

### FAQs – New Build Phase

QUESTION	ANSWER																																																																																																																																																												
Who is the New Build Contractor?	Clark Contracts Ltd																																																																																																																																																												
When is the new build phase due to start?	You will see a presence from Clarks from January 2024 with construction starting from 19 February 2024.																																																																																																																																																												
How long will the phase 1 new build stage take?	Approximately 60 weeks.																																																																																																																																																												
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What type and size of properties will be built under phase 1	<table border="1"> <thead> <tr> <th>Plot No.</th> <th>House Type</th> <th>Building Storeys</th> <th>Apartments</th> <th>Persons</th> <th>Floor Area (m2)</th> </tr> </thead> <tbody> <tr><td>23</td><td>End Terrace</td><td>3</td><td>5</td><td>8</td><td>146.79</td></tr> <tr><td>24</td><td>Mid Terrace</td><td>2</td><td>4</td><td>5</td><td>107.96</td></tr> <tr><td>25</td><td>Mid Terrace</td><td>2</td><td>4</td><td>5</td><td>109.53</td></tr> <tr><td>26</td><td>Mid Terrace</td><td>2</td><td>4</td><td>5</td><td>109.53</td></tr> <tr><td>27</td><td>Mid Terrace</td><td>2</td><td>4</td><td>5</td><td>109.53</td></tr> <tr><td>28</td><td>Mid Terrace</td><td>2</td><td>4</td><td>5</td><td>109.53</td></tr> <tr><td>29</td><td>End Terrace</td><td>2</td><td>4</td><td>5</td><td>106.49</td></tr> <tr><td>30</td><td>End Terrace</td><td>2</td><td>4</td><td>5</td><td>106.49</td></tr> <tr><td>31</td><td>Mid Terrace</td><td>2</td><td>4</td><td>5</td><td>109.53</td></tr> <tr><td>32</td><td>Mid Terrace</td><td>2</td><td>4</td><td>5</td><td>109.53</td></tr> <tr><td>33</td><td>Mid Terrace</td><td>2</td><td>4</td><td>5</td><td>109.53</td></tr> <tr><td>34</td><td>Mid Terrace</td><td>2</td><td>4</td><td>5</td><td>109.53</td></tr> <tr><td>35</td><td>Mid Terrace</td><td>2</td><td>4</td><td>5</td><td>109.53</td></tr> <tr><td>36</td><td>End Terrace</td><td>2</td><td>4</td><td>5</td><td>140.61</td></tr> <tr><td>37</td><td>End Terrace</td><td>2</td><td>4</td><td>5</td><td>106.49</td></tr> <tr><td>38</td><td>Mid Terrace</td><td>2</td><td>4</td><td>5</td><td>109.53</td></tr> <tr><td>39</td><td>Mid Terrace</td><td>2</td><td>4</td><td>5</td><td>109.53</td></tr> <tr><td>40</td><td>Mid Terrace</td><td>2</td><td>4</td><td>5</td><td>109.53</td></tr> <tr><td>41</td><td>Mid Terrace</td><td>2</td><td>4</td><td>5</td><td>109.53</td></tr> <tr><td>42</td><td>Mid Terrace</td><td>2</td><td>4</td><td>5</td><td>109.53</td></tr> <tr><td>43</td><td>End Terrace</td><td>3</td><td>5</td><td>8</td><td>147.19</td></tr> <tr><td>44</td><td>End Terrace</td><td>2</td><td>4</td><td>5</td><td>106.49</td></tr> <tr><td>45</td><td>Mid Terrace</td><td>2</td><td>3</td><td>4</td><td>101.13</td></tr> <tr><td>46</td><td>Mid Terrace</td><td>2</td><td>3</td><td>4</td><td>100.80</td></tr> <tr><td>47</td><td>End Terrace</td><td>2</td><td>3</td><td>4</td><td>98.50</td></tr> </tbody> </table>	Plot No.	House Type	Building Storeys	Apartments	Persons	Floor Area (m2)	23	End Terrace	3	5	8	146.79	24	Mid Terrace	2	4	5	107.96	25	Mid Terrace	2	4	5	109.53	26	Mid Terrace	2	4	5	109.53	27	Mid Terrace	2	4	5	109.53	28	Mid Terrace	2	4	5	109.53	29	End Terrace	2	4	5	106.49	30	End Terrace	2	4	5	106.49	31	Mid Terrace	2	4	5	109.53	32	Mid Terrace	2	4	5	109.53	33	Mid Terrace	2	4	5	109.53	34	Mid Terrace	2	4	5	109.53	35	Mid Terrace	2	4	5	109.53	36	End Terrace	2	4	5	140.61	37	End Terrace	2	4	5	106.49	38	Mid Terrace	2	4	5	109.53	39	Mid Terrace	2	4	5	109.53	40	Mid Terrace	2	4	5	109.53	41	Mid Terrace	2	4	5	109.53	42	Mid Terrace	2	4	5	109.53	43	End Terrace	3	5	8	147.19	44	End Terrace	2	4	5	106.49	45	Mid Terrace	2	3	4	101.13	46	Mid Terrace	2	3	4	100.80	47	End Terrace	2	3	4	98.50
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<p>Can artist drawings of the new build properties be seen?</p>	<p>It is anticipated that there will be plans displayed on site but you can access drawings on our website (<a href="http://Waverley Housing - Phase 1 New Build - Waverley Housing (waverley-housing.co.uk)"><u>Waverley Housing - Phase 1 New Build - Waverley Housing (waverley-housing.co.uk)</u></a>)</p> <p>You can also access the full planning application on Scottish Borders Council's website (<a href="http://20/00665/FUL   Demolition of existing flats and erection of 109 houses incorporating amenity housing and district air source heat pump with associated external works including parking and roads   Land Development At Beech Avenue And Laurel Grove Galashiels Scottish Borders (scotborders.gov.uk)"><u>20/00665/FUL   Demolition of existing flats and erection of 109 houses incorporating amenity housing and district air source heat pump with associated external works including parking and roads   Land Development At Beech Avenue And Laurel Grove Galashiels Scottish Borders (scotborders.gov.uk)</u></a>)</p>
<p>Will there be a Site Manager onsite?</p>	<p>Yes, there will be a Site Manager from Clarks on site during working hours. Waverley will also have Greg Easton as Clerk of Works for the project. Greg can be contacted for any queries in relation to the new build on 0800 104105</p>
<p>What times will the workers be on site?</p>	<p>It is expected that Clark Contracts personnel will be on site during the following times:  Monday to Thursday: 8am – 4.30pm  Friday: 8am – 3.30pm  Saturday mornings when required</p>
<p>Will there be restrictions on road access?</p>	<p>Clarks have a robust traffic management plan which can be found under this link: <a href="https://www.waverley-housing.co.uk/wp-content/uploads/2024/02/Site-Information-Leaflet.pdf"><u>https://www.waverley-housing.co.uk/wp-content/uploads/2024/02/Site-Information-Leaflet.pdf</u></a></p>
<p>Will there be restrictions to access my home?</p>	<p>We do not expect any disturbance to existing properties and access to your home will be maintained throughout the phase 1 new build construction.</p>
<p>Will my electricity, gas or water be affected whilst the works are undertaken</p>	<p>We do not expect any disturbance to existing properties during the phase 1 new build but will keep residents informed if there will be disturbance.</p>
<p>Will residents still residing in the area be able to park their vehicles.</p>	<p>Yes, we do not anticipate any restriction on parking but if there is for a period of time, residents will be given notice. You will see an increase in work vehicles and a welfare unit with Clarks will use but this will be managed to minimise disruption to residents living on the estate.</p>
<p>Will there be a lot of noise during the construction?</p>	<p>With this type of contract there inevitably will be a degree of noise but this will be kept as under control as it can be. The project will be registered with the Considerate Constructors Scheme and Clark Contracts Ltd are Considerate Contractor accredited. The Considerate Constructors Scheme promotes high standards and accountability within the construction industry. It is a voluntary scheme, meaning that Scheme-registered contractors and organisations are actively trying to improve the way they work, by raising their standards in being more considerate to communities, the environment and their own workforce. More information on this scheme can be found under this link: <a href="http://For the Public - Considerate Constructors Scheme (ccscheme.org.uk)"><u>For the Public - Considerate Constructors Scheme (ccscheme.org.uk)</u></a></p>
<p>In the event of any damage to individuals property or vehicle caused by Clark Contracts Ltd who would we make a claim to?</p>	<p>Any claims would be made to Clark Contracts Ltd. Waverley Housing will be able to assist you with any queries of this nature.</p>

Will the site remain secure and safe during construction?	Yes, Clarks will ensure the area is fenced off and safe throughout construction. There will be a health and safety plan unique to this project to ensure safety to residents, children, visitors and staff throughout the construction phase.
How do I apply for one of the new build properties?	When the properties are available to be allocated, we will advertise them and you should bid as normal. If you are not already registered with Waverley Housing, you should make an application through our website ( <a href="http://Waverley Housing - How To Apply For A House - Waverley Housing (waverley-housing.co.uk)"><u>Waverley Housing - How To Apply For A House - Waverley Housing (waverley-housing.co.uk)</u></a> ) or by contacting our office on 0800 104105
What should I do if I have a complaint	Contact Greg Easton, Clerk of Works or the office on 0800 104105
Will the service I get from Waverley Housing in relation to my current Waverley home be affected?	No, Waverley will continue with the service to all of our tenants including housing management and repairs. If your property is not in the next demolition phase, upgrades and improvements will continue in line with our planned maintenance programme. You can contact your Housing Officer or repairs team through our website ( <a href="http://Waverley Housing - Contact Us - Waverley Housing (waverley-housing.co.uk)"><u>Waverley Housing - Contact Us - Waverley Housing (waverley-housing.co.uk)</u></a> ) or by telephone on 0800 104105
I currently own my property on the estate but I am considering selling it, would Waverley be interested in buying my property?	Yes, we may. Please contact Carole Yallop, Operations Director on 0800 104105 to discuss further.
Useful contact numbers	Waverley Housing Clerk of Works – Greg Easton – 0800 104105 Waverley Housing out of hours – 07721 889618 Clark Contracts Site Manager – Ian Mack - 07483 015563 Clark Contracts Contract Manager – Keith Earley - 0131 333 0181 Police if you witness vandalism or criminal activity – 101 or 999 Fire Service – 999 Smell of gas – Scottish Gas – 0800 111 999 Water or sewage leak on site – Scottish Water – 0800 077 8778 Loss of power – more than just one property – Scottish Power – 105