

Woodland Gate – Common Parts Maintenance

Please read

Dear Homeowner,

A recent meeting was kindly hosted by the DVRA (Drumsagard Village Residents Association) to which all house owners were invited to discuss the current position regarding maintenance of the common parts within the estate (let's be honest there has not been any).

Park 2012



Park 2015



The DVRA have decided to take a step back from leading this discussion, however are willing to provide the owners with support in any effort to put a ***maintenance scheme*** in place and to help with some financial assistance should we as owners wish to proceed.

The discussion covered a number of areas and it was clear that in order to make any decision ***proceed or not***, we as owners did not have the information required to make an informed choice.

Stupidly, 4 homeowners (I being one) “volunteered” (I use the term loosely) to take on the task to gather as much ***unbiased and factual*** information as possible on behalf of all of us. This will be presented in a report to each homeowner in order to allow each homeowner to make an informed decision either to move ahead and introduce a ***maintenance scheme or not***.

The facts and nothing but the facts

In order to create the report, we very much need your co-operation and support and we are simply having to revisit a number of areas, given the passage of time that has elapsed since the estate was built.

Determining That Is the “Common Parts”

The “Common Parts” were never clearly outlined in detail and the estate OS map we have is incomplete. We have asked those owners those properties are indicated in blue, to review the map in their title deeds so that we can update the overall map with accurate details, as some properties bordering on what we believe are the “Common Parts” may in fact have rights to them. The areas in question are highlighted in yellow (this estate) and also bright pink (bordering estate).



Determining Title Deed Obligations & Liability

All the ownership obligations are outlined in the title deeds, however this estate was constructed under both **Bett Homes** and **Wilson Homes** so a review will be carried out of the title deeds to establish.

- Title Deeds Obligations
- Scope of these obligations with regards to “Common Parts” maintenance, repair & renewal
- Liability under the Title Deed Obligations
- General public liability connected to the “Common Parts”

We need your help *we cannot do this alone*

House ownership changes and over the years, owners have changed, some houses are either occupied by a tenant, overseen by a landlord or the owners themselves have decided to reside in sunnier climes. This can make contacting all the owners difficult to say the least, and we would like to ask for as much assistance from tenants or friends who may still be in contact to help us.

The title deeds as initially set out allocated “1 vote per dwelling-house”, unfortunately dwelling-houses cannot vote or have a say or opinion only the owners, and to add complexity, in the case of a jointly owned house only one of the owners can vote, so we need to establish who in each house will have the voting rights. It is therefore vital what we can establish the contact details and names of all the owners in order that we can send them the report, as we cannot collectively make any decisions one way or another without contacting as many owners as possible, or we are left once again in limbo.

We would therefore kindly ask you please to complete as much of the form (on the last page) as possible, (If you are a tenant please supply what information you can or please advise where we can send a copy of this letter or if you can pass it on).

The DVRA has kindly offered to host a copy of this letter and the forms which can be downloaded from their website <http://www.drumsagardvillage.co.uk/community/woodlands-gate>.

In addition, responses from those owners who no longer live within the estate can also be sent via email to woodlandsgate@drumsagarvillage.co.uk.

Woodland Gate – Common Parts Maintenance Forms

(this form is to gather information only and there is no commitment implied on behalf of the owner)

Property Information			
House Number:		Street:	
Postcode:		Builder:	

Please complete for **each** Proprietor (owner) as listed on the Title Deeds, please indicate who will be nominated to initial hold voting rights. (if you are a tenant or other resident please see Contact Section)

1 st Proprietor /Owner Information			
Full Name:		Do you reside at the address above? Y/N	
Alternative Address:			
Contact Email: (Optional)			
Contact Number:		Voting Rights:	Y/N

2 nd Proprietor /Owner Information			
Full Name:		Do you reside at the address above? Y/N	
Alternative Address:			
Contact Email: (Optional)			
Contact Number:		Voting Rights:	Y/N

Contact Section - If you are a tenant or other resident, please can you complete the section below or send this letter and form to your landlord/agent or directly to the owner.

Landlord/Agent /Owner Information			
Name of Landlord or Agent:			
Address:			
Contact Email: (Optional)			
Contact Number:		Contact Name:	

A copy of this letter and the form can be downloaded from <http://www.drumsagardvillage.co.uk/community/woodlands-gate>.

You can please return the completed form by hand or post to **Stephen Jackson** at **2 Beech Crescent** or completed forms can be sent via email to woodlandsgate@drumsagarvillage.co.uk.

We would kindly ask that all forms are **returned by the 9th of September** and I thank you in advance for your help on behalf of the 4 "volunteers".

Brian Hayes, 2 Cypress Way, Cambuslang, Glasgow, G72 7XB.