

## Burntbroom Residents Association

### AGM 2025 Agenda Item: Criblock Wall, possible repairs and ownership

#### Update:

The criblock wall, running along Greentree Dr, was installed when the estate was founded. Over the years, there has been some degradation to the structure and some of the concrete slats have fallen or been damaged. However, the criblock wall is in an area that does not form a common part of the estate, nor is under any property deed that backs onto the wall. In effect, it is a decorative structure that is not under the remit or ownership of the Association. As a decoration, the previous committee (prior to 2020) were also responsible for the planting of bushes etc alongside the criblock wall.

Before the AGM 2025, several residents had mentioned the criblock wall to committee members and could anything be done regarding its look or the slight damage to it. This was one of the factors that was discussed by the committee at the AGM. Our newsletter made reference to the review of the criblock wall and proposed investigation also. However, the decision to increase Green Fees was to cover overall estate maintenance costs and other costs as required. Since 2021 a significant amount has been paid to cover urgent tree maintenance required throughout the estate, there has been a change of gardener contract and the 'Gratis' year (whereby no resident had to pay fees) which has depleted the funds which we are now rebuilding. This was discussed and agreed at the AGM and that the rise in fees was not for the criblock wall only.

#### Previous Investigation:

The previous committee contacted a solicitor in 2020 (Holmes MacKillop) who reviewed the original Deed of Conditions documents when the estate was created which does not make any reference to the criblock wall. It also did not appear that it fell under the remit of Glasgow Council to maintain or manage.

As such, the previous committee took no further action. When they resigned, and the current committee was formed, this was not forwarded as the matter had been closed.

#### Investigation 2025:

The current committee were given a copy of the previous investigation in April 2025, prior to our AGM. We made further investigation with our gardener services who have a landmap of the estate, of what is and is not estate land, and the criblock wall does not form part of that. From further investigation through Glasgow Council information website, it does not appear this is an area or structure they will adopt to maintain.

The criblock wall is structurally sound and not giving any cause for concern at this time. The slats that have fallen will be pushed against the wall and left in situ as not causing any concerns. Our gardener confirms that it would be difficult to plant anything new in the area in front of it and will maintain cutback of bushes etc throughout the year.

We believe this matter is now resolved and will take any further action on the criblock wall or surrounding area.

A letter will also be distributed to residents informing them of the above.

Catriona (Chair, Burntbroom Residents Association)

