

ESTATE INSPECTIONS

SITE:

Augustus House

Date:

12 April 2011

Neighbourhood Voice or Tenant Rep:

Katie Smith

EXTERNAL

Wendy Kelloway, Housing Officer

CAR PARKS

Tax, condition, where parked, commercial vans, caravans, trailers, disabled space

No untaxed cars or commercial vehicles noted at time of visit

Action

None

BIN STORE/RUBBISH

Where stored, adequate space, how many bins, cleanliness, weeds, gates, fencing. Bulky items, old furniture, rubbish bags

Bin stores OK.

Old bin and child's high chair noted

Action

Gardeners have been asked to remove these items on their next visit

Update 25/5/11

These items have been removed

LITTER

Generally around site, old furniture etc

Generally clear

Action

None

DRYING AREA

Gates, fencing, weeds, washing lines, how many, condition

Three heavy duty washing lines in good condition

Action

None

<p><u>GARDENING</u> Maintenance contracts, trees, weeds, shrubs</p> <p>Gardening – good</p> <p>Is the grass more than 60mm in height NO</p> <p>If YES how high.....</p>	<p><u>Action</u></p> <p>None Residents want to look after an area of garden at the side so gardeners have been asked to leave this area.</p>
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<p><u>SIGNS</u> Readable, secure, replacement</p> <p>Signs readable and secure</p>	<p><u>Action</u></p> <p>None</p>
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<p><u>PATHS/WALKWAYS</u> Trip hazards, grit boxes</p> <p>No Grit bin It was noted that some of the pathways have been re-surfaced</p>	<p><u>Action</u></p> <p>None</p>
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<p><u>INDIVIDUAL PROPERTIES - EXTERNAL</u> Gardens, rubbish, old cars</p> <p>All OK</p>	<p><u>Action</u></p> <p>None</p>
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INTERNAL

<u>LIGHTING</u> Working, flickering, damaged OK	<u>Action</u> None
<u>CLEANLINESS/RUBBISH ETC</u> Maintenance Contracts, litter, windows Residents clean internal communal area	<u>Action</u> None
<u>INDIVIDUAL METER CUPBOARDS</u> Condition, locks, rubbish, storage Not applicable	<u>Action</u> None
<u>GENERAL</u> Condition generally, storage, landings clear Clear	<u>Action</u> None
<u>WINDOWS/DOORS/SECURITY</u> It was reported that front door to communal flats is not closing properly	<u>Action</u> Adjustment to be carried out 14/4/11 UPDATE This is complete
<u>IMPROVEMENTS</u> Neighbourhood Voice has obtained a grant from Redland to build a BBQ at the rear, provide some plants for the side and rear garden and to provide an area for residents to store bikes	<u>Action</u> None

LANDLORDS SUPPLY METER READING

METER LOCATION

Meter Read

METER READING

PET OVERALL ASSESSMENT (RED/AMBER/GREEN – POOR/AVERAGE/GOOD)

Good