

Spring 2018

SPOTLIGHT

NEWS FOR MAGENTA LIVING LEASEHOLDERS



Ongoing Maintenance to Leaseholder Blocks

Low Rise Communal Refurbishment

As you are aware, Magenta Living are committed to improving all of our low-rise blocks of flats by fitting new door entry systems, new entrances, external signage, floor coverings, new stairwells and handrails and new internal and external lighting.

We are currently half way through the consultation process with leaseholders in Woodchurch about choosing contractors to carry out relevant work. Once we receive the estimates from the contractors, we will write to all leaseholders again giving them the opportunity to comment on the shortlisted contractors. Work is due to start this summer.

Our Asset Management Team also plan to carry out refurbishments of the low-rise flats communal areas in Wallasey as part of its plan for 2018/19. The funding has been set aside and they are currently finalising the procurement for this work. It will then go to statutory leasehold consultation and subject to a successful consultation, we would anticipate the works will commence in the summer.

Electrical Works

We are also currently upgrading electrical installations if required and we have chosen not to charge leaseholders for this work as these are Health and Safety related works.

Paint and Repair Programme

We also plan to carry out a paint and repair programme to 28 blocks in various locations in Wirral. Maintenance will include fences, gates, screens, outhouse doors, frames, roofs and brickwork, balconies, canopies, rainwater goods and removal of asbestos if discovered. The successful contractor will commence work at the end of March.

Magenta Living Acquires 400 Affordable Homes in Wirral



Magenta Living has successfully completed the purchase of over 400 affordable homes from one of the UK's largest social housing providers, Your Housing Group (YHG) on Monday 15 January 2018, following a successful consultation process.

The properties transferring across include rented, supported, leasehold and shared ownership properties as well as several garages across a number of different neighbourhoods throughout Wirral. All existing tenancy agreements and lease contracts transferred from YHG will remain the same. Following the successful transfer, Magenta Living is in the process of writing to all affected residents to formally welcome them to Magenta Living. Magenta Living staff are also committed to visiting all new leaseholders and tenants over the coming weeks to offer them the opportunity to raise any outstanding questions or queries they may have.

Brian Simpson, Chief Executive of Magenta Living said:

"We are really pleased to acquire over 400 more affordable homes in Wirral and I would like to thank Your Housing Group for choosing us and for helping make the transfer process a smooth one. We are committed to providing homes and building communities where all can thrive and we are looking forward to welcoming our new residents to Magenta Living."

John Cogbill, Chief Operating Officer for Your Housing Group, said:

"We are delighted that the transfer to Magenta Living is taking place and we are confident that in their hands, the interests of the Wirral residents are protected and that they will be served well."

Leaseholder Services



The Home Ownership Team have a list of services that we offer. We will:

- Offer you help and advice about any issues that may affect you
- Communicate with solicitors and legal advisors within five working days of any flat sales that take place to aid smooth transfer of ownership
- Send all our leaseholders a newsletter twice a year and a tenants' newsletter three times a year
- Send all our leaseholders a Leaseholder Satisfaction Survey from time to time and report the results and findings in the leaseholder newsletter. The results of the survey will be used to improve the services we offer you
- Send our leaseholders an updated leaseholder handbook periodically
- Offer you a private interview room when you call into our office if your enquiry is confidential or sensitive
- Offer you an appointment to discuss what owning a lease means at Section 125 Offer Notice stage if you are a tenant and want to become a leaseholder

Update on the Policy and Home Ownership Team



After working for 30 years in housing, John Devlin (*pictured left*), Manager of the Policy and Home Ownership Team retires this month. His team would like to wish him all the very best for the future.

The Team will now be managed by Jamie Martin (*pictured right*), Head of Community Regeneration. Andrew Hurley and Vicki Jones would like to welcome Jamie to the team.



The Home Ownership Team are here to assist and support you – if you do have any questions or queries please do not hesitate to contact us on **0808 100 9596** or email us at **homeownership@magentaliving.org.uk**



Do you need a job carrying out to your flat? Then help is at hand!

One of Magenta Living's key objectives is to "diversify to create a resilient business" and in response to this, we have launched a new service 'Trade-to Measure' which provides a repairs and maintenance service to the general public across Wirral.

Under Trade to Measure we can arrange to carry out a wide range of jobs to your home to a high standard including carpentry and joinery, electrics, handyman jobs, heating and hot water, kitchens and plumbing. Our popular services include fixing leaking radiators, assembling flat pack furniture, overhauling and fixing mixer taps, fitting additional wall sockets, toilet and cistern repairs, unblocking sinks, wash-hand basins and toilets and connecting and plumbing in washing machines. All works are carried out by Magenta Living's qualified tradesman.



Professional
Property Maintenance
Services with **Clear and
Transparent Pricing**



Fully qualified and experienced tradesmen with reliability and quality at heart.

Services include handyman work, electrics, plumbing, heating and much more.



For more information or to book a job visit www.tradetomeasure.com