

Compliance Inspection – 57 Constitution Street, Edinburgh, EH6 7AF

I carried out an inspection of the property on 26 November 2024 to assess the physical compliance of the property. At that inspection I identified features that do not comply to the required standard. These are detailed in the schedule below.

Schedule – 57 Constitution Street, Edinburgh, EH6 7AF

Kitchen Requirements – Ovens, Hobs and Activity Space

The requirements for kitchen facilities should take account of the needs of the occupants and the arrangements for meals and are expected to have:

1 cooker with oven, grill and 4 cooking plates or rings for a maximum of 5 persons. Cookers provided with the required activity space of 1000 mm in front and 300 mm worktop width available on both sides of the hob.

1. Currently the kitchen only has 1 large gas oven with 6 rings and one electric cooker with 4 plates for 16 persons.
2. The required activity space of 300 mm worktop width on both sides of the hob was not available.

Kitchen – Work Surface

3. The kitchen requires additional impervious work surface. A minimum of two linear metres is required for three people with an additional 60 cm for every additional person. The kitchen currently does not have the required worktop space of 9.8m for 16 persons with only 4.55m available. An additional 5.25m is required.

Summary

At the time of inspection several maintenance issues were identified however these were noted by management and renovations and repairs are underway/scheduled. Namely:

- Windows – unable to open; cill gaps; broken/detached sashcords; disrepair to mastic pointing; disrepair to glazing putty
- Electrical plug sockets – repair/re-secure/replace as required.

End of Schedule
