project. They are currently carrying out surveys and may need access to your home. Your co-operation is very much appreciated.

You may also see surveyors from Thomson Gray Consultants on site as there are more building condition surveys planned in phases four to six. All members of the team should be wearing id badges however, if you have any concerns or queries, please contact your case officer.

The MTIS team have also been onsite to install Tiny Tags in your home. On page 4 we explain how they work and why we have installed them.

Who we are

The Mixed Tenure Improvement Service (MTIS) team was set up in 2020 to carry out essential repairs and maintenance to low-rise tenements where ownership is shared between the Council and private residents. As a landlord and owner, the Council is committed to making these essential repairs to fix some significant issues with the fabric of your home. This is not the only reason for carrying out this work as it will also improve the condition of your property making it warmer, more heat efficient and reduce energy bills.

We started with a pilot project in Wester Hailes, carrying out repairs along with improving the energy efficiency of around 180 blocks of flats. Residents were really happy with the results and the project was short listed for a SURF award for Community Regeneration in November 2023. Thanks to this success, we are now working in other areas of the city including Lochend and Restalrig.

Whilst we carry out this work in your area we will assign a dedicated case officer for each phase and there will be a building surveyor or construction project manager onsite regularly if you have any technical questions.

MTIS work in Wester Hailes



Before - blocks of flats in Wester Hailes showing the roof in poor condition, render spalling and cracking to the building fabric.

After - the buildings looking fresh, vibrant and are more energy efficient.

The work included:

- installing external wall insulation roof replacement and repairs rainwater goods decorating common stairs and internal
- repairs
- new canopies fitted at entrance doors
- loft insulation
- upgrading communal doors and
- windows

Scaffolding !

It is important that you let your house insurer know when work begins and that there will be scaffolding around the building. If you don't your insurance might not be valid.



Our service

As a Council and owner when carrying out essential repairs and maintenance, we follow a set of rules called the Tenement (Scotland) Act 2004, which regulates common repairs on blocks of flats where the title deeds may not be clear. Below is an outline of the process and costs associated with common repairs for any block of flats.

Survey

- The Council conducts a detailed survey to assess the condition of the block.
- We identify essential repairs and maintenance needs through this survey.

Voting

- Homeowners vote on whether to go ahead with the recommended works. If a majority of owners vote in favour, the Council tenders the works to contractors and oversees the project.

Cost and Billing

1. Upfront Costs:

- a. The Council pays the upfront contractor costs.

2. Invoicing:

- a. Homeowners are issued invoices once the work is complete. A detailed cost estimate is provided in the survey report, which may be revised during the project.

3. Funding and Assistance:

- a. Homeowners may be eligible for funding from the Energy Efficiency Scotland: Area Based Scheme (EES: ABS) Grant-in-kind.
- b. The Council offers a Scheme of Assistance payment plan for homeowners.
- c. Home Energy Scotland provides loans for eligible homeowners to contribute towards the cost of the work.

Key Contacts

- The Case Officers- They are your primary point of contact for information and queries about the service.
- Home Energy Scotland: Phone: 0800 808 2282

PROJECT UPDATE

We recently wrote to all residents to tell you that the MTIS team would be managing the project going forward. During this transition we have been reviewing a significant number of documents and making sure we have the right resources in place to support you.

This has meant a slight delay to the overall programme. We sincerely apologise for any inconvenience. Whilst we understand that this can be frustrating, please be assured that we are doing everything we can to get this project back on track and we will keep you regularly updated on our progress.

In the meantime, refer to the table below for an update on where the program currently stands and your case officer contact details if you need support.

PHASE	CONTACT
PHASE 1 68 – 82 Duddingston Row 1,2,3 & 21-22 Bingham Medway	MTIS Case Officer Phase 1,2 & 3 Nina Scougall 07955311753 MTIS@Edinburgh.gov.uk
PHASE 2 4-14 Bingham Medway 1-13, 15-19 & 21-25(odds nos. only) Bingham Way	MTIS Case Officer Phase 1,2 & 3 Nina Scougall 07955311753 MTIS@Edinburgh.gov.uk
PHASE 3 1-6 Magdalene Court Phases 1,2 & 3 Update: - <ul style="list-style-type: none"> • Contractors AC WHYTE have been appointed. • Carrying out dilapidation surveys • Window survey • Ventilation surveys • Scaffolding will be erected in the coming weeks 	MTIS Case Officer Phase 1,2 & 3 Nina Scougall 07955311753 MTIS@Edinburgh.gov.uk
PHASE 4 1,2,3,4-18 &18 Magdalene Gardens	MTIS Case Officer Phase 4, 5 & 6 Jacqueline McMillan 07762 002 191 MTIS@edinburgh.gov.uk
PHASE 5 5-13 Magdalene Gardens (odd nos. only) 1, 3, 5, 7, 8 & 10 Magdalene Drive	MTIS Case Officer Phase 4, 5 & 6 Jacqueline McMillan 07762 002 191 MTIS@edinburgh.gov.uk
PHASE 6 2-40 Bailie Terrace 1-12 Bailie Path 2-8 Bailie Grove	MTIS Case Officer Phase 4, 5 & 6 Jacqueline McMillan 07762 002 191 MTIS@edinburgh.gov.uk

PHASE 7 1-3 Bailie Grove (odds nos. only) 9-15 Magdalene Drive (odds nos. only) 2-4 Magdalene Medway (even nos. only) 2-8 Magdalene Avenue (even nos. only)	MTIS Case Officer Phase 7,8 & 9 Michela Ronconi 07591947887 MTIS@edinburgh.gov.uk
PHASE 8 25-29 Magdalene Gardens (odd nos. only), 6-24 Magdalene Medway (even nos. only), 34-38 Magdalene Drive (Even nos. only) 9-11 Magdalene Medway (odd nos. only)	MTIS Case Officer Phase 7,8 & 9 Michela Ronconi 07591947887 MTIS@edinburgh.gov.uk
PHASE 9 10 Magdalene Avenue 1-5 Magdalene Medway (odds nos. only) 17-19 Magdalene Drive (odd nos. only) 6 & 1-11 Magdalene Place (odd nos. only)	MTIS Case Officer Phase 7,8 & 9 Michela Ronconi 07591947887 MTIS@edinburgh.gov.uk

Tiny Tag success

A big thank you to all of you who agreed to have Tiny Tags installed in your properties to monitor the improvements resulting from our energy efficiency measures.

Tiny Tags are small, silent devices that sit in your home and measure temperature and moisture levels. After about one year, we collect the data and share the results with you, showing the impact of the energy efficiency measures installed in your block.



We will be in touch with residents in upcoming phases and, if you are interested in taking part, please let us know. By taking part, you are really helping us improve our services and the living conditions for everyone in the community.

Interpretation and translation

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.

Working with you

We are excited to get working with you to make a positive impact in the community.

We want to hear your views on the best ways to work together.

Here are some of our ideas:

- Drop-in sessions: informal gatherings where you can share your thoughts and feedback.
- Coffee mornings: casual meetings over coffee to discuss ideas and suggestions.
- Scheduled appointments for more in-depth conversations.

Let us know which options work best for you or suggest other ways we can engage with the community.

You can also email us at mtis@edinburgh.gov.uk

We look forward to collaborating with you to improve our community!

More information & getting in touch

Email: MTIS@edinburgh.gov.uk

Website: www.edinburgh.gov.uk/repairingyourneighbourhood

Scan the QR Code

