



## **OWNERS NEWSLETTER - NOVEMBER 2024**



## **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.

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## LANDSCAPE MAINTENANCE CONTRACT

After a competitive tender exercise, Ally Graham, trading as Timber Creations was again appointed as the preferred contractor for financial year 2024-25. 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 inspection 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 outwith 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 out more information on registration, visit SBC's website: [Private landlord registration | Scottish Borders Council \(scotborders.gov.uk\)](https://www.scotborders.gov.uk/private-landlord-registration)

## PROJECTS UNDERTAKEN IN 2023

### Wilson Drive and Fairhurst Drive, Hawick

During our regular inspection schedule it was identified that the retaining walls in Wilson and Fairhurst Drive, Hawick were showing signs of deterioration. During the last few months we have been working on a project to remove the hedges and roots and complete remedial work to repair the existing retaining walls.

All owners on the estate contribute an equal share of the cost of the work with Waverley covering the cost for the properties they own.



### Stonefield Place and Liddesdale Road, Hawick

Waverley Housing and SBHA have been working together with a group of tenants in the Stonefield & Liddesdale area of Hawick who are committed to working to maintain and improve the estate.

We started with a door knocking exercise to highlight what was happening in the resident's area. This was followed by an estate wide litter pick, which was supported by local councillors and also acted to raise awareness of the new group activities. Around 20 bags of litter was collected, along with other more bulky discarded rubbish.

The group held their first public meeting earlier this year. The meeting was held within Heart of Hawick and saw group members meet with owners, tenants & other residents, and also representatives from SBHA & SBC Green spaces officer.





## 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 X: @WaverleyHousing

## 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.

## 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. In order to update our database I ask that you email us at [info@waverley-housing.co.uk](mailto:info@waverley-housing.co.uk) with your contact details including name, address, telephone number and email address.

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