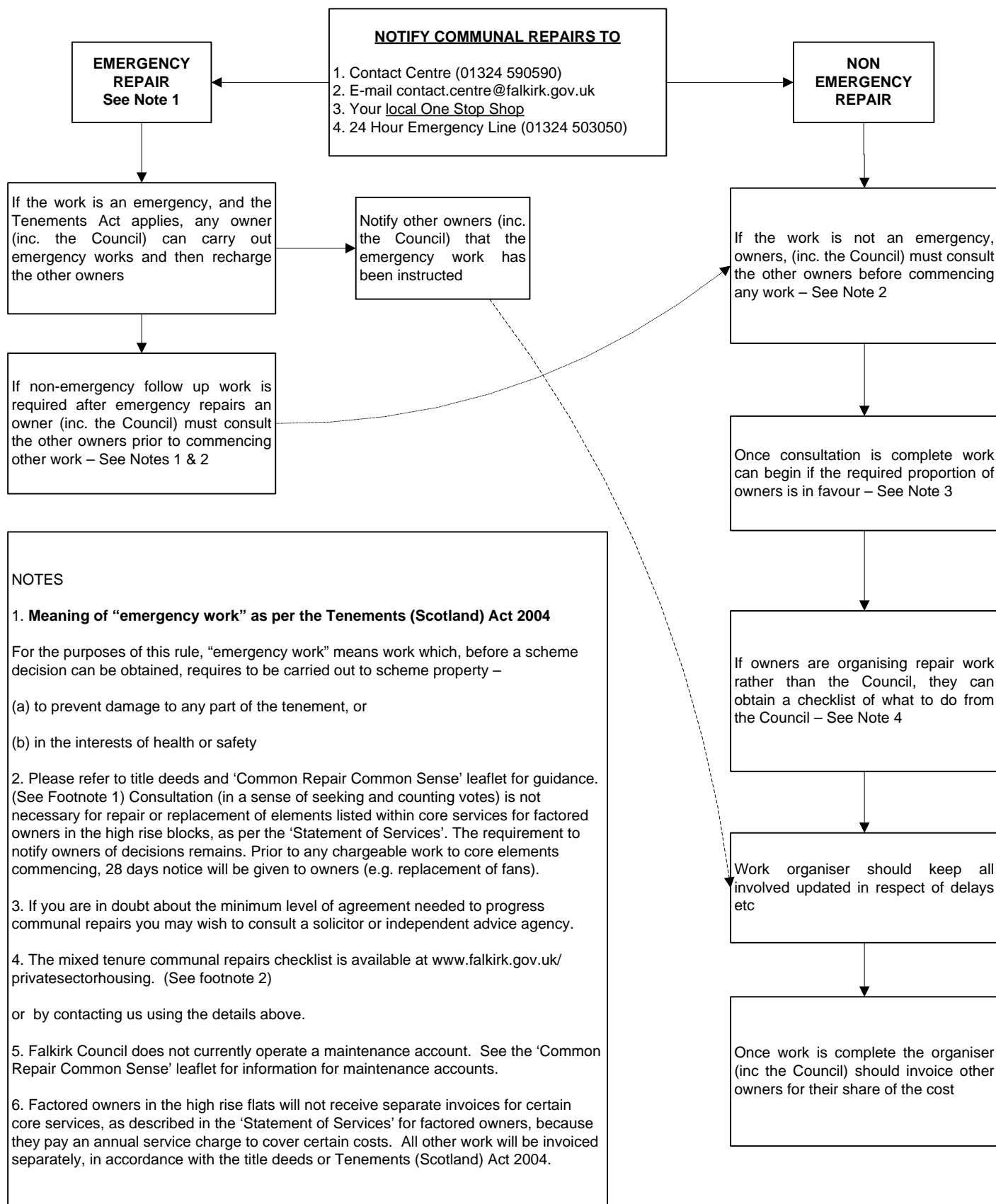


# Procedure for Owners Notifying Communal Repairs to the Council & Consulting on Communal Repairs



## NOTES

### 1. Meaning of “emergency work” as per the Tenements (Scotland) Act 2004

For the purposes of this rule, “emergency work” means work which, before a scheme decision can be obtained, requires to be carried out to scheme property –

- (a) to prevent damage to any part of the tenement, or
- (b) in the interests of health or safety

2. Please refer to title deeds and ‘Common Repair Common Sense’ leaflet for guidance. (See Footnote 1) Consultation (in a sense of seeking and counting votes) is not necessary for repair or replacement of elements listed within core services for factored owners in the high rise blocks, as per the ‘Statement of Services’. The requirement to notify owners of decisions remains. Prior to any chargeable work to core elements commencing, 28 days notice will be given to owners (e.g. replacement of fans).

3. If you are in doubt about the minimum level of agreement needed to progress communal repairs you may wish to consult a solicitor or independent advice agency.

4. The mixed tenure communal repairs checklist is available at [www.falkirk.gov.uk/privatesectorhousing](http://www.falkirk.gov.uk/privatesectorhousing). (See footnote 2)

or by contacting us using the details above.

5. Falkirk Council does not currently operate a maintenance account. See the ‘Common Repair Common Sense’ leaflet for information for maintenance accounts.

6. Factored owners in the high rise flats will not receive separate invoices for certain core services, as described in the ‘Statement of Services’ for factored owners, because they pay an annual service charge to cover certain costs. All other work will be invoiced separately, in accordance with the title deeds or Tenements (Scotland) Act 2004.

1. [Common Repair, Common Sense Leaflet](#)
2. [Private Sector Section](#)