



## **Quarterly News February 2022**

### **Written Statement of Services**

We provide our factored owners with new Appendices for their written statement every year. Any changes to our prices will apply from 1<sup>st</sup> April 2022. Your new appendices are enclosed.

We will increase our management fee from 1<sup>st</sup> April 2022 to £183.92.

Our Garden Maintenance contract is being delivered again by ID Verde and there will be no price increase for 2022-23.

Our Close Cleaning contract is being delivered again by Tenement Steps and there is an increase to the close cleaning charges from April 2022.

Our Bulk Uplift service for all factored owners is carried out by Caledonian Maintenance Services and the costs are noted on Appendix 2.

### **Planned & Cyclical Maintenance Programme 2022-23**

We have included a copy of Paisley Housing Association's planned & cyclical maintenance programme for 2022-23. This only shows the areas where they intend to carry out common work over the next year which may affect your property.

If your block is included in this year's plan we will send you more information on the work that is being proposed when we receive it from Paisley HA.

If you have any queries regarding the work planned for your block please contact our Factoring Officer Steffani on 0141 840 5017.



## Compulsory Fire and Smoke Alarms

Please Remember every home in Scotland must have interlinked fire alarms by February 2022.

Interlinked means if one goes off, they all go off, so homeowners are required by law to fit these in all properties they own.

By **February 2022** every home must have: One smoke alarm in the living room or the room you use most. One smoke alarm in every hallway or landing. One heat alarm in the kitchen and all smoke and heat alarms should be mounted on the ceiling and be interlinked.

Also if you have a carbon-fuelled appliance – like a boiler, fire, heater or flue – in any room, you must also have a carbon monoxide detector in that room, but this does not need to be linked to the fire alarms.

What the alarms must have: If you use battery alarms, they must be sealed tamper-proof units and have long-life lithium batteries, which can be up to 10 years. You may be able to fit these types of alarms yourself and they do not need an electrician.

Mains-wired alarms are cheaper but if you use them, they must be fitted by a qualified electrician and must be replaced every 10 years. You may also need to redecorate after fitting them.

If you also need a carbon monoxide alarm and it is battery-operated, it must have a sealed battery for the duration of its lifespan. More information can be found on Scottish Governments Website: <https://www.gov.scot/publications/fire-and-smoke-alarms-in-scottish-homes/>

Owners are asked to ensure they are complying with current legislation and please remember that your home insurance requires you to take all reasonable steps to minimise loss or damage to all insured property including keeping the property in a good condition and state of repair.