

ESTATE INSPECTIONS

SITE: Baynham Court

Date: 28 September 2011

Neighbourhood Voice or Tenant Rep: .Joan Rendall. Housing Support Officer

EXTERNAL

Wendy Kelloway, Housing Officer

<u>CAR PARKS</u> Tax, condition, where parked, commercial vans, caravans, trailers, disabled space No untaxed cars and car park clean and tidy	<u>Action</u> None
<u>BIN STORE/RUBBISH</u> Where stored, adequate space, how many bins, cleanliness, weeds, gates, fencing. Bulky items, old furniture, rubbish bags Not Applicable	<u>Action</u> None
<u>LITTER</u> Generally around site, old furniture etc Some litter noted at the front of the development under hedges and in the garden by the bus stop	<u>Action</u> Noted that the litter bin by the bus stop had been removed so Wendy has contacted South Glos Council to ask them to reinstate the litter bin
<u>DRYING AREA</u> Gates, fencing, weeds, washing lines, how many, condition Two washing lines in good condition.	<u>Action</u> 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><u>Action</u></p> <p>Gardeners will maintain area at the side of No 4. Gardeners asked that they ensure they cut the area of knotweed with a mower and collect the cuttings, rather than just strimming</p>
<p><u>SIGNS</u> Readable, secure, replacement</p> <p>Signs readable and secure</p>	<p><u>Action</u></p> <p>None</p>
<p><u>PATHS/WALKWAYS</u> Trip hazards, grit boxes</p> <p>Grit bin full One step has come loose and needs re-bedding Hand-rails are rusty and need painting</p>	<p><u>Action</u></p> <p>Order raised for re-bedding loose slab. Hand-rails are painted on planned programme of maintenance and dependent on budgets will be done in 2012/13</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> None	<u>Action</u> None

LANDLORDS SUPPLY METER READING

METER LOCATION

Not able to gain access at time of inspection

METER READING

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

Good