

Managing your waste

Make sure any cracked or broken bins are replaced, and ensure they have a lid. Your local council, can replace these. Keeping bins away from doors and windows can also stop easy access to the property for rodents.

Try not to put loose food waste straight into bins but rather keep it under wraps with compostable liners, plastic bags or refuse sacks. This will control smells and make sure it does not stick to the sides of containers. It's also a good idea to give your indoor and outdoor bins a rinse with disinfectant and hot water. This helps to reduce smells that can attract rats.

Ants

Ants can be treated using off the shelf bait / products however we would recommend using a professional pest control service through contacting the Association.

Birds

In the UK, every wild bird and their eggs is protected under the Wildlife and Countryside Act 1981.

In general, birds will be attracted to areas where there is a food source therefore the best way to discourage birds is to remove food sources and to block off sites where they can perch or roost.

Whilst smaller native birds can be enjoyable in your garden, we strongly discourage feeding of birds in common areas, which often attracts gulls and pigeons which can be problematic to deal with.

Nests cannot be removed or disturbed until after the mating season which is generally in late summer.

In severe cases, we may consider bird prevention measures such as netting or spikes but only as a last resort.

Bats

All bats within the UK are protected under the Wildlife and Countryside Act 1981. If you find bats within your property, please contact the Association. Where bats have the possibility of being disturbed, we need to contact specialists to advise on the best course of action dependent on each location.

Pest Control



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Ochil View Housing Association Limited is a registered society under the Co-operative and Community Benefit Societies Act 2014 and with the Scottish Housing Regulator No HAL 213.
Ochil View Housing Association Limited is a recognised Scottish Charity No. SC033130
Property Factor Reference PF000367



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Printed August 2023

Design: www.warisanopton.co.uk



Our Responsibilities

Before you move in, we will ensure that your property, including the garden, is pest free. Staff will also undertake visual pest control inspections when undertaking estate inspections to ensure common areas are free from pest activity.

We will be responsible for carrying out repairs and treating infestations (regardless of the pest) if the infestation was caused by disrepair or lack of action on the Association's part.

The Association will be responsible for carrying out remediation work of neighbouring properties affected by the infestation, or commence the block treatment if the infestation spreads to another building.

The Association will intervene on the most serious infestations promptly (i.e. rats and cockroaches) as they can spread disease and are a risk to public health. Additionally, the Association will intervene if there is an infestation of bed bugs, as if they are not treated promptly, they can spread into the fabric of the whole building and can become very difficult and expensive to eradicate

The Association will not be responsible for dealing with infestations caused by a tenant's own negligence (i.e. if they have left food out or have not disposed of rubbish correctly). In certain cases where the infestation is caused by a tenants own negligence, the tenant may be held liable for the cost of treatment and will be recharged the cost incurred by the Association in doing so.

The Association will not be held responsible for any damage caused by pests to tenants' belongings.

Your Responsibilities

Tenants are responsible for the treatment of minor infestations within their property and are also responsible for informing the Association if there is an infestation within their property so that the Association can assess the cause and advice the tenant on the next course of action.

Tenants must notify the Association if communal areas are infested with vermin/pests.

Useful Advice

Bees / Wasps

It's important to ensure you identify correctly whether you have a bee or wasp infestation. Bees are a protected species and as such, we cannot instruct any pest control work for them. Here is how you can identify them:

Bees

Fuzzy
Help humans by pollinating our plants
Eat pollen and nectar
Gentle in nature and rarely sting
Legs are usually hidden when flying

Wasps

Little to no hair
Help humans by eating other insects
Eat human food that is laying around
Aggressive and ready to sting
Legs hang down when flying

Prevention is always better than cure. There are things you can do to stop wasps invading your home such as keeping your home secure with items such as fly screens, keeping bin lids closed and secure and keeping bins away from your home, and checking for wasps' nests in early spring when they are easier to deal with.

If a nest is far from a building it may be best to just leave it alone. Wasps abandon their nests after Summer and will not return to it the following year.

We will arrange pest control services for wasps as these should not be treated by yourself as this can be dangerous.

Mice

Mice only need a gap of around 6mm to gain entry (roughly the diameter of a pencil) so it is important to look for any gaps or entry points in your property which can then be sealed. This can be around pipes and windows.

You can also remove potential nesting sites by keeping your garden clean and tidy, cutting back overgrown areas, and cleaning any piles of wood / debris.

Household waste or compost heaps that can be accessed, should have lids fitted and be kept covered.

You should store any food in airtight containers, making sure any food debris is cleaned up immediately.

Rats

Similar to mice, rats only need a small gap (around 15mm) to gain entry to a structure so it is important to look for any gaps or entry points in your property which can then be sealed. This can be around pipes and windows.

You can also remove potential nesting sites by keeping your garden clean and tidy, cutting back overgrown areas, and cleaning any piles of wood / debris. Compost wastes can become nesting sites, so protect these with wire mesh to prevent rodents.

Drain inspection covers should be in a good state of repair and any disused pipes should be sealed off. The Association can deal with these repairs.