

## ESTATE INSPECTIONS

SITE:

Cam Brook Close

Date:

8 March 2011

Neighbourhood Voice or Tenant Rep:

Mike Fillinham and Wendv Kelloway (RHA)

### EXTERNAL

<p><u>CAR PARKS</u> Tax, condition, where parked, commercial vans, caravans, trailers, disabled space</p> <p>All cars parked in allocated spaces Downpipe missing on middle row of garages 2 pieces of steel fence and 3 pieces of concrete – believed to have been left by gas contractor</p>	<p><u>Action</u></p> <p>Downpipe missing at last inspection. Contractor asked to re-atend. Gas Contractor will be asked to return to remove fencing</p>
<p><u>BIN STORE/RUBBISH</u> Where stored, adequate space, how many bins, cleanliness, weeds, gates, fencing. Bulky items, old furniture, rubbish bags</p> <p>No bin store at Cam Brook Close. At time of visit there were a lot of black bags or rubbish around waiting for collection</p>	<p><u>Action</u></p> <p>None</p>
<p><u>LITTER</u> Generally around site, old furniture etc</p> <p>There seemed to be a lot of litter around site</p>	<p><u>Action</u></p> <p>Parish Council to be contacted</p>
<p><u>DRYING AREA</u> Gates, fencing, weeds, washing lines, how many, condition</p> <p>No communal drying area at Cam Brook Close</p>	<p><u>Action</u></p> <p>None</p>

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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 but some graffiti noted on road sign	<u>Action</u>  Sign to be cleaned by 18/3/11
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<u>PATHS/WALKWAYS</u> Trip hazards, grit boxes  Grit bins full and shovels now in place  Holes in pavement outside 22-24 have been filled but not satisfactorily	<u>Action</u>  Surveyor to check these holes at next visit
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<u>INDIVIDUAL PROPERTIES - EXTERNAL</u> Gardens, rubbish, old cars  Some gardens were untidy	<u>Action</u>  <b>All tenants should note that it is a condition of their tenancy agreement that their gardens are kept clean and tidy.</b>
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## **INTERNAL**

<p><u>LIGHTING</u> Working, flickering, damaged</p> <p>Not applicable</p>	<p><u>Action</u></p>
<p><u>CLEANLINESS/RUBBISH ETC</u> Maintenance Contracts, litter, windows</p> <p>Not applicable</p>	<p><u>Action</u></p>
<p><u>INDIVIDUAL METER CUPBOARDS</u> Condition, locks, rubbish, storage</p> <p>Not applicable</p>	<p><u>Action</u></p>
<p><u>GENERAL</u> Condition generally, storage, landings clear</p> <p>Not applicable</p>	<p><u>Action</u></p>

<u>WINDOWS/DOORS/SECURITY</u>  Not applicable	<u>Action</u>
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<u>IMPROVEMENTS</u>  Residents have asked for a litter bin to be installed at the end of rank 7-16	<u>Action</u>  A litter bin will be ordered in the new financial year commencing April 2011
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<u>LANDLORDS SUPPLY METER READING</u>  Not applicable  <u>METER LOCATION</u>    <u>METER READING</u>
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PET OVERALL ASSESSMENT (RED/AMBER/GREEN – POOR/AVERAGE/GOOD)	Average
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