



**Ross +
Liddell**
Since 1854

R+L News

2026 Edition 2



Celebrating Our Team and Investing in our People

January within Ross + Liddell was all about celebrating the people who make Ross + Liddell what it is.

Throughout the month, we celebrated various members of our staff on LinkedIn, recognising the professionalism, dedication and achievements of our teams across all of our offices.

Our commitment to training and development continues to be a core part of our culture. We continue to proudly support team members through study via The Property Institute and we look forward to showcasing even more colleagues throughout the year.

In 2026, we have welcomed five new apprentices, joining teams across our business including Repairs, Major Works, Credit Control and Finance.

Our Unique Inspection Team

Our Inspection Team continues to be one of the quiet powerhouses behind the smooth running of our developments. Every day, our inspectors are on the road carrying out vital site and property inspections, ensuring standards are maintained and that any issues are quickly identified and actioned.

Their commitment ensures that routine checks never become routine in quality – and that our clients can trust their properties are being monitored with care, experience and meticulous attention to detail.

These apprentices bring fresh perspectives, enthusiasm and a passion for learning, and they are already becoming valued members of their teams.

Our apprenticeship programme ensures that new entrants to the industry gain hands on experience within a structured, supportive environment, guided by senior colleagues who are committed to mentoring the next generation of property professionals. This continued investment ensures that as the business grows, our skills, service quality and client support grow with it.

We look forward to seeing their progression throughout the year and celebrating their achievements in future updates.



Management Fee Review

Homeowners will be aware that our Management Fee is reviewed annually to ensure that it continues to reflect the cost of delivering our services.

Following this year's review, we would advise that your management fee will increase by **5%**, which will be effective **from your next account**.

This increase reflects rising business and operational costs, including staff salaries, and ensures we can continue to provide a consistent, high-quality service and invest in the people and systems that support homeowners and their developments.

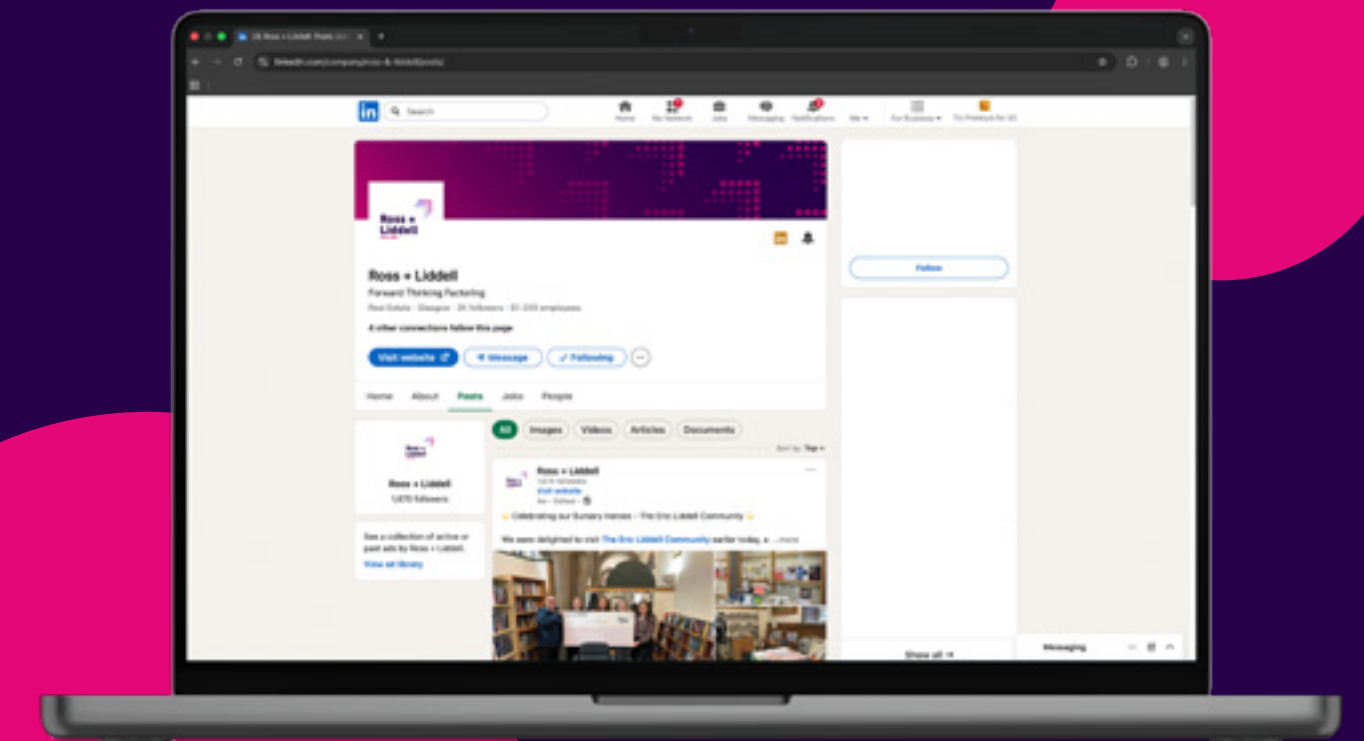
Follow Us for More Company Insight

We would invite owners to follow our Ross + Liddell LinkedIn page for:

- Staff spotlights
- Important service updates
- Useful guidance and reminders
- Community bursary announcements
- Insights into how we support developments across Scotland

To follow us, simply click the link, or copy and paste the following into a search browser - Ross + Liddell | LinkedIn

[View Our LinkedIn Page](#)



The Importance of Tree Management

Tree maintenance is a key part of managing our developments and ensuring safe, well-maintained shared spaces for all residents. While building repairs often receive the most attention, trees on common land require regular care and assessment to keep the environment safe and healthy.

Tree surveys help identify trees that may be obstructing road signs, street lighting, pathways, or sight lines, as well as those that may be dead, diseased, or in need of urgent attention. These surveys are carried out by a qualified Arboriculturalist, who provides recommendations for repairs and maintenance.

Trees offer important environmental benefits—from supporting wildlife and ecosystems to reducing soil erosion and helping to manage flood risk. However, because many species rely on trees for nesting, no work can be carried out when protected wildlife is present, due to Wildlife Protection Laws.

In addition, some trees, particularly mature trees or those within Conservation Areas, may also be protected by a Tree Preservation Order (TPO). In these cases, written consent from the Local Authority is required before completing any work on protected trees.

Emergency work can only proceed without approval if a tree is dead, dying, or poses an immediate danger. Should you receive communication from us regarding proposed tree works at your development, we encourage you to fully review the proposal.



Scottish Cladding Remediation Update

R+L reviewed the latest Scottish Government guidance on the national Cladding Remediation Programme. The programme stems from safety concerns raised following the Grenfell tragedy in 2017, and the Government is now providing funding for Single Building Assessments (SBAs) for some residential buildings that meet the following criteria:

- Flatted Building with more than 2 separately owned flats
- Have any external wall systems, either in full or part
- Were built between 1992 - 2022
- Are 11 metres or more in height (typically 4+ storeys)

We completed a full audit of our portfolio and registered 117 potentially eligible buildings under the Government's Single Open Call, as these buildings fit the criteria for the SBA and may be eligible for funding for this assessment.

A cautious approach was taken throughout this process, and all affected homeowners have been notified of the registration. We are not aware of any defects or issues with the buildings we have registered, these were registered due to meeting this criteria, registration could result in a funded assessment to review the building fabric and, which would otherwise be at homeowners' expense, if needed in the future.

More information on the Scottish Governments Single Open Call can be found at www.mygov.scot/cladding-open-call

Community Bursary Scheme

Ross + Liddell has always been rooted in community. Since launching our Community Bursary Scheme in 2011, we've now awarded over £250,000 to local groups and organisations making a difference across Scotland.

Each year, we're inspired by the incredible work being done — from youth organisations and social support charities to community development projects.

Applications for the 2026 funding cycle will open in October 2026, and we encourage groups to explore our website around this time of the year, for information on how to apply.



Meeting with the Eric Liddell Community, whose £500 award funded a new barbering chair and equipment for their dementia support service.

Ahead of the Replanting Season

This year, our teams worked proactively to ensure contractors completed replanting works during **the bare root season**, which is the ideal period for replanting as dormant plants establish more effectively in cooler, moist conditions.

By getting ahead of these recommended works, we were able to deal with tired or missing planting early, helping to maintain the appearance of shared grounds without owners having to log enquiries, or wait for the next growing season. This proactive approach helps protect the standard of communal areas.



Insurance + EICR Requirements

Insurers are placing increased emphasis on obtaining Electrical Installation Condition Reports (EICRs) covering common areas within developments.

Where this has been recommended by the Insurers at your development, our team will obtain estimates from suitably qualified electrical contractors and write to all homeowners recommending that inspection is progressed at the earliest opportunity.

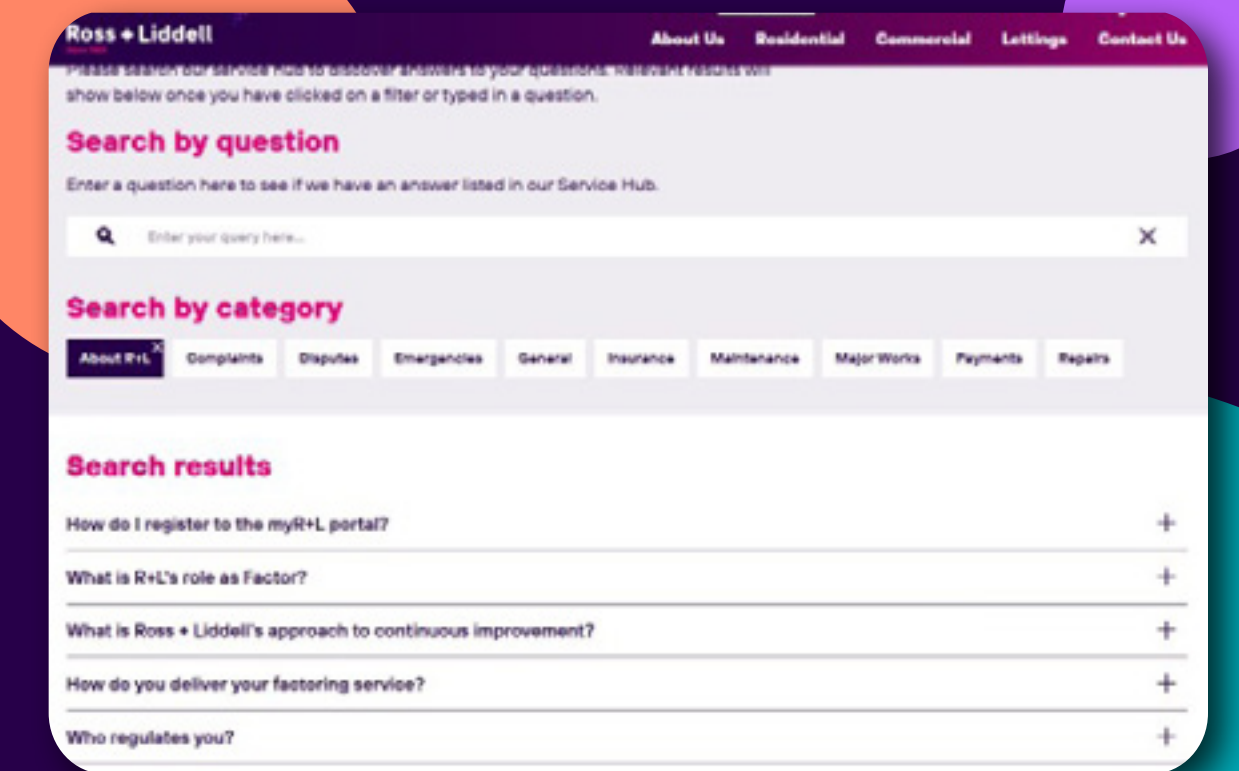
Once the EICR is received, along with details of any remedial works required, we will look to progress these promptly to ensure compliance. Homeowners will be kept informed throughout and updated as works move forward.

Celebrating Our Service Hub

Our Service Hub has grown significantly since it was launched in 2025. This dedicated section of our website allows you to quickly search for answers to your questions. You can also filter questions relevant to different categories, such as 'Insurance' so that all of the relevant information is in the same place.

Since its launch, our Service Hub has grown by over 50 questions and answers following owners suggestions of what they would like to know. We look forward to growing this service further, to make information as easy to access as possible.

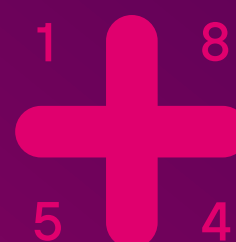
Of course, if you cannot find the answer to your question, our teams are always on hand to help, and be contacted via Live Chat, or by telephone.





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Since 1854



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