·EDINBVRGH·
THE CITY OF EDINBURGH COUNCIL

/49864

Date April 2016
Your Ref 000906358884
Our Ref AB/HP

Dear Sir or Madam

REPAIR AND MAINTENANCE OF STAIR LIGHTING SERVICE

From 1 July 2016, the City of Edinburgh Council will no longer repair and maintain common stair lights in tenement blocks where the flats are all owned privately, bringing Edinburgh into line with all other Councils in Scotland.

For many years, the City of Edinburgh Council has repaired and maintained stair lights in these tenement blocks and is the only local authority in Scotland to provide this service to owners.

As you may be aware, the Council needs to make savings of £148 million over the next four years. Ceasing to carry out repairs and maintenance to stair lights in private tenement blocks was one of the savings proposals approved by the Council in its budget on 21 January 2016.

011003

I am writing to you because your property is in a block where all flats are privately owned. This means that the Council will currently continue to pay for the electricity for your stair lights but will **not** maintain or repair the lights in your stair from 30 June 2016.

All occupiers and owners in your block have a legal responsibility to make sure the common stair lighting is in working order and does not present a health and safety hazard. If you are a tenant, you will need to pass this letter to your landlord for action.

To make sure you or your landlord comply with this legal responsibility, all the owners in your block must put in place alternative repair and maintenance arrangements before 30 June 2016. This can be done by appointing a factor to manage all of your property's repairs and maintenance needs on your behalf.

Over...

Alex Burns, Housing Property Manager, Housing & Regulatory Services, Place
Housing Property, 33 Murrayburn Road, Edinburgh, EH14 2TF
Tel. 0131 200 2335

INVESTORS IN PEOPLE | Gold
CUSTOMER SERVICE EXCELLENCE

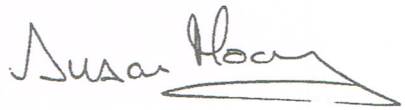
Further information on factoring services can be found below:

- Property Managers Association Scotland at www.pmas.org.uk or call 0141 248 3434
- Scottish Government at www.gov.scot under Housing/Private Owners
- Scotland Shelter at www.scotlandshelter.org.uk or call 0808 800 4444
- Citizens Advice at www.citizensadvice.org.uk

Alternatively, you, your landlord or one of the owners in your stair can find an appropriate company to carry out the repairs and maintenance on behalf of all the owners.

The Council and Police Scotland support Edinburgh Trusted Trader scheme, where you can find honest and reliable traders who have been fully vetted by the Council's Trading Standards Team. All members of the scheme provide a good quality, value for money service. They are reliable and have to follow a strict code of practice. Please contact Edinburgh Trusted Trader on www.trustedtrader.scot or call 0131 513 9921. Alternatively, you can find their details on www.edinburgh.gov by searching for 'Trusted Traders'.

Yours faithfully



Susan Mooney
Head of Service for Housing & Regulatory Services