

ESTATE INSPECTIONS

SITE:

Baynham Court

Date:

12 April 2011

Neighbourhood Voice or Tenant Rep:

Various Residents

EXTERNAL

Wendy Kelloway, Housing Officer

CAR PARKS

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

Untaxed blue Ford Galaxy parked in car park
A resident asked for the white lines to be re-painted

Action

Owner informs that car will be moved by 17 April 2011
White lines to be painted to re-define parking spaces by week ending 6 May 2011.

UPDATE 25/5/11

**Ford Galaxy removed
White lines have been re-painted**

BIN STORE/RUBBISH

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

Not Applicable

Action

None

LITTER

Generally around site, old furniture etc

No litter noted although residents report that litter builds up at the front under the hedges and around the bus-stop

Action

Wendy has contacted South Glos Council again to ask for a litter bin next to the bus-stop

UPDATE 25/5/11

A litter bin has been put on the bus stop post

<p><u>DRYING AREA</u> Gates, fencing, weeds, washing lines, how many, condition</p> <p>Two washing lines in good condition. However, one of the lines is not a heavy duty one and residents asked if it could be replaced</p>	<p><u>Action</u></p> <p>There is a spare washing line to be put up as and when necessary.</p>
<p><u>GARDENING</u> Maintenance contracts, trees, weeds, shrubs</p> <p>Gardening – good It was noted that the gardeners are now picking up the leaves that fall from the trees</p> <p>Is the grass more than 60mm in height NO</p> <p>If YES how high.....</p>	<p><u>Action</u></p> <p>Gardeners asked not to use cut through hedge as a short-cut to Venton Court. Hedging has been provided in gaps but needs to have time to grow.</p> <p>UPDATE 25/5/11 Gardeners have been asked to quote for extra hedging</p>
<p><u>SIGNS</u> Readable, secure, replacement</p> <p>Signs readable and secure</p>	<p><u>Action</u></p> <p>The sign left by the workmen to be removed</p> <p>UPDATE 25/5/11 Sign removed</p>
<p><u>PATHS/WALKWAYS</u> Trip hazards, grit boxes</p> <p>Grit bin full No trip hazards noted</p>	<p><u>Action</u></p> <p>None</p>
<p><u>INDIVIDUAL PROPERTIES - EXTERNAL</u> Gardens, rubbish, old cars</p> <p>All residents keep the areas outside their properties clean and tidy. All garden areas in good condition</p>	<p><u>Action</u></p> <p>None</p>

INTERNAL

<u>LIGHTING</u> Working, flickering, damaged Not applicable	<u>Action</u> None
<u>CLEANLINESS/RUBBISH ETC</u> Maintenance Contracts, litter, windows Not applicable	<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 Not applicable	<u>Action</u> None
<u>WINDOWS/DOORS/SECURITY</u> Not applicable	<u>Action</u> None
<u>IMPROVEMENTS</u> Residents asked for a 'No Smoking' sign in the Gazebo Residents asked for the Gazebo and shed to be coated with water repellent Residents asked for a second water butt to be sited next to the existing one	<u>Action</u> As the gazebo has been partially enclosed it is recommended that it is a No Smoking area and a sign will be put up recommending that residents do not smoke in the gazebo. Gazebo to be painted by week ending 22/4/2011 Quote for second water butt arranged

	UPDATE 25/5/11 Gazebo has been painted. Awaiting quote for second water butt
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<u>LANDLORDS SUPPLY METER READING</u>
<u>METER LOCATION</u>
<u>Not able to gain access at time of inspection</u>
<u>METER READING</u>

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