

ESTATE INSPECTIONS

SITE:

Bence Court

Date:

12 April 2011

Neighbourhood Voice or Tenant Rep:

No Residents attended

EXTERNAL

Wendy Kelloway, Housing Officer

CAR PARKS

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

Untaxed orange/brown Daewoo Matiz Registration No SIL 5077 parked in car park

Action

Residents are reminded that all cars parked in Redland car parks must be taxed and roadworthy

**Update 25/5/11
This car is now taxed**

BIN STORE/RUBBISH

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

Not Applicable

However it was noted that some residents leave their bins and recycling boxes in the car park

Action

Redland ask all residents to store their rubbish bins and recycling boxes outside their own property and not leave them in the car park

LITTER

Generally around site, old furniture etc

Generally clear

Action

None

DRYING AREA

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

Action

None

Not applicable	
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<u>GARDENING</u> Maintenance contracts, trees, weeds, shrubs Gardening – good Is the grass more than 60mm in height NO If YES how high.....	<u>Action</u> None
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<u>SIGNS</u> Readable, secure, replacement Signs readable and secure	<u>Action</u> None
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<u>PATHS/WALKWAYS</u> Trip hazards, grit boxes No Grit bin Noted that an area of tarmac outside No 10 is loose	<u>Action</u> Area to be filled Grit bin to be provided for the winter and to be placed in the car park UPDATE 25/5/11 Loose area of tarmac has been filled. Grit bin on order
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<u>INDIVIDUAL PROPERTIES - EXTERNAL</u> Gardens, rubbish, old cars All OK	<u>Action</u> None
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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> Hand rail suggested at last visit on steps leading from Memorial road	<u>Action</u> Quote obtained and order raised 18/4/11 UPDATE 25/5/11 Contractors chased up 18/5/11

LANDLORDS SUPPLY METER READING

METER LOCATION

METER READING

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

Good