

EMERGENCY REPAIRS

If an emergency occurs – a repair that threatens the safety of the occupants or the building or the loss of essential services (i.e. burst pipes, tanks, severe water penetration or failure of electric system) – during office hours please contact the Association on 0800 093 8823 or 0131 337 3222 or:

If you need to report an emergency repair out-with office hours contact:

- In the evening**
- At weekends**
- On public holidays**

Please call The Warranty Group on 08700 605520

DEFECTS LIABILITY PERIOD

Approximately 12 months after the property has been built your home will be visited to see if there are any outstanding repairs that the builder should deal with. You will be notified by letter when your property is no longer covered by the builder.

The Association will carry out regular maintenance to your home and for this reason they will need to gain occasional access for maintenance inspections. You can help by reporting any defects to the office. Whatever you think the cause may be, please inform the Association and if required an inspection will be arranged at which the appropriate action will be decided. For this reason you should also explain how you might be contacted to arrange access. You should also note that you would be expected to make reasonable effort to provide access to those whose job it will be to repair the defect.