

ESTATE INSPECTIONS

SITE: Elizabeth Court

Date: 21st September 2011

Neighbourhood Voice or Tenant Rep:

EXTERNAL

<p><u>CAR PARKS</u> Tax, condition, where parked, commercial vans, caravans, trailers, disabled space</p> <p>Nothing noted</p>	<p><u>Action</u></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>Bags of rubbish dumped on the floor of the bin store area and some smaller items outside by the recycling bins.</p>	<p><u>Action</u></p> <p>Contractor to visit site and remove items of rubbish</p>
<p><u>LITTER</u> Generally around site, old furniture etc</p> <p>Nothing noted</p>	<p><u>Action</u></p>
<p><u>DRYING AREA</u> Gates, fencing, weeds, washing lines, how many, condition</p> <p>Washing lines now installed in bike store</p>	<p><u>Action</u></p>

<p><u>GARDENING</u> Maintenance contracts, trees, weeds, shrubs</p> <p>Remains of fireworks attached to trees in the communal garden</p> <p>Is the grass more than 60mm in height? NO</p> <p>If YES how high.....</p>	<p><u>Action</u></p> <p>Contractor to attend and remove</p>
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<p><u>SIGNS</u> Readable, secure, replacement</p> <p>Nothing noted</p>	<p><u>Action</u></p>
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<p><u>PATHS/WALKWAYS</u> Trip hazards, grit boxes</p> <p>Nothing noted</p>	<p><u>Action</u></p>
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<p><u>INDIVIDUAL PROPERTIES - EXTERNAL</u> Gardens, rubbish, old cars</p> <p>Nothing noted</p>	<p><u>Action</u></p>
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INTERNAL

<p><u>LIGHTING</u> Working, flickering, damaged</p> <p>Nothing noted</p>	<p><u>Action</u></p>
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<p><u>CLEANLINESS/RUBBISH ETC</u> Maintenance Contracts, litter, windows</p> <p>Bikes and goal posts being stored in the communal hallways.</p> <p>Ashtray and cigarettes on windowsill of upstairs communal hallway window.</p>	<p><u>Action</u></p> <p>Letter to be sent to residents to remove items from communal areas.</p> <p>Contractor to attend and remove, letter to be sent to residents about smoking in communal hallways. Supply no smoking signs to replace ones that were removed when hallways were decorated.</p>
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<p><u>INDIVIDUAL METER CUPBOARDS</u> Condition, locks, rubbish, storage</p> <p>Nothing noted</p>	<p><u>Action</u></p>
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<p><u>GENERAL</u> Condition generally, storage, landings clear</p> <p>Nothing noted</p>	<p><u>Action</u></p>
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<u>WINDOWS/DOORS/SECURITY</u> Nothing noted	<u>Action</u>
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<u>IMPROVEMENTS</u> Nothing noted	<u>Action</u>
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<u>LANDLORDS SUPPLY METER READING</u> <u>METER LOCATION</u> <u>METER READING</u>
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PET OVERALL ASSESSMENT (RED/AMBER/GREEN – POOR/AVERAGE/GOOD)	Amber
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