

## ESTATE INSPECTIONS

SITE:

Elizabeth Court and Henry House

Date:

16<sup>th</sup> February 2011

Neighbourhood Voice or Tenant Rep:

### EXTERNAL

<p><u>CAR PARKS</u> Tax, condition, where parked, commercial vans, caravans, trailers, disabled space Main gates to car park not working Side gate leading to lane does not close gate to bike store has been nailed shut by residents to stop non residents gathering in this area.</p>	<p><u>Action</u>  Gates reported to Maintenance dept  As a temporary measure the bike store shut unless residents contact the association to gain access to store bikes.</p>
<p><u>BIN STORE/RUBBISH</u> Where stored, adequate space, how many bins, cleanliness, weeds, gates, fencing. Bulky items, old furniture, rubbish bags  One of the bins in the bin store was et on fire last night by persons unknown</p>	<p><u>Action</u>  No damage to bin store thanks to resident removing the bin. All residents must lock the bin store after use.</p>
<p><u>LITTER</u> Generally around site, old furniture etc  Small amount of rubbish around communal areas (internal and external)</p>	<p><u>Action</u>  Housing officer to arrange for Ambience to clear when next on site.</p>
<p><u>DRYING AREA</u> Gates, fencing, weeds, washing lines, how many, condition  N/A</p>	<p><u>Action</u></p>

<p><u>GARDENING</u>  Maintenance contracts, trees, weeds, shrubs</p> <p>All seems OK</p> <p>Is the grass more than 60mm in height   <b>NO</b></p> <p>If YES how high.....</p>	<p><u>Action</u></p>
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<p><u>SIGNS</u>  Readable, secure, replacement</p> <p>All clear and able to read</p>	<p><u>Action</u></p> <p>None</p>
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<p><u>PATHS/WALKWAYS</u>  Trip hazards, grit boxes</p> <p>All O.K – no trip hazards</p>	<p><u>Action</u></p> <p>None</p>
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<p><u>INDIVIDUAL PROPERTIES - EXTERNAL</u>  Gardens, rubbish, old cars</p>	<p><u>Action</u></p>
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## INTERNAL

<u>LIGHTING</u> Working, flickering, damaged  Resident reported that lights are being tripped on the consumer unit in the meter cupboard.	<u>Action</u>  Residents to lock cupboard after use to stop people getting in and tripping lights
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<u>CLEANLINESS/RUBBISH ETC</u> Maintenance Contracts, litter, windows  Reports from residents that cleaners have not been attending Elizabeth Court	<u>Action</u>  Housing team to investigate
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<u>INDIVIDUAL METER CUPBOARDS</u> Condition, locks, rubbish, storage	<u>Action</u>
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<u>GENERAL</u> Condition generally, storage, landings clear  Carpet badly stained, walls marked and dented Ceiling has burn marks and smoke detector has been damaged Walls have been partially painted by residents Woodwork dirty	<u>Action</u>  All to be reported to Maintenance, jobs had been arrange following last site inspection but work has not been carried out by contractors. Maintenance to follow up.
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<u>WINDOWS/DOORS/SECURITY</u>	<u>Action</u>
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<u>IMPROVEMENTS</u>	<u>Action</u>
Ongoing consultation	

<u>LANDLORDS SUPPLY METER READING</u>
<u>METER LOCATION</u> cupboards in downstairs hallway
<u>METER READING</u> 24105 (Elizabeth Court) 12256 (Henry House)

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