

18 April 2024



**Michael Shanks MP**  
**Member of Parliament for Rutherglen & Hamilton West**

Dear Michael Shanks MP,

### **Strategic Landscape Maintenance – Newton Farm**

Thank you for coming back to us with an update, it is much appreciated.

We would be more than happy to have our mapping team put together a coded map outlining which areas of the development fall under who's remit if you are able to provide us with the maintenance plans for the factoring phases.

We are not the factor for the development therefore we don't hold a refundable float. We are responsible for the strategic maintenance which does not require a float payment, instead there was an initial fee taken by the developer which is outlined in the resident's title deeds to cover the first year's maintenance costs. This fee is different to a float payment as it is covering maintenance fees rather than a refundable deposit. This balance was transferred to us excluding interest, any accumulated interest would have to be discussed with the resident's individual developer as we did not receive this.

Our maintenance specification is a full breakdown of the services we provide on the development. This was written by the developers and approved by the planning authority to ensure adequate maintenance and biodiversity on the development., I have attached a copy of our maintenance specification for Newton Farm along with this letter for your reference.

The administration charge covers the Scottish Woodlands provision of customer care services including our online portal, billing arrangements and credit control for the development and although it may feel excessive it works out at £8.00 per resident. When accounting for just the postal costs to send 712 residents 4 separate letters is £2,264.16. This is half of the administration charge before accounting for the paper, ink, machinery, software, labour etc.

We are maintaining the areas in accordance with the maintenance specifications approved for the development by the planning authority.

We would be happy to liaise with approved representatives for the development should the residents decide to form a resident's association or assign representatives, regarding any decisions about the future works on the development. This would have to be in accordance with the details outlined in the deed of conditions for the development.



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The area to the rear of 32-48 Collie Wynd is currently being utilised by the lead developer Taylor Wimpey who are responsible for the mound of dirt you are referring to. Taylor Wimpey being the lead developer for the site has a right of resumption for any areas they require access to during the building phase. Our site manager has contacted Taylor Wimpey regarding this area asking for information on when this area will be vacated and returned to its original condition however we are still awaiting a response. No maintenance charges are being invoiced to residents for the area Taylor Wimpey sits upon and there will be no costs charged to residents for returning the area to its original condition, these works will be carried out by Taylor Wimpey.

With regards to the area to the rear of Red Deer Road we communicated with a resident on the development regarding the status of this area and explained that it is not currently within our remit as the implementation of this area was not carried out to the design specification by the developer. Therefor this area still currently falls within the remit of Taylor Wimpey until they complete the implementation. We added this area to our maintenance plan at the request of this same resident on the development, however as agreed we highlighted this area in a different colour and our key for the maintenance plan outlines this area 'Remains with Taylor Wimpey'. I have attached a copy of this maintenance plan for reference. Two weeks ago, we provided Taylor Wimpey with a quotation for the costs of implementing this area to it's intended condition, currently we have not yet received approval of these works. Residents will not be charged for any costs associated with implementing this area, they will only be liable to contribute to the maintenance of these areas after the implementation works have completed.

I have answered the queries raised to the best of my ability above however if there is anything further, we can assist you with please do not hesitate to get in touch.

Yours sincerely

*Scottish Woodlands Ltd*

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