

## ESTATE INSPECTIONS

SITE:

Britton Gardens

Date:

14 June 2011

Neighbourhood Voice or Tenant Rep:

N/A

**EXTERNAL**

Housing Officer: Wendy Kelloway

### CAR PARKS

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

**No Commercial vehicles or caravans.  
One untaxed vehicle noted on site**

### Action

**The untaxed vehicle will be taxed  
by the end of June**

### BIN STORE/RUBBISH

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

**2 Large bins stored in car park area.**

### Action

**As per recent correspondence  
an order has been raised on 15  
June to improve access to the  
bin stores so that the bins can  
be stored there in future.  
Residents will be informed when  
this work is to commence.**

### LITTER

Generally around site, old furniture etc

**An old bike has been stored at the side of 72**

### Action

**Order raised and this will be  
removed on 17 June**

### DRYING AREA

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

**Two Washing lines in good condition.**

### Action

**None**

<b>Washing line area free of weeds and overhanging shrubs</b>	
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<u>GARDENING</u> Maintenance contracts, trees, weeds, shrubs  <b>Good</b>  Is the grass more than 60mm in height <b>NO</b> If YES how high.....	<u>Action</u>  <b>None</b>
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<u>SIGNS</u> Readable, secure, replacement  <b>All OK</b>	<u>Action</u>  <b>None</b>
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<u>PATHS/WALKWAYS</u> Trip hazards, grit boxes  <b>No trip hazards noted</b> <b>No grit bin</b>	<u>Action</u>  <b>None</b>
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<u>INDIVIDUAL PROPERTIES - EXTERNAL</u> Gardens, rubbish, old cars  <b>Noted that Numbers 82 and 83 have overgrown hedges at the front</b>	<u>Action</u>  <b>Individual residents written to regarding keeping gardens clean and tidy</b>
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## **INTERNAL**

<p><u>LIGHTING</u> Working, flickering, damaged</p> <p><b>All OK</b></p>	<p><u>Action</u></p> <p><b>None</b></p>
<p><u>CLEANLINESS/RUBBISH ETC</u> Maintenance Contracts, litter, windows</p> <p><b>Good</b></p>	<p><u>Action</u></p> <p><b>None</b></p>
<p><u>INDIVIDUAL METER CUPBOARDS</u> Condition, locks, rubbish, storage</p> <p><b>Not Applicable</b></p>	<p><u>Action</u></p> <p><b>None</b></p>
<p><u>GENERAL</u> Condition generally, storage, landings clear</p> <p><b>It was noted that some residents have put plants outside their flat doors</b></p>	<p><u>Action</u></p> <p><b>The items at the moment are minimal. However, residents should be aware that too many items on the landings could cause a hazard in the event of a fire.</b></p>

<p><u>WINDOWS/DOORS/SECURITY</u></p> <p><b>Both doors locked and secure at time of visit</b></p>	<p><u>Action</u></p> <p><b>Please ensure that doors are kept locked at all times.</b></p>
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<p><u>IMPROVEMENTS</u></p> <p><b>Improvements to bin store are in hand</b></p>	<p><u>Action</u></p> <p><b>We will write to residents informing them when the work will commence on the bin store improvements.</b></p>
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<p><u>LANDLORDS SUPPLY METER READING</u></p> <p><u>METER LOCATION</u></p> <p>Ground floor cupboard under stairs – F84D06702</p> <p><u>METER READING</u></p> <p><u>80111</u></p>
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<p>PET OVERALL ASSESSMENT (RED/AMBER/GREEN – POOR/AVERAGE/GOOD)</p>	<p>GOOD</p>
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