

## Annual Newsletter - July 2025

Dear homeowner,

Your owners' committee have been busy over the last year dealing with a variety of queries and have included some of the main ones in our newsletter. Many of the queries have required help from the Mearns East Community Council (MECC), local councillors and various services from East Renfrewshire Council (ERC), which we would like to thank.

Please note that the content of our newsletter is based on our understanding and information passed to us by the likes of MECC and ERC.

For the avoidance of doubt, we are not providing advice and are simply conveying the information we have gathered.

### **Storm Eowyn**

Back in January, Mearnskirk Estate was hit by Storm Eowyn. There were plenty damaged garden fences and garage roof tiles, not to mention some serious damage to trees.

As soon as it was safe, Committee members went out to note tree damage within the Estate.

In respect of trees which were liable to cause risk to the general public, we immediately contacted ERC. In turn ERC sent out tree surgeons and felled damaged trees and cleared any trees from roads and pavements.



***ERC making safe the storm damaged trees***

We contacted Dundas Estates regarding tree damage in the area of the former Care Home and they cleared up this area to make it safe.

Unfortunately, the Builders' Consortium did not respond and take action to the areas that they were responsible for in Common Ground areas.

Should any owners need to contact Taylor Wimpey (as the only active company within the Builders' Consortium) then they can be contacted via:

*Telephone: 0141 849 5511 or Email: [westscotlandcustomerservices@taylorwimpey.com](mailto:westscotlandcustomerservices@taylorwimpey.com)*



We did have a big shout out to the wider community and thankfully some local farmers and local people chopped up and removed a large number of the felled trees.

We then instructed our factor Hacking & Paterson Management Services (HPMS) to clear the remaining debris.

### **Hacking & Paterson Management Services**

On the back of Storm Eowyn, we got together with HPMS to have an Easter walk round the Estate to see if there were areas that needed improved and to discuss the level of maintenance.

This was a worthwhile exercise and HPMS are in the process of gathering full information from landscapers etc and will provide their findings in due course. It was also agreed that this should be carried out on an annual basis around Easter time.

Some of the areas that we highlighted were in relation to Common Ground areas (where the cost would be shared around ALL owners) and others were Zone Specific (where the cost would be shared by only the properties in that zone).

We have been in discussion with HPMS regarding the process of carrying out any work within the Estate. It was agreed that any requests for work within a Zoned Area could only be carried out with the agreement of those owners within the Zone and that the Committee could only give comment on the proposal.

For work that would be shared amongst ALL owners, then it was agreed that HPMS must pass this to the Committee to gauge our opinion on whether work could proceed or if wider consultation was required.

Regarding any work that was the responsibility of the Builders' Consortium, then the Committee expressed that this was outside the scope of HPMS and would therefore be rejected.

In general, what we stressed to HPMS is that we were wholly in favour of maintaining the Estate but that they should be respectful of the views of owners and in the event of objections to proposals, to take time and investigate these further and not just accept that non responses meant that everyone is in favour of a proposal.

### **Mearnskirk House (Former Care Home)**

The open area of land to the South entrance of Mearnskirk, was previously occupied by Mearnskirk House, which was a Care Home owned by NHS Greater Glasgow and Clyde. This was sold to Dundas Estates around 2019 who proposed to develop the site for 18 detached homes.

Due to various stumbling blocks, primarily with the impact of schooling in the area, they withdrew their planning application in 2023.

To date they have informed us that they are developing sites that they purchased from Stewart Milne and have no immediate plans for Mearnskirk House. In the meantime they will continue to maintain regular upkeep of the area and store the Peter Pan statue in safe keeping.



## Tree Preservation

Homeowners are regularly in touch regarding trees being pruned/felled within Mearnskirk. We understand that any such work requires the appropriate permissions from (a) the owners i.e. Building Consortium for the Common Ground but more importantly (b) ERC as being responsible for Tree Preservation Orders, as all trees within Mearnskirk Common Ground have a protected status and anyone found in breach of this may be fined or prosecuted.

We have raised the matter with ERC and they suggested that the following information should be made available to owners:

*Dear Sir/Madam*

***Town and Country Planning Act 1997 (as amended)***

***Planning Circular 1 2011: Tree Preservation Orders***

***Protected trees within Mearnskirk Estate.***

*I am writing to you in relation to trees protected under the Planning Circular 1 2011: Tree Preservation Orders on Mearnskirk Estate.*

*The wooded area within this Estate is protected by a Tree Preservation Order and as such any tree works including the trimming of the trees requires the written approval of the planning authority, East Renfrewshire Council Environment Department, Development Management, 2 Spiersbridge Way, Spiersbridge Business Park, Thornliebank, East Renfrewshire, G46 8NG.*

*Under the terms of Section 171 of the Town and Country Planning Act 1997 (as amended) it is an offence for any person to contravene a Tree Preservation Order without the consent of the planning authority. A person guilty of an offence shall be liable on summary conviction to a fine not exceeding £20,000 and on conviction of indictment to a fine.*

*I trust the above will ensure no unauthorised treeworks in the future.*

There is an ongoing case of the illegal felling of trees within the Mearnskirk Estate and ERC have informed us that they are in the process of providing details to the Procurator Fiscal.

## Our Mearnskirk

Hopefully you can appreciate that we have been busy over the last year and that we try our best. We are reliant on the relevant statutory bodies such as the Community Council and the goodwill of local councillors, ERC and our open working relationship with HPMS.

Unfortunately, most queries/issues relate to land still owned by the original builders' consortium. We have approached Taylor Wimpey on numerous occasions over the years, however they are less than cooperative and do not seem willing to engage with us.

We would like homeowners to identify issues on which the association should focus, and in this respect, we encourage you to use the contact page on our website [here](#).

The committee is always keen to encourage homeowners to participate, and to bring new skills and points of view. We have very valued contributors who help us without being full time members of the committee.



Residents who wish to contact the committee can do so as follows:-

Website: <https://mearnskirk.org/>

or

Email: [secretary@mearnskirk.org](mailto:secretary@mearnskirk.org)

Thank you for your ongoing support,

**Mearnskirk Owners' Association Committee**