



# CUNNINGHAME HA LTD



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## VINEBURGH TENANT INFORMATION BULLETIN September 2009

Welcome to our Vineburgh information bulletin which will be issued to returning tenants every 6 weeks to provide you with an update on progress with the ongoing new build works. We hope you find the information useful.

### GARDEN MAINTENANCE IN THE FIRST YEAR



We can confirm that for the first year, the gardens to the front of the properties and the common areas of landscaping will be maintained by the Contractor. Back gardens are the responsibility of the individual tenants. After the first year the front gardens will be the responsibility of the tenants while the common areas will be maintained by the Association's approved landscape contractor.

### UPDATE ON THE CONTRACTORS PROGRESS

The Contractor continues to work to programme and has not reported any delays so far which would affect the handover dates.

The majority of returning tenants to Vineburgh Phase 1 should by now have been notified of the plot you have been pre-offered within Phase 1 and which block your new house sits within.

The provisional handover dates are as detailed below.



#### PROVISIONAL HANDOVER DATES

DECEMBER 2009 – SEPTEMBER 2010									
Dec 09	Jan 10	Feb 10	Mar 10	Apr 10	May 10	Jun 10	Jul 10	Aug 10	Sept 10
Block 1	Blocks 2 & 3	Blocks 4 & 5	Blocks 6 & 7	Blocks 10 & 11	Blocks 12 & 13	Blocks 14, 15 & 16	Blocks 17, 18 & 19	Blocks 20, 21 & 22	Blocks 8, 9 & 23

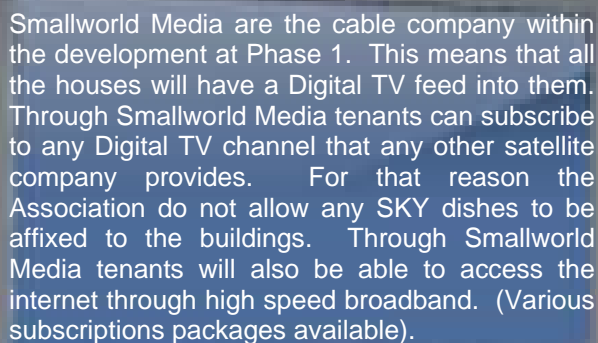
# Vineburgh

## OVEN / HOB

We understand that there have been some questions from returning tenants on the type of cooking provision within the kitchen areas of the new housing.

It is the Association's policy only to provide a space within the kitchen for a slot in cooker, in this case a 610mm space will be left for returning tenants. The Association does not make provision for any alternative form of cookers such as an oven and hob.

## SMALLWORLD MEDIA



Smallworld Media are the cable company within the development at Phase 1. This means that all the houses will have a Digital TV feed into them. Through Smallworld Media tenants can subscribe to any Digital TV channel that any other satellite company provides. For that reason the Association do not allow any SKY dishes to be affixed to the buildings. Through Smallworld Media tenants will also be able to access the internet through high speed broadband. (Various subscriptions packages available).

## FLOORING/DECORATION

We would like to confirm that there will be no floor coverings provided by the Association upon completion of your house. The only floor coverings provided are in the amenity houses, where non slip wet floor vinyl is provided in both the kitchen and the bathroom.

It is the returning tenant's responsibility to fit floor coverings when they sign up and receive the keys for their new home. Carpet and linoleum are acceptable as coverings; the Association do not allow any laminate, hardwood or ceramic tiles to be fitted in the first year of the tenancy. This is in the event of any defects occurring under the floor which would result in the flooring having to be taken up to carry out the repair. After the first year the tenant can ask the Association for permission to put down any laminate, hardwood or ceramic tiles. The Association will then issue you with an Application for Improvement form which you will be asked to complete prior to permission being granted.

With regards decoration, it is important to note also that decoration/wall covering should not be carried out during the first year of your tenancy either in the event of any defect which may occur that may result in disruption of walls etc..

## NEW STREET NAME

As you are aware, the building of the new houses at Phase 1 has resulted in the formation of a new road which will require a new street name.

The Association has been researching possible new names based on the history of Old Irvine and we have recently lettered asking you to select your preferred new street name from a shortlist of 3 possible names.

Once we know which one is the most popular choice, we will submit this new name to North Ayrshire Council for approval and notify you of the outcome.

**If you have any questions on this Bulletin or any other enquiries in relation to the Vineburgh Regeneration Project, please contact Kevin Chavner or 01294 606009.**