

Fraser Court, Aberdeen	KEY for tenants:			
25 February 2026	HO = Housing Officer PO = Property Officer HM = Housing Manager EA = Estates Assistant TPO = Tenant Participation Officer TLMW = Team Leader Major Works TLRV = Team Leader Repairs & Voids			
Staff attended: 7 Tenants attended: 7				
LOCATIONS	ISSUES	ACTION BEING TAKEN	STATUS	NOTES
GARDEN CONDITION/ GRASSED/OPEN AREAS/ FOOTPATHS	Gardening across scheme continues to be an issue for tenants as it is consistently in need of tidying up.		Ongoing	
	Power washing has been requested by tenants on walkabouts.	Power washing was completed on parts of the scheme in late 2025. The EA will monitor the condition of the scheme and as soon as there is available budget will organise for power washing.	Ongoing	
	Dog fouling across the scheme and in the drying and garden areas.	Extra bins have been added to the scheme and staff are working with tenants to advise and educate them on the consequences of not picking up after their dogs.	Ongoing	Staff are very aware of this issue and will continue to work to tackle the problem.
	Tenant interested in Community Garden and to see what gardening opportunities there are in the scheme for some tenants to plant flowers.	Staff are actively exploring how we can take this forward for tenants.	Ongoing conversation with tenants	Unless there is commitment from a number of tenants this is not going to be taken forward by the Association as the garden would need to be maintained by tenants.
	There have been broken slabs identified across the scheme on a number of walkabouts.		Pending	EA has reported numerous slabs for repair or replacement. These will be repaired when there is budget available.
	Second step leading to doorway of common room and block 68-84 has a chip in it that is a potential trip hazard.		Complete	

	ISSUES	ACTION BEING TAKEN	STATUS	NOTES
CLEANING	Quality of cleaning in communal areas of blocks along with door windows in hallways.	Staff to monitor complaints	Ongoing	

	ISSUES	ACTION BEING TAKEN	STATUS	NOTES
EXTERNAL BUILDING CONDITION including GUTTERING	Overflows – some are constantly dripping which is leaving rust marks.	Property team aware.	Ongoing	
	Gutter cleaning across scheme	Gutters are cleaned annually.	Complete	Gutters were cleaned in Summer 2025 as part the cyclical maintenance programme.

	ISSUES	ACTION BEING TAKEN	STATUS	NOTES
REPAIRS: INCLUDING FENCING & GATES	Request for a new gate at side of block 62-89 leading to the community garden area.	This may be part of the wider works being planned for the community garden area.	Pending	
	Boarded windows at numbers 60 & 64.	TLRV aware and repairs are in hand.	Pending	

	ISSUES	ACTION BEING TAKEN	STATUS	NOTES
ELEC/GAS/BT: ETC MANHOLES/STREET LIGHTING				

	ISSUES	ACTION BEING TAKEN	STATUS	NOTES
VANDALISM/ GRAFFITI (offensive/non-offensive)				

	ISSUES	ACTION BEING TAKEN	STATUS	NOTES
CAR PARKING AREAS including UNTAXED /ABANDONED	Cars in car park without permits or non-resident cars.	EA and HO attach 'Langstane Aware' stickers and are aware of abandoned cars.	Complete	
	There was discussion about a dropped kerb for the space nearest the meeting room.	Unfortunately, this is not an option as it would mean losing a space in the scheme.	Complete	No action to be taken.
	Discussion about car park chain or bollards to regulate car parks.	Ongoing discussion between staff and tenants to look at options.	Complete	

	ISSUES	ACTION BEING TAKEN	STATUS	NOTES
BIN STORES/RUBBISH/FLY TIPPING & LITTER	Bin store areas overflow and there is misuse of the recycling bins	EA & HO aware and action is taken regularly to make sure the area is kept clear. EA will contact the local authority to complete an assessment of the scheme to see if more bins can be added.	Ongoing	Tenants have requested more black bins at most recent walkabout.
	Fly-tipping	HO & EA report items for uplift by general assistant.	Complete	CCTV helps monitor this.

	ISSUES	ACTION BEING TAKEN	STATUS	NOTES
MISCELLANEOUS	Children play continues to be out of use for tenants.	Staff are working with contractors to change the fenced area and clean and clear the area so tenants can use it.	Ongoing	
	Tenants on walkabout interested in being invited to the next 'Fraser Court tenant group' meeting	TPO will invite tenants to the April meeting.	Complete	
	Broken glass opposite door to block 23-29	EA reported to have glass removed.	Pending	

Next step: We will continue to visit the scheme as often as possible to work with tenants on these ongoing issues. We will make all future walkabouts one hour in length.

Main concerns for tenants at the moment are:

- Car park – abandoned cars and non-residents parking so tenants are unable to park sometimes. Would like to see a chain or barrier introduced.
- General condition of scheme in terms of dog fouling and communal cleaning and gardening.
- Misuse of bins.
- Use of planting areas to add plants of their own.