

Mixed Tenure Improvement Service

City of Edinburgh Council, Mark Connelly

SURF Awards Presentation May 2024



Strategic approach - Low rise housing Aligned to Regeneration Strategy

Moving away from upgrades on an element by element basis and ensuring a whole house approach to improvements.

Investment will follow a large area based scheme approach informed by : -

- Scottish Index of Multiple Deprivation (SIMD) rankings with the Lowest 5% & 10% areas to be targeted first
- Stock condition findings, blocks most in need of investment
- Tenure mix - focusing on areas where the Council owns the majority of homes (biggest impact)

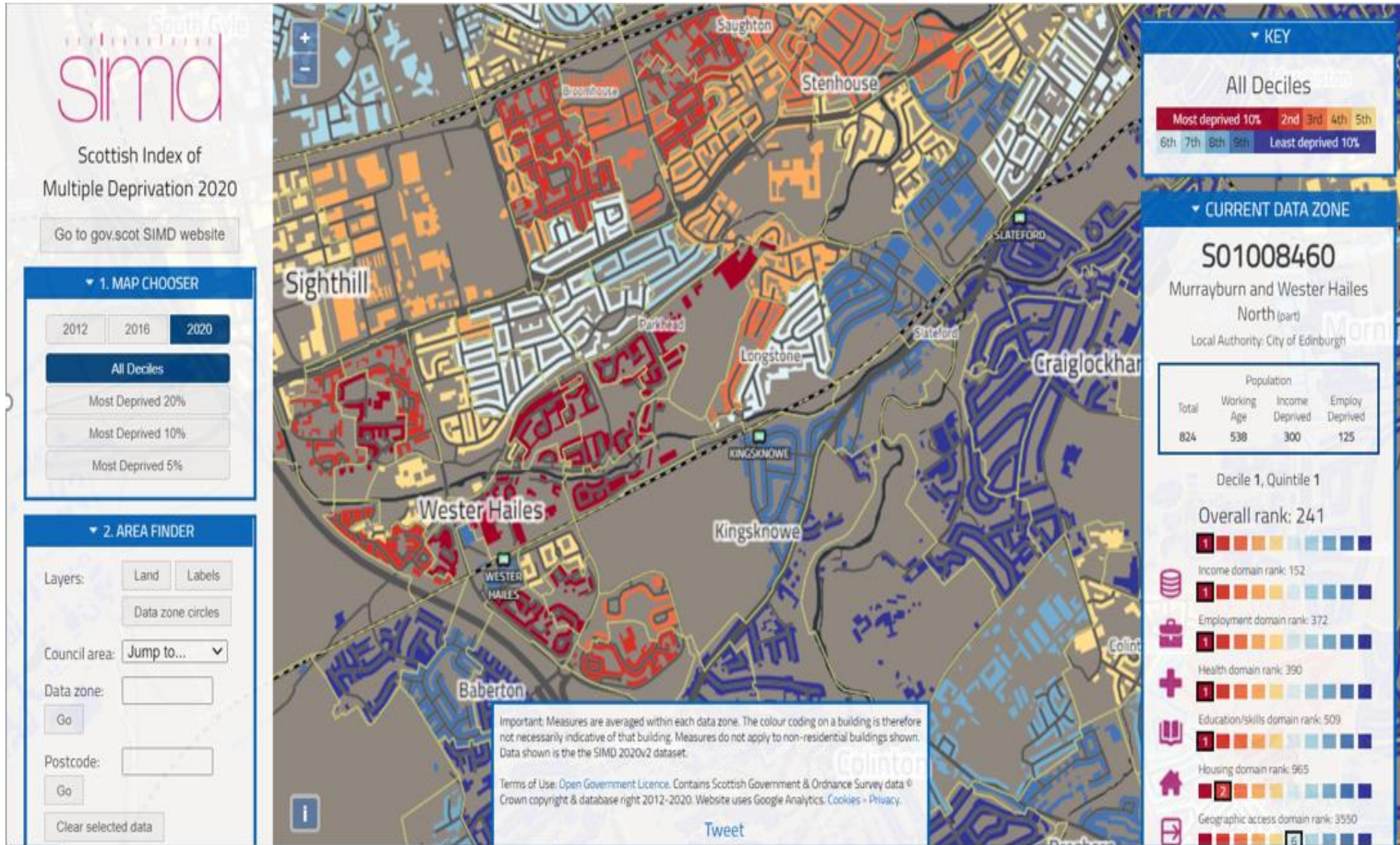
Drivers are : -

- To deliver better thermal performance
- Reduce fuel poverty for our residents (tenants and owners)
- Working towards EESSH2 standards (statutory obligations)

1. Geographical Indicator - Pilot area is in the most deprived 5% of the City of Edinburgh

Indicators

1. Income
2. Employment
3. Health
4. Education, skills & Training
5. Access to services
6. Crime rates
7. Housing



Mixed Tenure Area in Wester Hailes – 3 year Pilot

Total Homes (Plan)	Council Homes	Private Homes	Total Home (Delivered)	Council Homes	Private Homes
1,400 (181 Blocks)	997	403	1,280 (167 Blocks)	933	347
	71%	29%		73%	27%

Pilot area is in most deprived 5% of Edinburgh's area

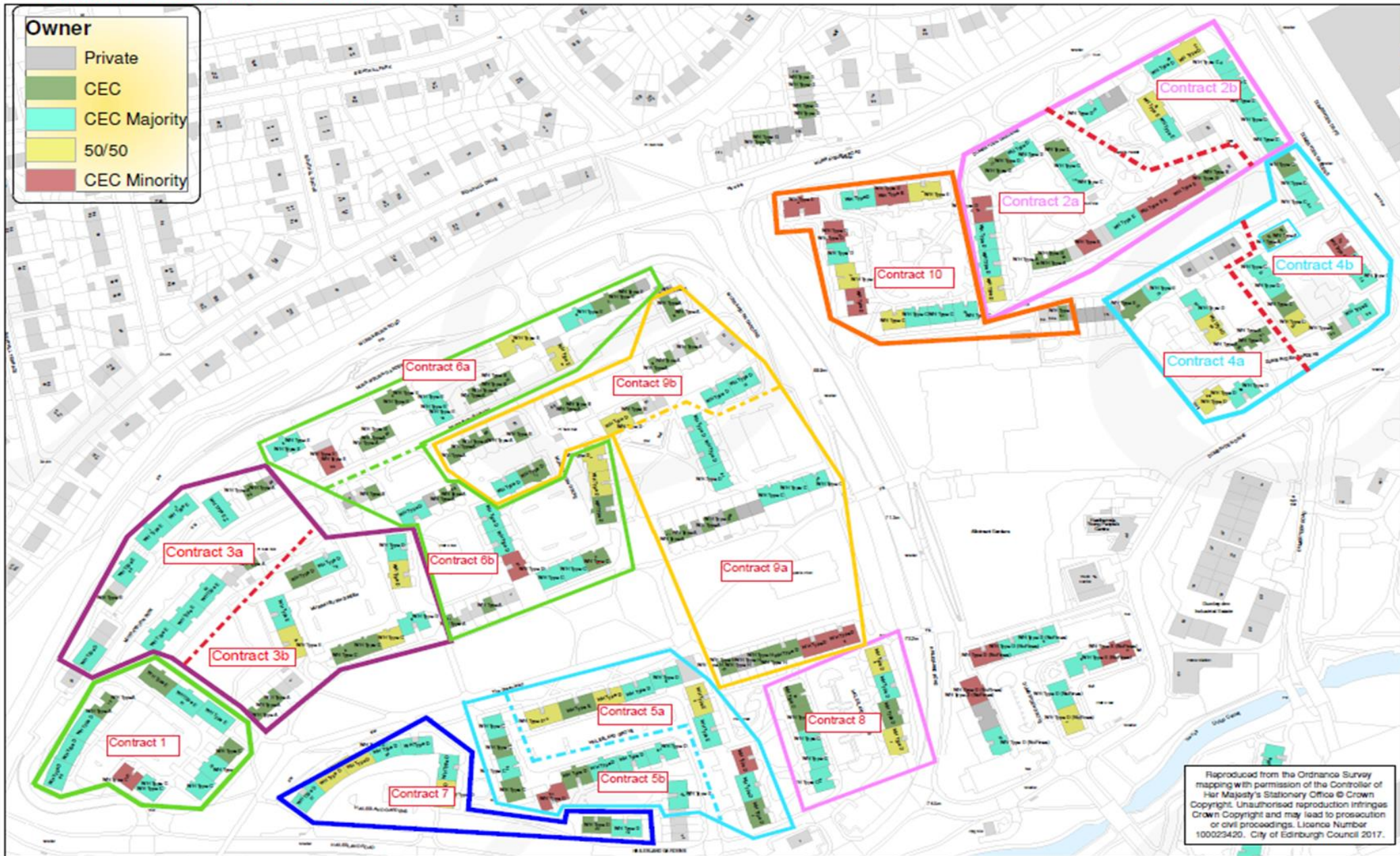
2 bed house price is 50% lower than the Edinburgh Average

Household income levels are 37% lower than the Edinburgh Average

Customer Engagement
24,641 Letters
2968 Emails
8 Dedicated Case Officers

Partnership Arrangements
Scottish Government, MSPs
Energy Savings Trust
Home Energy Scotland
RSLs , Councillors, Community

Wester Hailes Mixed Tenure



Date: 18 Jun 2020

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Before and After....



Fabric first



Energy Efficiency







Customer Feedback

The neighbourhood feels refreshed and brighter, and homes feel warmer.

Another resident commented on how the completed parts of the area look like newbuild homes, and she cannot wait until her home is completed

One resident laughed, telling us that his daughter gave him a row for having his heating on, when he didn't. He felt that the works have improved the heat in his home noticeably

One tenant told us (by e-mail) that she did not switch on her heating at all last winter, she said she thought she had saved about 80% off her heating bills

Well done on the improvements that are being made in the area. What a huge difference and I'm sure they are also much warmer too.

They have done such a cracking job of them. I was well impressed when I went up the other day to see my folks.

