

## Lauder Common Good. 7<sup>th</sup> June 2016      Property Update - Private

### Cattle Grids on Lauderhill leading to Whitlaw

Lauderhill farm (also known as Lauder Common) is a Common Good asset. The track to Whitlaw farm runs through Lauderhill and has two cattle grids to prevent livestock leaving Lauderhill. The cattle grid nearest to Whitlaw is now in poor condition with both the foundations and metal beams broken. The farmer at Whitlaw, Jimmy Forrest, thinks that the grid has not had major repairs since it was installed 40 or 50 years ago. The track between the two cattle grids is just hardcore stone which Jimmy Forrest checks and repairs by way of filling in potholes every few months.

The responsibility for repairs and maintenance of the track and the cattle grids has been discussed with Jimmy Forrest and his brother in law, Jimmy McLean, who also lives at Whitlaw. There are a total of four houses at Whitlaw and two of the title deeds have been checked. Mr McLean's title states that there is a right of access over the track and cattle grids but maintenance is on the basis of usage. Virtually all the vehicle usage of the track will be by the four householders at Whitlaw.

Historically Jimmy Forrest has cleaned out the cattle grid nearest Whitlaw and Lauderhill Sheep Co have cleaned out the cattle grid nearest Lauder. Lauder Common Good fund paid for repairs to the cattle grid nearest Lauder in 2008 at a cost of £480 but at the same time refused the request from Jimmy Forrest to repair and upgrade the track.

Jimmy Forrest and Jimmy McLean have suggested that they will continue to maintain the track if Lauder Common Good assume responsibility for both cattle grids. It is thought that a major repair to the cattle grid nearest Whitlaw this year will ensure that it will last for many years without other repairs. Last year Jimmy Forrest repaired another cattle grid at a cost of £1,100 for the metal beams alone. It is therefore suggested that a maximum cost for renewing the concrete foundations and metal beams should be £2,000. To ensure that the work is carried out to an acceptable standard, it is proposed that Jimmy Forrest instructs the work using Lauder tradesmen for the foundations and metal grid renovations. The work can be supervised by Jimmy Forrest and the Council's Property Maintenance Officer.

If it is agreed that Lauder Common Good is responsible for the future maintenance of both cattle grids on the track leading to Whitlaw, I shall write to Jimmy Forrest and Jimmy McLean to confirm that responsibility and to confirm that the track maintenance is the responsibility of the residents of Whitlaw. I shall also ask Jimmy Forrest to arrange for the cattle grid renovation work and for him to recharge the cost to Lauder Common Good up to a maximum of £2,000.

James Morison

Estate Management

1<sup>st</sup> June 2016