



ISSUE 3 - JUNE 2020

Welcome to the third edition of the Upper Langlee Matters Newsletter and although it has been a wee while since we issued the last Newsletter we have been working away at various aspects of the estate regeneration plans and are now able to report on progress to date. We are all looking forward to moving the plans onto the next stage and would like to express our appreciation to residents who have been very understanding of the timescales that we are having to work to. Whilst working on the plans we uncovered a photograph of the original house that stood on the site of Upper Langlee and it certainly was a grand house as you can see from the photograph. We cannot promise that the new houses we aim to build in Upper Langlee will be as grand but they will be attractive, energy efficient and planned to meet the needs of modern day households.

EXTERNAL REGENERATION PROJECT

At the end of last year following a procurement exercise we appointed Everwarm to undertake the external refurbishment of 68 flats and maisonettes on the estate. As you will have seen scaffolding was erected on the first block of flats to be worked on and these works were at an early stage when the works had to be halted due to the coronavirus outbreak. During the lockdown the site has been regularly checked by Everwarm and we are pleased to advise that in line with Scottish Government advice Everwarm have now been able to start back where they left off with effect from Monday 22 June. Everwarm have prepared thorough plans for their staff to start back to work and have developed safe operating procedures to ensure that their staff work in as safe a manner as possible for themselves, visitors to the site and residents living on the estate. Everwarm have written to or called all residents living in properties that are included within the external refurbishment programme giving more information about their return to work. If you have not received a letter or phone-call please let us know.

DEMOLITION AND NEW BUILD PLANS

We are pleased to advise that Camerons Strachan Yuill, the Architects working for us, have submitted a detailed planning application to Scottish Borders Council for the demolition of 159 properties and the provision of 109 new build homes on the estate. As this is a major planning application it will take around 4 months for it to be evaluated and considered by the Council before a decision is made. Residents living on the estate will be notified by the Council that this application has been submitted and given an opportunity to comment on the plans. We would encourage you to look at the plans and submit any comments you might have to the Council. Please contact us if you have any difficulty in accessing the plans or would like further information from Waverley Housing to help you to assess the plans.

Our plans have been developed taking into account feedback received from residents at the Planning for Real days that we held at the local Primary School and from questionnaire returns received, for example we had strong feedback that residents would like their own private gardens rather than communal gardens and we have reflected this in the proposed new build homes.

We have undertaken procurement exercises to appoint MB Langmuir Hay as Employers Agents and Wardell Armstrong as civil and structural engineers and they are both now working on different elements of the regeneration plans. MB Langmuir Hay will be preparing all the tender documents to be used when we look to procure a contractor to carry out the demolition and new build works whilst Wardell Armstrong will be carrying out works such as site investigation surveys.

Please see the attached link to a short video which illustrates how Beech Avenue will look once the new homes have been built.

[Click Here.](#)

Please see the attached link to the Scottish Borders Council website to view the planning application.

[Click Here.](#)

LANGLEE RESIDENTS ASSOCIATION

As ever we continue to work closely with the LRA and we are close to completing the transfer of two small areas of amenity ground on the estate back to Waverley Housing. In recognition of this transfer Waverley Housing has committed to provide annual funding of £1,500 per year for the next 5 years to the LRA. The LRA will use these funds to continue the work they do in promoting the interests of residents living in the Upper Langlee area.

CONTACT INFORMATION

If you require any further information about any of the matters covered in this Newsletter please contact **Waverley Housing** on **01450 364200** or at info@waverley-housing.co.uk