

Newsletter 05

Date: September 2023

Oxcars Court and Inchmickery Court Retrofit

MAJOR PROJECT UPDATES

Tenant Engagement Session

On Tuesday 12 September 2023, the Council's project team were in the Birnies Court Community Room to answer any questions you may have had about the refurbishment project at Oxcars Court and Inchmickery Court.

If you were unable to attend the session, please send through your queries, concerns or questions to [**whr.feedback@edinburgh.gov.uk**](mailto:whr.feedback@edinburgh.gov.uk) where a member of the Council will be able to provide you with the information you need.

Asbestos Testing

Asbestos testing is standard procedure at the start of any refurbishment works on an existing building prior to contractors starting on site.

You may have seen this testing taking place in communal circulation spaces, and in some of the void properties.

The Council and their project team will ensure the highest levels of safety are maintained to make sure there is no risk to health.

Contractor Appointment

The Council is in conversation with a main contractor and is in the process of appointing them for this refurbishment project.

Construction Starts

With a main contractor in the process of being appointed, you will begin to notice construction workers on site over the coming months.

The main contractor and project team will be testing construction methods and material selections on a few empty flats.

These early works within the empty flats are to make sure the proposals can deliver the residents of Oxcars Court and Inchmickery Court the best possible outcome within the budget, and on time.

WHAT CHANGES WILL THERE BE IN MY FLAT?

Works within your flat

As outlined in July 2023 (Newsletter 03), there will be no widespread internal redecoration within your flat as part of the works, but the following list of items describes what changes you can expect to see in your flat:

New external windows

New windows (which perform to standards better than in a typical new build home) will make sure there are no more draughts or leaks from the windows. They will help you to ventilate your flat well in summer, and keep it warm in winter.

New front doors

A new, secure front door onto the access deck (which performs to standards better than in a typical new build home) will make sure there are no more draughts. The improved security rating of these doors will also help improve security for all residents.

New Balcony Doors

New glazed doors onto each balcony (which perform to standards better than in a typical new build home) will eliminate draughts and leaks, whilst increasing the amount of daylight into your flat.

New electrical boards

To improve electrical safety, all electrical boards and fuse boxes will be replaced with brand new equipment.

Introduction of a sprinkler system

A new whole-building sprinkler system linked to the building's fire alarm system will include sprinkler heads within flats to improve fire safety for all residents.

New external wall insulation

All external walls will be wrapped in high-performance insulation to ensure the external walls perform to a standard better than that expected of new build homes. This will ensure the flats stay warm in winter, and cooler in summer.

Can I see what's happening to my flat?

Over the next few pages, we have included some diagrams to show you what will happen to your flat.

You will be able to see the old doors and windows being replaced, your balconies extended, the external walls being wrapped with insulation, and the improvements being made to the access decks.

1 BEDROOM FLATS - EAST

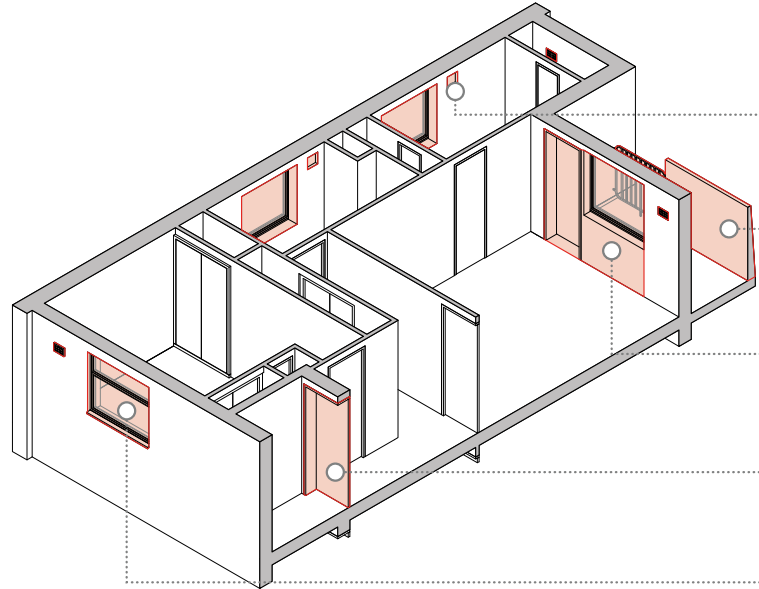
Oxcars Court

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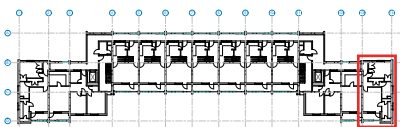
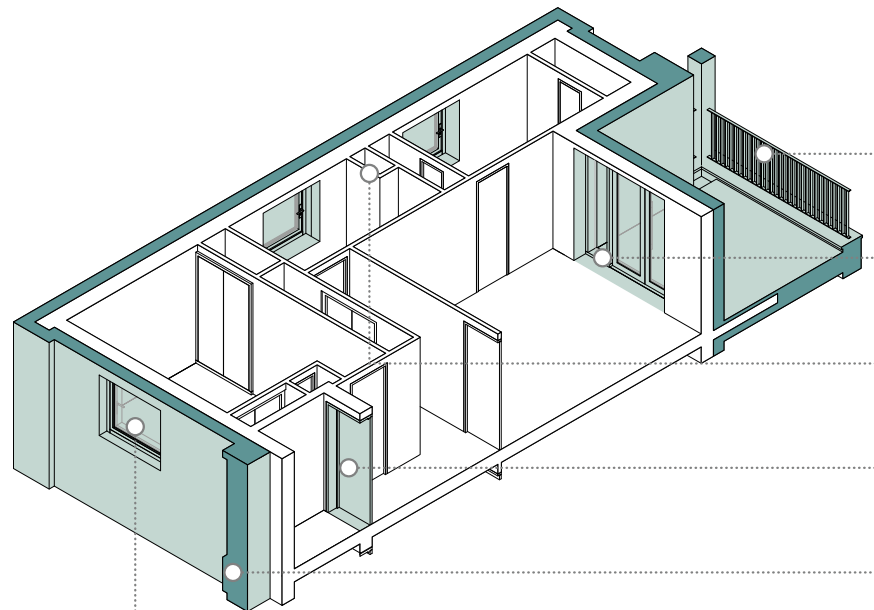
Inchmickery Court

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BEFORE



AFTER



1 BEDROOM FLATS - EAST

All redundant airbricks and ventilation openings to be infilled

Existing reinforced concrete and steel infill balustrades removed

External wall removed down to floor level to increase opening size. Window and door removed

Existing front door and door frame removed

Existing windows, internal timber window sill boards, and external reinforced concrete sills removed

Balconies extended by 1.4m to provide residents with more private amenity space

New glazed doors with glazed side panel to full width and height of new opening to all Living Rooms

New ventilation units installed in bathrooms and kitchens to reduce condensation

New fire rated front door with improved security rating

New external wall insulation (EWI) with silicone render finish to improve thermal performance

New windows and internal window sill boards to bathrooms, kitchens, and bedrooms

1 BEDROOM FLATS - WEST

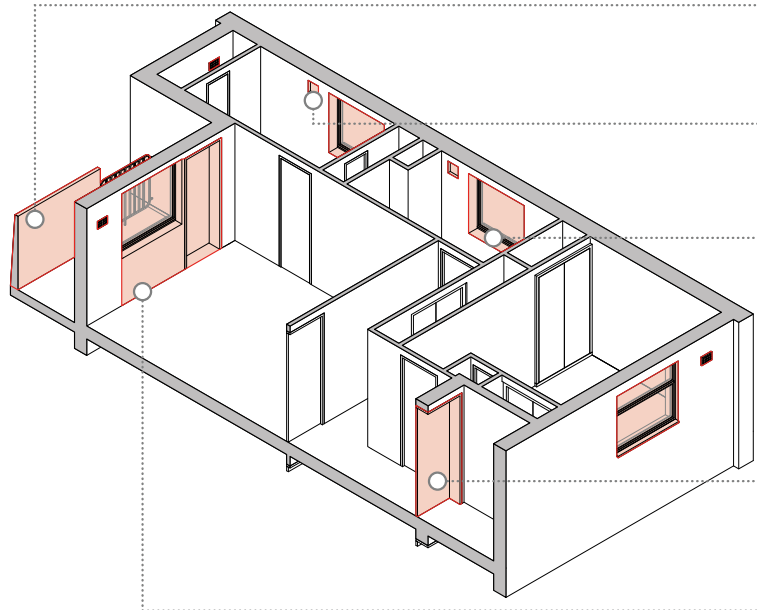
Oxcars Court

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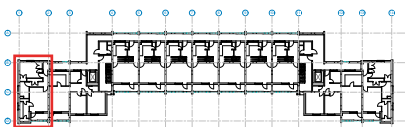
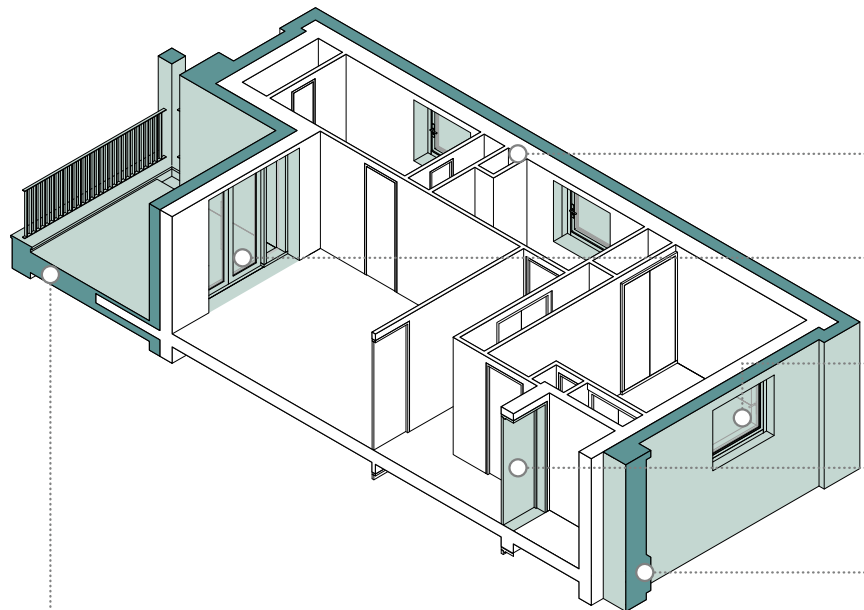
Inchmickery Court

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BEFORE



AFTER



1 BEDROOM FLATS - WEST

Existing reinforced concrete and steel infill balustrades removed

All redundant airbricks and ventilation openings to be infilled

Existing windows, internal timber window sill boards, and external reinforced concrete sills removed

Existing front door and door frame removed

External wall removed down to floor level to increase opening size. Window and door removed

New ventilation units installed in bathrooms and kitchens to reduce condensation

New glazed doors with glazed side panel to full width and height of new opening to all Living Rooms

New windows and internal window sill boards to bathrooms, kitchens, and bedrooms

New fire rated front door with improved security rating

New external wall insulation (EWI) with silicone render finish to improve thermal performance

Balconies extended by 1.4m to provide residents with more private amenity space

2 BEDROOM FLATS - EAST

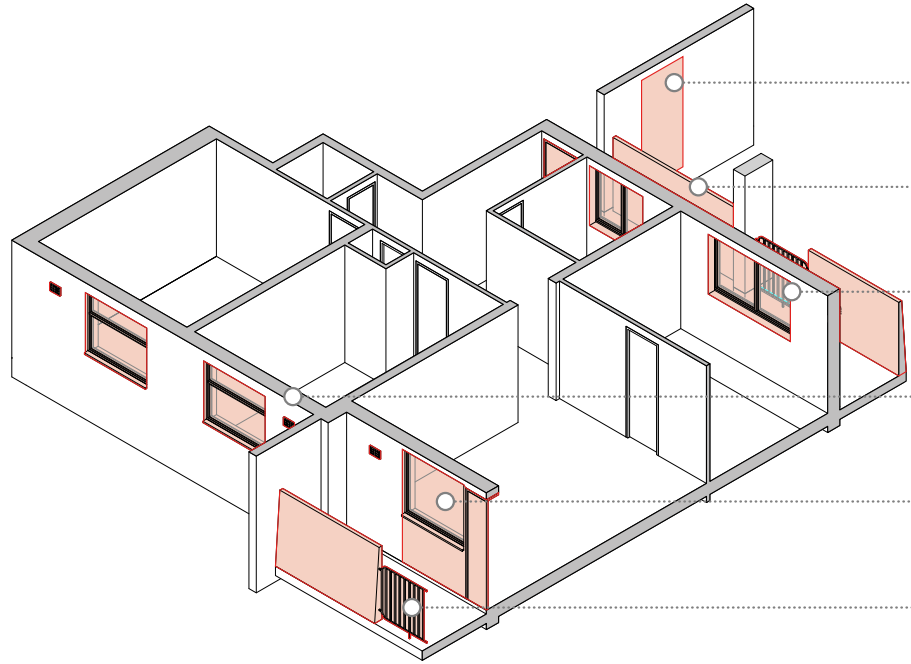
Oxcars Court

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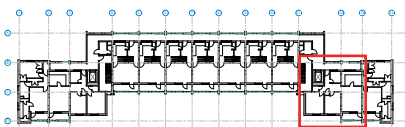
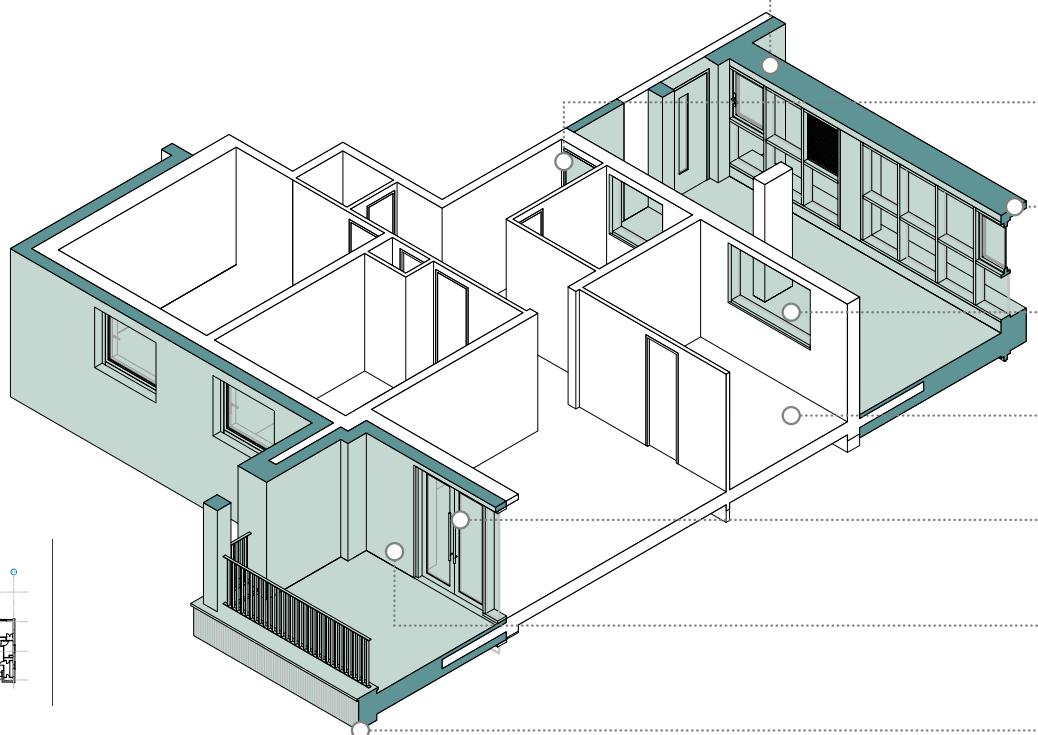
Inchmickery Court

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BEFORE



AFTER



2 BEDROOM FLATS - EAST

New opening created in existing reinforced concrete wall

Existing reinforced concrete and steel infill balustrades removed

Existing windows, internal timber window sill boards, and external reinforced concrete sills removed

All redundant airbricks and ventilation openings to be infilled

External wall removed down to floor level to increase opening size. Window and door removed

Existing reinforced concrete and steel infill balustrades removed

Newly enclosed Access Deck with full-height curtain wall glazing to improve thermal performance

New fire rated front door with improved security rating

Access Deck extended by 1.4m to provide residents with additional circulation space

New windows and window sill boards to bathrooms, kitchens, and bedrooms

New ventilation units installed in bathrooms and kitchens to reduce condensation

New glazed doors with glazed side panel to full width and height of new opening to all Living Rooms

New external wall insulation (EWI) with silicone render finish to improve thermal performance

Balconies extended by 1.4m to provide residents with more private amenity space

2 BEDROOM FLATS - WEST

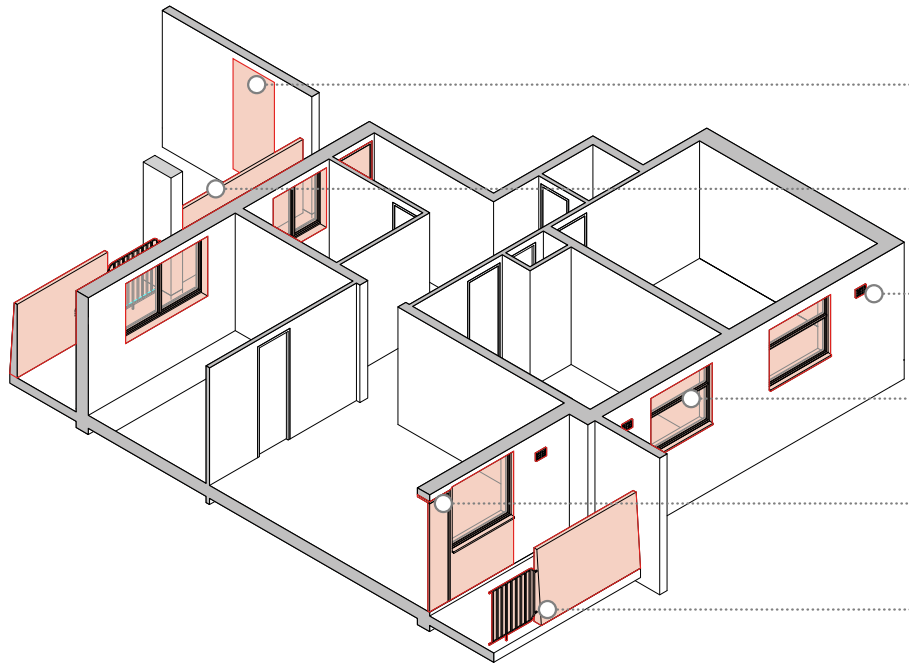
Oxcars Court

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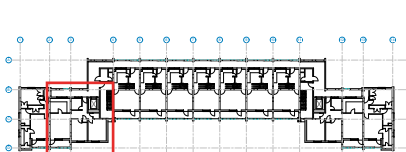
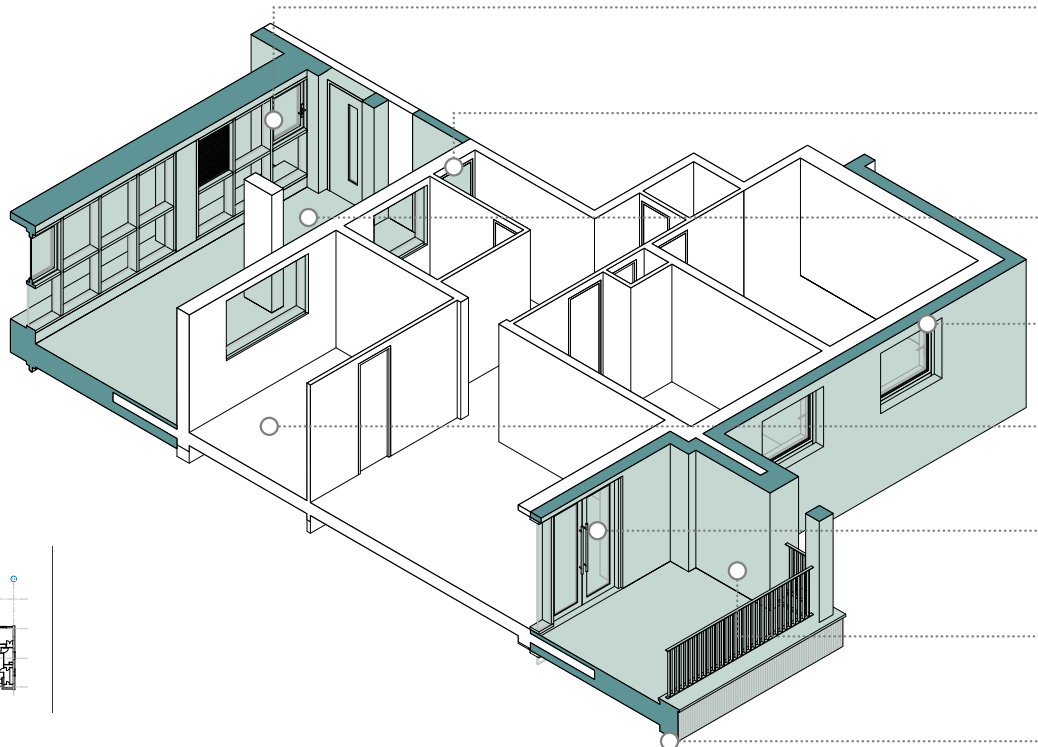
Inchmickery Court

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BEFORE



AFTER



2 BEDROOM FLATS - WEST

New opening created in existing reinforced concrete wall

Existing reinforced concrete and steel infill balustrades removed

All redundant airbricks and ventilation openings to be infilled

Existing windows, internal timber window sill boards, and external reinforced concrete sills removed

External wall removed down to floor level to increase opening size. Window and door removed

Existing reinforced concrete and steel infill balustrades removed

Newly enclosed Access Deck with full-height curtain wall glazing to improve thermal performance

New fire rated front door with improved security rating

Access Deck extended by 1.4m to provide residents with additional circulation space

New windows and window sill boards to bathrooms, kitchens, and bedrooms

New ventilation units installed in bathrooms and kitchens to reduce condensation

New glazed doors with glazed side panel to full width and height of new opening to all Living Rooms

New external wall insulation (EWI) with silicone render finish to improve thermal performance

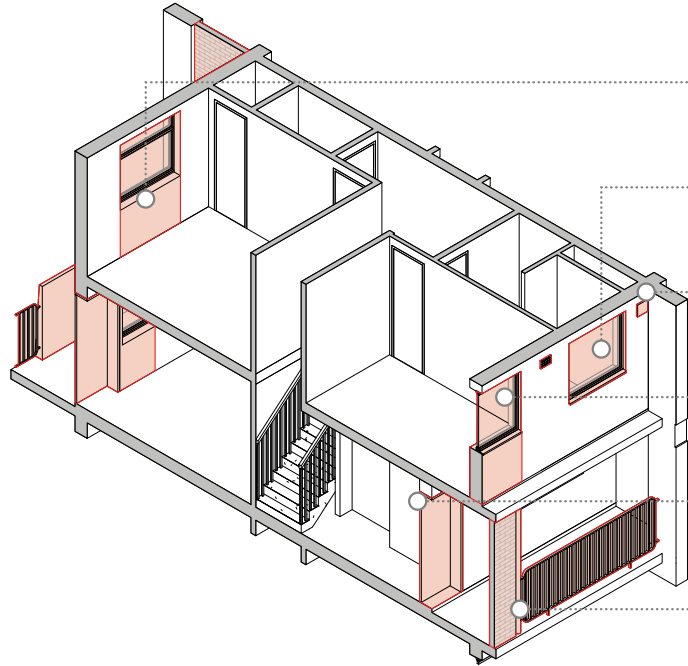
Balconies extended by 1.4m to provide residents with more private amenity space

2 BEDROOM MAISONNETTES

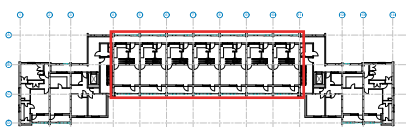
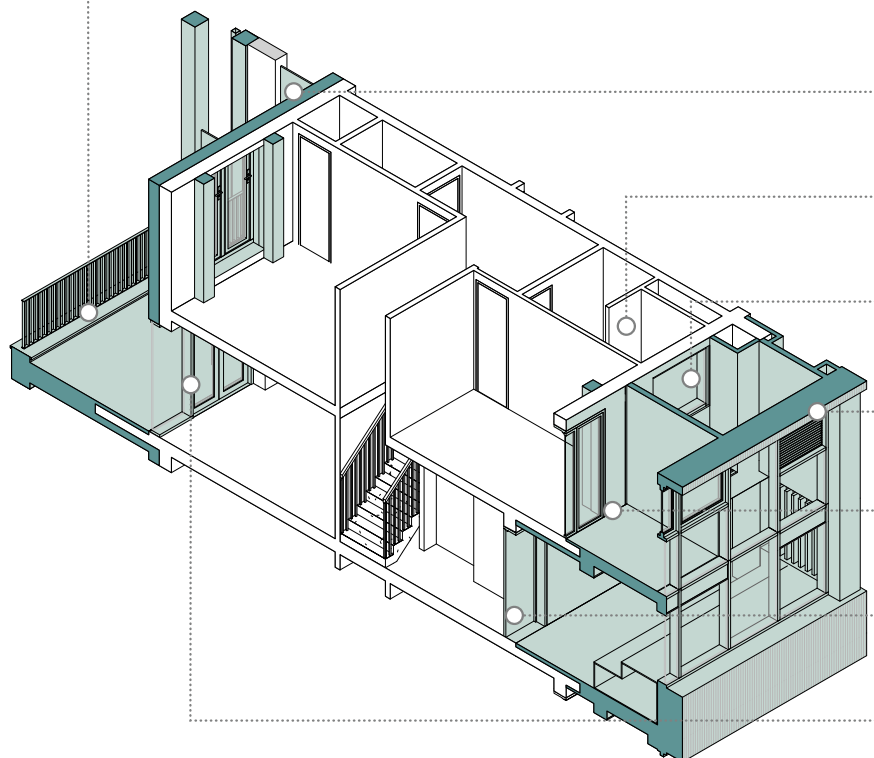
Oxcars Court & Inchmickery Court

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BEFORE



AFTER



2 BEDROOM MAISONNETTES

External wall removed down to floor level to increase opening size. Window removed

Existing windows, internal timber window sill boards, and external reinforced concrete sills removed

All redundant airbricks and ventilation openings to be infilled

External wall removed down to floor level to increase opening size. Window removed

Existing front door and door frame removed

Existing reinforced concrete and steel infill balustrades removed

Balconies extended by 1.4m to provide residents with more private amenity space

New external wall insulation (EWI) with silicone render finish to improve thermal performance

New ventilation units installed in bathrooms and kitchens to reduce condensation

New windows and window sill boards to bathrooms, kitchens, and bedrooms

Newly enclosed Access Deck with full-height curtain wall glazing to improve thermal performance

Newly created Winter Garden to provide residents with additional private amenity space

New fire rated front door with improved security rating

New glazed doors with glazed side panel to full width and height of new opening to all Living Rooms

BENEFITS OF RESIDENT DECANT DURING CONSTRUCTION

Temporary building decant

While the retrofit work is taking place residents will need to be temporarily decanted from their homes for a short period of time to near-by accommodation.

What is a “decant”?

Decant - in the context of the Oxcars & Inchmickery Retrofit project - is the temporary relocation of residents from their flat into short-term accommodation.

Why do we temporarily need to leave our flats?

There are numerous reasons why you will need to leave your property for a short period of time during construction:

Safety

Construction sites are hazardous places, and only suitable for trained workers. Residents could be at risk from numerous construction-related dangers such as falls from height or exposure to dangerous materials if they access the construction site unauthorised. It is for the safety of all residents - and construction personnel - that we need all residents to leave their flat during the phased decant period.

Security

The contractor has a lot of experience working with projects such as this one. With residents decanted to short-term accommodation, the contractor can ensure that every flat is secured at the end of each working day. This makes sure that there is no unauthorised access to any of the flats, and keeps your flat - and any personal belongings left behind - safe.

Speed

The construction process is often very complicated. Due to this, the contractor will need to have certainty that they can access individual flats at a certain time to make sure that they can get the work completed on time.

Noise & Dust

Construction sites can be noisy and dusty environments. Moving into short-term accommodation a short distance away from your flat will give you respite from the noise and dust.

Where will the temporary accommodation be?

While exact details have not been confirmed, the short-term accommodation will be close to both Oxcars Court and Inchmickery Court. This will allow you to maintain your

current routines (like leaving for school / work at the same time as normal, catching the same bus, or going to your local shops as normal). This will minimise disruption to you during construction.

What will the temporary accommodation look like?

One of the temporary accommodation units will be brought to site early so you can visit this to see what will be offered to the residents during decant. We will confirm when and where this will be done in a later newsletter.

How long will I have to stay in the temporary accommodation?

The goal is to minimise how long you are out of your flat and in short-term accommodation. The contractor and the project team are working through the finer details around construction timelines just now, and will provide further details in a later Newsletter.

What will happen to my belongings while I am away from my flat?

Don't worry - your belongings will be safe throughout the entire process.

Large furniture items (such as beds and sofas) will have to stay in your flat. All care will be taken to ensure

your belongings are well protected from damage, dust, and dirt generated during the construction process.

Smaller items (such as food and clothing) can come with you into the short-term accommodation. You do not need to take everything with you. Anything left behind in your flat will be protected from damage.

Valuable belongings can either be taken with you to the short-term accommodation, or deposited in secure storage provided by the contractor.

What will happen to my pets while I am away from my flat?

Your pets are welcome to join you in the short-term accommodation, so you do not have to worry about finding alternative arrangements for them.

What help will I get to move my belongings?

The contractor will help you move your smaller items (such as food and clothing) from your flat to the temporary accommodation.

Larger items must stay in your flat.

DECANT CONSENT FORM RETURN INSTRUCTIONS

We need all residents to either sign a hard copy consent form OR fill out the online form using the QR code below to consent to temporarily decanting from their flat.

The hard copy Decant Consent Form is on the last page of this newsletter. Please return all completed hard copy Decant Consent Forms to Keith Wilson in Birnies Court concierge office.

We'll be in touch later with more details about when the decant is happening and where you will be moving to.

DECANT CONSENT FORM QR CODE

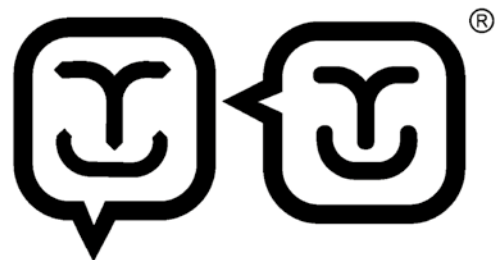


INTERPRETATION AND TRANSLATION

If you would like the leaflet in another format such as Braille, large print or translated, please contact the Interpretation and Translation Service:

its@edinburgh.gov.uk

Quote reference 23-9077



HAPPY TO TRANSLATE

DECANT CONSENT FORM

I, _____, of Flat _____ of Oxcars Court / Inchmickery Court (DELETE AS APPROPRIATE), give consent and grant permission to the City of Edinburgh Council to conduct the refurbishments work to Flat _____ in which I will be required to decant from the property for a period of 2 weeks (subject to change).

The City of Edinburgh Council will provide alternative accommodation for the duration of this period.

Tenant's Signature:

Date:

Representative of the City of Edinburgh Council:

Date: