

Langstane Place, New Elgin	KEY for tenants:	NOTE This is a specific list of actions which are being addressed by staff after the recent walkabout	
17 October 2025	HO = Housing Officer PO = Property Officer TPO = Tenant Participation Officer GA = General Assistant DOH = Director of Housing DOP = Director of Property DLOS = Direct Labour Organisation Supervisor HLD = Highland Landscape Design		
Staff attended: 4 Tenants attended: 5 Reps from Highland Landscape Design: 2			
LOCATIONS	ISSUES	NOTES	PLANNED ACTION
GARDEN CONDITION/ GRASSED/OPEN AREAS/ FOOTPATHS	Gardening across scheme including scrub bushes in main car park.	Reps from HLD attended and completed the walkabout with staff and tenants. HLD stated they are happy to attend future walkabouts.	After the DOH met with HLD on 09 September HLD have made visits to the scheme and continue to work with Association staff to create the improvement proposal. HLD during the walkabout suggested a number of initial actions to start improving the gardening. These included: • Attending to the shrubs at each side of the scheme, removing these and replacing with a more appealing and appropriate planting scheme. • Cut back the ivy (however leaving the ivy plant which is propping up the fence) to improve the look of the area. Removing the scrubs in front of the ivy to clear the area at back of block 29-33 and 34-39. • At the entrance to the scheme there is an area of gravel which can be replanted. • Will trim down the tree in front of number 25-28 to allow more light into the property. • Continue to lift dog fouling where they see it. • Tidying needs completing within the drying areas so they are pleasant for people to use now all the whirlies have been repaired and looking good. Once the improvement proposal is complete tenants at Langstane Place will be consulted.

			DOH has ordered some planters and benches and these will be taken to the scheme as soon as possible with the aim of sprucing the scheme up in the meantime until some larger scale works can be completed. Tenant request for a seating area near the car parking behind block 34-39. This will be considered as part of the proposal.
	Condition of pathways across scheme.	This is part of the ongoing issue regarding the general appearance of the scheme.	The plan was to buy a manual sweeper for GA to use. However, it will now be a contractor who attends with a petrol sweeper which will be faster and will do a better job than the manual one. Property Team are waiting for the contractor to finalise a date for this job to be completed. Hopefully over the next couple of weeks.
	Dog fouling across scheme.	Idea is to create a dedicated space for tenants to use. This is a big issue also for HLD and they pick up a lot of dog fouling when on site.	Bins have been installed across the development. HO is contacting every tenant with a dog to remind them of their responsibilities. Tenants are encouraged to report anyone they see not picking up after their dog to the council dog warden who can issue fines. A designated area for exercising dogs was suggested, and this will be factored into the improvement proposal from Highland Landscape Design.
	Tenants would like more colour and attractive planting around the scheme to cheer it up.		More plants and colour have been a specification given to Highland Landscape Design to consider in the improvement proposal. See above about plants being ordered.
	Washing lines at rear of 25-28, 29-33 need repaired/replaced and lowering of washing lines to be checked.	COMPLETE	GA attended on 04 September to restring the washing lines.
	Holes found in a couple of areas near the back car park. These may have been caused by dogs digging and are becoming a hazard when tenants are handing out washing.	COMPLETE	GA has filled these and raked over stones in drying areas to improve these areas.

	ISSUES	NOTES	PLANNED ACTION
CLEANING	Tenants across the scheme not happy with condition of cleaning of the communal areas.	ONGOING	We will complete an options appraisal where we will propose options for tenants to vote on. This will be completed by the end of 2025. Tenants from block 2-5 would also like a ballot as they would prefer to clean their block themselves.

	ISSUES	NOTES	PLANNED ACTION
EXTERNAL BUILDING CONDITION including GUTTERING	Moss growing on roofs across the scheme.	Certain areas worse than others.	PO getting quotes to have problematic moss removed. Some level of moss on the roofs is not an issue but where it becomes overgrown and falls into the gutters it should be removed. Unfortunately, the previous gutter cleaning contractor ended but a new contractor is now in place.
	Moss growing on roof at rear of block 40-42.	COMPLETE	JG Bairds have attended and removed moss and treated with biocide to reduce regrowth.
	Overall appearance of the scheme.	ONGOING	The Association has decided not to paint the walls across the scheme. The reason is that it would need re-painting every 5-7 years and this is not affordable, and that the fabric of the building is sound so other planned maintenance work must be prioritised over the painting, such as, leaking windows and roof repairs. More consideration will be taken regarding the other option discussed which is to power wash the walls. We will inform tenant in December after further consideration by Langstane.
	Damage to external eaves in areas across the scheme.	COMPLETE	This work has been completed by John J Bairds.

	ISSUES	NOTES	PLANNED ACTION
REPAIRS: INCLUDING FENCING and GATES			

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TRIPPING HAZARDS PAVING ETC	Raised slabs and uneven paving stones	COMPLETE however he has advised we may need to lift more in the future due to the root system.	The slabs have been repaired by Ricky Ross contractor in front of blocks 6-11 and rear of 40-45.

	ISSUES	NOTES	PLANNED ACTION
ELEC/GAS/BT: ETC MANHOLES/STREET LIGHTING			

	ISSUES	NOTES	PLANNED ACTION
VANDALISM/ GRAFFITI (offensive/non-offensive)	Vandalism on scheme	COMPLETED TO TENANTS SATISFACTION	This work was completed by the GA on 27 August.

	ISSUES	NOTES	PLANNED ACTION
CAR PARKING AREAS including UNTAXED /ABANDONED	Abandoned cars and vans	HO aware of this and is working to remedy these issues.	CCTV is being erected across scheme which will hopefully help with this issue. More cars were checked by HO at walkabout on 17 October.

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BIKE STORE, BIN STORES/RUBBISH/ FLY TIPPING and LITTER	Bin area is constantly overflowing, and rubbish bags are not being put in the	ONGOING	CCTV has been installed overlooking the bin area. More CCTV cameras are being purchased, and these will be installed where vandalism is taking place. We are also

	bins. Non-residents are also using the bins which is adding to the issue.		proactively looking at the rubbish to identify specific addresses so the HO can speak to these tenants.
	New bins have installed in the bin area however there is no catch on the lid to hold it up while tenants put their rubbish and recycling in them.		GA will provide tenants with a small stick or tool to help them keep the lids up.

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MISCELLANEOUS	College students and other members of the public are consistently walking through the scheme to access the co-op, dropping rubbish on route.	ONGOING Staff are also planning to contact college directly to ask they assist in educating students on effect of littering and cutting through scheme.	A bin will be installed at the bottom of steps at back of block 40-42. This is to assist with littering from the students walking through. The hedge has been cut back however they now need to remove the tree roots which are in the way. Once they are removed the slab and bin will be installed.
	Plank of wood left on what was a boarded window. This is causing an unsightly appearance.	COMPLETE	This wood has been removed, and the windows are now uniformed.
	Drainage outside blocks 47-54 and 29-33.	ONGOING	The main drain coming from block 47-54 has damage to one of the chambers walls which is allowing the occasional build-up of paper causing the drains to back up. PO is currently working with Heatcare who have completed a drain report so that repairs can be arranged. For block 29-33 a drainage survey has been completed and there are no construction issues. However, there is a problem with the level of non-flushable wipes that are being flushed which is resulting in the pipe becoming restricted and backing up. Letters will be sent to all tenants in the block asking them not to flush non-flushable items. PO will keep in contact with affected tenants in block to keep them informed of the progress.