

## 56352 Mixed Tenure Improvement Service

I am submitting this request under the Freedom of Information (Scotland) Act 2002. It relates to the Mixed Tenure Improvement Service (MTIS), with specific reference to the tenement building at 4 Bailie Grove, Edinburgh EH15 3BS, part of the Magdalene area.

Please provide the following information:

### **Legal Threshold for “Maintenance”**

Any internal policy, guidance, or legal interpretation held by the Council regarding the meaning of “reinstatement of a part (but not most) of the tenement building” under the Tenement (Scotland) Act 2004.

We do not have any internal policies or guidance in relation to this matter.

The legal advice we hold on this matter shall not be provided.

### **EWI Justification at 4 Bailie Grove**

Thermographic surveys, cavity wall insulation condition reports, or any insulation assessments undertaken at 4 Bailie Grove to justify the installation of External Wall Insulation (EWI).

There are no thermographic surveys, cavity wall insulation condition reports, or any insulation assessments undertaken at 4 Bailie Grove. The scope of work identified for this property is based on the Building Condition Survey already provided to all owners. A copy is attached.

Third party personal information has been redacted from the documents provided in compliance with the Data Protection Act 2018.

Any options appraisals, cost-benefit analyses, or energy efficiency modelling comparing EWI to other options (e.g. remedial render, cavity extraction) at this site.

There are no options appraisals, cost-benefit analyses, or energy efficiency modelling comparing EWI to other options at this site. The scope of work identified for this property is based on the Building Condition Survey already provided to all owners. A copy is attached.

EPC data, or internal estimates, showing projected annual energy savings per flat resulting from the proposed EWI works at 4 Bailie Grove.

There are no EPC data, or internal estimates, showing projected annual energy savings per flat resulting from the proposed EWI works at 4 Bailie Grove. The scope of work identified for this property is based on the Building Condition Survey already provided to all owners.

### **Roof Condition at 4 Bailie Grove**

All structural surveys, engineer reports, or inspection records showing evidence of roof failure, structural degradation, or water ingress at 4 Bailie Grove.

There are no structural surveys, engineer reports, or inspection records showing evidence of roof failure, structural degradation, or water ingress at 4 Bailie Grove. The scope of work identified for this property is based on the Building Condition Survey already provided to all owners.

Any site photographs, defect logs, or physical inspection records of the roof used to support a “poor” condition classification in the MTIS report.

All owners have been provided with a Building Condition Report for their block which shows the information that the council holds in relation to the roof on any block. There is no additional information available.

### **Voting**

The voting record used to approve MTIS works at 4 Bailie Grove, including rateable values and owner participation.

The letter issued for 4 Bailie Grove providing the results of the vote is attached.

The details of the Rateable Values are contained within the survey reports and covering letters sent to individual owners in 4 Bailie Grove.

Any internal correspondence or advice regarding the treatment of shared roof elements between 2 and 4 Bailie Grove in the voting process.

As detailed in A1 above, the correspondence we hold on this matter between Legal Services and the Mixed Tenure Improvement Service (MTIS) shall not be provided.

### **Comparators and Precedent**

A list of all properties in the Magdalene area that received EWI under MTIS and whether cavity insulation was already present in those buildings prior to installation.

We have not completed the EWI on any properties in the Magdalene area yet and we do not hold any records on whether cavity insulation was already present.

A list of tenement properties in the last five years where full roof replacement was proposed but targeted repair was used instead, under MTIS or any other Council-led improvement scheme.

There are no properties in this category.

Any policy documents setting out the criteria used to determine when full renewal (e.g. full roof or wall replacement) is pursued over repair.

There are no policy documents in relation to this subject.

### **Title Burden and Voting Rights**

Any internal documents or legal advice concerning the title burdens applicable to 4 Bailie Grove and 2 Bailie Grove, particularly relating to the roof and shared elements.

Any documentation or legal advice explaining how the Council reconciled potential conflicts between these title burdens and the operation of the Tenement Management Scheme (TMS).

As detailed in A1 above, the correspondence we hold on this matter between Legal Services and the Mixed Tenure Improvement Service (MTIS) shall not be provided.

### **MTIS Programme Cost Breakdown**

A detailed breakdown of the cost allocations used for the 4 Bailie Grove MTIS project, including how private owner shares were calculated.

Any internal records of applied management fees, overheads, or profit margins as a percentage of total costs.

[This is detailed in the attached Building Condition Report.](#)

Any policies or guidelines the Council uses to cap or limit private owner liability for MTIS works.

[There is no cap applied in this situation.](#)