



OWNERS NEWSLETTER - NOVEMBER 2023



HELLO AND WELCOME TO OUR OWNERS NEWSLETTER

Waverley Housing own 13 feu areas in the central Scottish Borders, 470 owners reside within these areas. Included within this newsletter is articles that we hope are informative and useful to you.

51 North Bridge Street • Hawick • TD9 9PX
T: 01450 364200 E: info@waverley-housing.co.uk
www.waverley-housing.co.uk

LANDSCAPE MAINTENANCE CONTRACT

For those feu areas that Waverley Housing maintain; Ally Graham, trading as Timber Creations was appointed as preferred contractor for the financial year 2023-24. Ally used to cover the contract some years ago and made a tender submission this year which proved successful. Our property services team regularly check and monitor the feu areas to ensure our contractor's work is of a high quality.

GENERAL MAINTENANCE AND REPAIR COSTS

As well as checking our contractor's work, we also have a robust inspection schedule to check our estates. This includes inspections of paving, walls, fencing, trees etc. As a result of our inspections, you may be contacted with regard to additional costs to complete specific works. This can include tree removal, fencing repairs or communal paving/wall/step repairs. This work is out-with our landscape maintenance contract and must be paid for in addition to the landscape costs. All owners, including Waverley on behalf of our tenants have an obligation to contribute towards these costs. This is included within the title deeds for your home. On most occasions Waverley will contact you prior to commencement of work and will provide at least 2 quotes for consideration and consultation to ensure value for money. There may be occasions when consultation cannot be completed ahead of works commencing, this can be due to an imminent health and safety risk i.e. a tree being unsafe and needs attended to urgently or a paved area causing a trip hazard. If this occurs Waverley will arrange the works and contact you thereafter.

If you have any concerns over the maintenance of our estates, please contact us on 0800 104105.

PRIVATE LANDLORDS

If you are an owner who rents out your property to a tenant then it is a legal requirement for you to register with Scottish Borders Council (SBC) as a private landlord. It is a criminal offence to rent out your property without registering with the local Council and you could be fined up to £50,000. To find our more information on registration, visit SBC's website: [Private landlord registration | Scottish Borders Council](https://www.scotborders.gov.uk/private-landlord-registration) ([scotborders.gov.uk](https://www.scotborders.gov.uk))

PROJECTS UNDERTAKEN IN 2023

Block cleaning on the Stonefield, Hawick estate

We recently invested in cleaning 2 of our blocks in the Stonefield estate of Hawick. There is a further 2 blocks on the estate where we would also like to clean but we do need the owners to contribute to the cost. Our property services team will be in touch in due course to discuss further. I am sure you will agree the work completed to date has made a big difference in regard to the appearance of the blocks.



Essential Maintenance in The Linn, Kelso estate

Due to our inspections it was identified that an area within The Linn was in need of essential repair due to a health and safety risk. The area has been fenced off for some time. We completed an extensive consultation exercise which included site meetings and liaising with MPs, MSPs and local councillors. We eventually got the majority of owners to agree to the works. The works have commenced and are due for completion by mid-December.



SOCIAL MEDIA

Like most organisations we make use of social media like Facebook and Twitter and you may think this is only for our tenants. Whilst most of the social media content we post relates to items for our tenants we do often post items of interest to both owners and the wider community in the Scottish Borders. We would encourage you to check out our social media on **Facebook:** @WaverleyHousing **Twitter:** @WaverleyHousing

KEEP US UP TO DATE

We would be grateful if you could advise us if you are selling your home as this allows us to ensure that we can deal appropriately with any service charges due and is fair both to the outgoing owner and the incoming owner. If you would like us to send any correspondence to another person then please let us know and we can amend our records accordingly.

RESIDENT GROUPS

Waverley actively look to be involved with resident groups in areas where we have stock. We have recently recruited a tenant and community engagement resource to work within our communities. If you are involved in a resident's group and you feel it would be a benefit for Waverley to be involved, please contact our Tenant and Community Engagement Assistant, Craig Macdougall on 0800 104105 to discuss further.

51 North Bridge Street

Hawick

TD9 9PX

T: 01450 364200

E: info@waverley-housing.co.uk

www.waverley-housing.co.uk

follow us....

  [@WaverleyHousing](https://www.facebook.com/WaverleyHousing)

To request a larger print version of this document please call 01450 364200