

Rolling Stone

The latest news from Redpath Bruce

WINTER 2024

Compulsory Owners' Associations in Scotland's Tenements



In 2018, as a result of the ongoing decline in the condition of tenements in Scotland, the Scottish Parliament convened the Tenement Working Group to explore what actions could be taken to improve Scotland's tenements in order to ensure that these buildings could provide quality, safe and sustainable homes in the future. The definition of tenement includes modern blocks of flats and mixed use premises. The working group made three core recommendations for changes in legislation and practice:

- Establish Compulsory Owners' Associations
- Establish Building Reserve Funds
- Mandatory 5 yearly building inspections

The Scottish Law Commission has been tasked with setting out a legislative basis for implementation of the first of these recommendations: the establishment of compulsory owners' associations, with the aim that these will assist in coordination of work in a tenement. The Law Commission published a Discussion Paper in April this year setting out their provisional proposals. Redpath Bruce provided a detailed response to the consultation and we will keep owners informed of any progress the legislation makes, likely implementation date and how it might impact you.

Common Buildings Insurance

If we arrange common buildings insurance for your property, please remember all your insurance documents are saved on our portal 'My Property', accessed through our website, www.redpathbruce.co.uk. Documents include; the Broker's marketing outcome and recommendation, our Key Facts document, your certificate of cover and the policy wording. This year, despite a hard insurance market across the UK for blocks of flats/mixed use buildings due to the high level of 'escape of water' claims and cladding issues, our insurance broker has managed to secure continuing competitive cover for our clients, at renewal. Due to the expertise that our broker has within the blocks of flats market, the excellent claims model which they have agreed with insurers and the in-depth knowledge that they have of the individual properties which they are placing they are able to negotiate extremely favourable terms which include wide and bespoke policy wording, competitive excesses and competitive rating. If you have any queries at all relating to the cover that we place on your behalf please get in contact with your property manager.

New Bulk Uplift Arrangements in Glasgow City

Homeowners may be aware of a change of policy on the uplift of personal bulk refuse by Glasgow City Council. The amended provision omits owners in "high rise properties" or properties with "internal bulk chambers".

Any homeowner who requires to dispose of bulk items which cannot be dealt with by general refuse, should make their own arrangements to do so. These items should not be deposited within any communal aspect of the property.

Further information on Household Waste Recycling Centres, can be found via:

<https://www.glasgow.gov.uk/article/1529/Household-Waste-Recycling-Centres>

Or if the item(s) meets a specific criteria, these can be recycled for reuse, further information on this is available at:

<https://www.zerowastescotland.org.uk/resources/recycling-locator>



Crown House, 152 West Regent Street, Glasgow, G2 2RQ
18 Walker Street, Edinburgh, EH3 7LP
T: 0141 332 9041 (Glasgow) T: 0131 297 7560 (Edinburgh)
mail@redpathbruce.co.uk

Urgent Assistance

During office hours please phone

0141 332 9041

Out of hours please visit our website

www.redpathbruce.co.uk

Our daytime telephone line will also give details of Emergency Contractors

24/7 Insurance Claim Hotline

0333 772 0374



Management Fees

Each year we review our management fees in order to keep a pace with inflation and rising costs and this year we propose to increase our fees by 3.5%.

Privacy Policy

In accordance with our responsibilities under the General Data Protection Regulations we have a detailed privacy policy which is kept regularly up to date. In order to read our latest full version with revisions in the section 'How we use your Personal Information', please visit our website:

<https://www.redpathbruce.co.uk/privacy-policy/>

Non-Domestic Rates: Changes to Empty Property Relief

From 1st April 2024 there are notable changes and differences between Edinburgh and Glasgow local authority areas.

City of Edinburgh Council

- If currently receiving Empty Property Relief (EPR) this ended on 31/3/24 and from 1/4/24 full rates apply, including for Listed Buildings.
- Business properties where occupation is 'prohibited by law' will continue to receive 100% rates relief.

Glasgow City Council

- 100% Relief can be given for the first 3 months that a property is unoccupied, 10% relief will then be available for upto a further 12 months resulting in a total of 15 months relief being available.
- Listed buildings will continue to receive 100% rates relief as will business properties where occupation is 'prohibited by law'.

Full details can be viewed on the corresponding Council websites:

[Empty Property Relief - The City of Edinburgh Council](#)
[Apply for Rates Relief - Glasgow City Council](#)

Charity Round Up 2024

As we approach the end of 2024, we take the opportunity to look back on the positive impact our team has made through various charitable initiatives this year. Stand out highlights include the Tough Mudder where £2000 was raised for Men Matter Scotland and the Kilt Walk where our team raised over £5000 for four extremely worthy hospices across the Central Belt.



Our partnership with B1G1 continues to be a key focus, meaning that every time you do business with RB, you're helping support important global

causes. We have now created over 76,000 giving impacts, including 31,483 days of shelter to people in need, 27,740 days of life-saving clean water to communities around the world and planted 1,780 trees. These impacts underline the importance of our partnership with B1G1, and how the work we do has a positive impact on those that need our support the most.

As is always the case throughout the year, we continue to support a range of Scottish and UK based charities, including The Simon Community Scotland, Cancer Research, Spifox, Social Bite, Macmillan Cancer Support among many others.

We are also delighted to be able to support local clubs and community groups and this year, we are excited to add our support to local football team, Westerton United FC 2013s - all the best for the rest of the season guys!

The team at RB is committed to ongoing support of these crucial organisations within our communities as well as further afield and we look forward to continuing this support as part of our ongoing charitable efforts.



Festive Office Closure

Over the festive season the office will close on Tuesday 24th December at 12:30pm and re-open at 9:00am on Friday 3rd January 2025.

May we take this opportunity to wish all our clients a very Merry Christmas and a Happy New Year.