

ESTATE INSPECTIONS

SITE: Bence Court

Date: 28 September 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

No untaxed cars noted and car park was generally clean and tidy

Action

None

BIN STORE/RUBBISH

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

Not Applicable

It was bin collection day so there were a number of bins in the car park next to No 1

Action

Again, Redland ask all residents to store their rubbish bins and recycling boxes outside their own property and not leave them in the car park once they have been emptied. Residents should not dump unwanted items in the car park. If we have to remove the items, the cost of removal is added to the service charge of all residents

LITTER

Generally around site, old furniture etc

Generally clear apart from rubbish by bins

Action

Remaining black bags and rubbish removed on 13 October 2011

<p><u>DRYING AREA</u> Gates, fencing, weeds, washing lines, how many, condition</p> <p>Not applicable</p>	<p><u>Action</u></p> <p>None</p>
<p><u>GARDENING</u> Maintenance contracts, trees, weeds, shrubs</p> <p>Gardening – good It was noted that there were a lot of leaves in the car park</p> <p>Is the grass more than 60mm in height NO</p>	<p><u>Action</u></p> <p>Gardeners asked to ensure they pick up leaves</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>No Grit bin No trip hazards noted</p>	<p><u>Action</u></p> <p>A grit bin is now in place in the car park</p>
<p><u>INDIVIDUAL PROPERTIES - EXTERNAL</u> Gardens, rubbish, old cars</p> <p>All OK</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> Hand rail now in place	<u>Action</u> None

<u>LANDLORDS SUPPLY METER READING</u>
<u>METER LOCATION</u>
<u>METER READING</u>

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