

64728 Property Assessment - Viewcraig Gardens

Any pre-allocation, pre-letting or pre-tenancy inspection of the property or its common access.

Any health and safety risk assessment undertaken before the property was allocated to a tenant.

Any internal policies, procedures, checklists or guidance used by Council officers when determining whether a property is suitable for letting where access is through shared common parts.

Any records demonstrating that the Council considered the impact of the condition of the common parts on the suitability of the property for letting.

All Council properties are inspected to ensure they meet the Council's [Lettable Standard](#) prior to letting.

Any assessment of the safety and usability of the shared common landing, common stair, entrance and exit routes.

Any assessment of whether the common access provided safe means of access and egress.

Any assessment of fire safety risks associated with the common landing, including escape routes and emergency evacuation.

Any assessment of whether the common landing was free from obstructions that could impede normal day-to-day use or emergency escape.

Any assessment of the Council's compliance with its duties as a social landlord regarding safe access to and from the property.

Any assessment of whether the common access would permit routine maintenance, inspections, cleaning, repairs or replacement of fixtures and fittings requiring access by Council staff or contractors, including any assessment of whether the condition of the common access would allow the Council to comply with its statutory and contractual obligations to inspect, maintain and keep the common parts in a reasonably clean, safe and tidy condition, and whether routine cleaning equipment and personnel could safely access and carry out those duties.

Any assessment of whether the condition of the common landing would prevent or materially impede the Council or its contractors from carrying out statutory inspections, cyclical maintenance, gas or electrical safety works, fire safety inspections, cleaning, pest control, repairs or emergency works affecting either the Council's property or the common parts.

Information not held. The property is assessed by a Council Inspector as per the Lettable Standard before handing over to the Housing Officer for letting. The Housing Officer will carry out the viewing with any prospective tenant prior to the tenancy commencing so any issues identified will be addressed prior to the tenancy commencing. The email from 08/06/26 attached confirms that the Scottish Fire and Rescue Service inspected the area and do not consider it to be a fire safety risk.

Any assessment of whether the common access was suitable for residents with mobility impairments or disabilities, whether permanent or temporary.

Any assessment of wheelchair accessibility or the ability for residents using walking aids, mobility scooters, rollators, pushchairs or similar mobility equipment to safely access the property.

Information not held. Additionally, this is a maisonette property on the top two storeys of a 6-storey block with no lift access. Properties are allocated as per our [lettings policy](#); any person seeking housing with a mobility impairment would not be housed in this property type.

Any assessment of whether emergency services, including ambulance crews, firefighters and police officers, could reasonably access the property.

Any assessment of whether contractors or tradespeople could reasonably transport standard domestic appliances or furniture, including washing machines, tumble dryers, cookers, refrigerators, beds or sofas, through the common access.

Any assessment of manual handling risks arising from the common access.

Information not held.

Any inspection reports, photographs, notes, records, emails or other recorded information concerning the condition of the common landing, common stair or other shared access areas before the tenancy commenced, including (but not limited to) any information, photographs, complaints, reports or other material provided to the Council beforehand by co-owners, neighbouring residents, landlords, factors or any other member of the public concerning the condition, safety or obstruction of the common areas.

Any records of discussions between housing officers, neighbourhood officers, environmental health officers, property officers, community safety officers or legal services concerning the suitability of the common access before the tenancy was granted.

No information held prior to the tenancy commencing.

Any correspondence, notices, warning letters, emails, standard letters, records or other communications issued by the Council to any owner, occupier or resident of the tenement concerning belongings, storage, obstructions or other items left within the communal stair, landing or shared access areas, including any correspondence advising that the Council would remove such items itself or otherwise take enforcement action if they were not removed voluntarily.

Any records showing that the Council considered whether the common access complied with applicable fire safety guidance, housing standards, building standards or internal health and safety procedures.

Please see dated emails attached.

Any records identifying actions required before the tenancy commenced, together with records confirming those actions were completed.

Any policies, procedures, guidance, standard operating procedures or enforcement policies relied upon by Council officers when deciding whether to take action in relation to obstructions or belongings stored within the common parts of residential tenements, including any criteria used to determine whether enforcement action is appropriate.

Any records identifying hazards associated with items stored within the common landing or common stair, including consideration of trip hazards, fire loading, obstruction of escape routes, restricted access for disabled persons, restricted access for emergency services, restricted access for cleaning staff, restricted access for statutory inspections, restricted access for contractors carrying out repairs or maintenance, or restricted access for the delivery or removal of ordinary household goods and appliances.

[No information held.](#)

Any post-allocation inspections or reviews relating to the safety or suitability of the common access.

Any records showing that the Council considered whether the condition of the common landing could adversely affect the safety, welfare or reasonable enjoyment of its tenant or other lawful users of the common parts.