

## ESTATE INSPECTIONS

SITE: 162 Fishponds Road

Date: 10 May 2011

Neighbourhood Voice or Tenant Rep: Kay McConnell

### EXTERNAL

**Housing Officer: Wendy Kelloway**

<u>CAR PARKS</u> Tax, condition, where parked, commercial vans, caravans, trailers, disabled space  <b>No untaxed vehicles noted.</b> <b>No caravans or trailers.</b>	<u>Action</u>  <b>None</b>
<u>BIN STORE/RUBBISH</u> Where stored, adequate space, how many bins, cleanliness, weeds, gates, fencing. Bulky items, old furniture, rubbish bags  <b>Area clean and tidy. No bulky items dumped in this area.</b> <b>Re-cycling bins now in place and being used by residents</b>	<u>Action</u>  <b>None</b>
<u>LITTER</u> Generally around site, old furniture etc  <b>Generally litter free</b>	<u>Action</u>  <b>None</b>
<u>DRYING AREA</u> Gates, fencing, weeds, washing lines, how many, condition  <b>All washing lines in good condition. No overhanging shrubs or weeds</b>	<u>Action</u>  <b>None</b>

<p><u>GARDENING</u> Maintenance contracts, trees, weeds, shrubs</p> <p><b>Rear grass area full of weeds – gardeners were asked to re-seed</b> <b>No moss noted at this visit</b> <b>Rear car park needs sweeping</b></p> <p>Is the grass more than 60mm in Height <b>No</b></p>	<p><u>Action</u></p> <p><b>Gardeners chased up about re-seeding 17/5/11</b> <b>Gardeners asked to carry out a blitz on the front borders and then residents will keep up together themselves 17/5/11.</b> <b>Gardeners asked to sweep car park of tree droppings 17/5/11</b></p> <p><b><u>UPDATE 1 June 2011</u></b> <b>Gardeners seeded rear garden on 20/5/11 and have swept car park.</b></p>
<p><u>SIGNS</u> Readable, secure, replacement</p> <p><b>All readable and secure</b></p>	<p><u>Action</u></p> <p><b>None</b></p>
<p><u>PATHS/WALKWAYS</u> Trip hazards, grit boxes</p> <p><b>No trip hazards noted.</b> <b>No grit bins in place</b></p>	<p><u>Action</u></p> <p><b>Order placed for grit bin in car park and a small one at the front for the steps 17/5/11</b></p> <p><b><u>UPDATE 1 JUNE 2011</u></b> <b>Full Grit bins in place 1 June 2011</b></p>

INDIVIDUAL PROPERTIES - EXTERNAL

Gardens, rubbish, old cars

**N/A**

Action

**None**

## 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>The flooring is still looking tired and it was felt that the cleaners are cutting corners. Black marks noted on some walls Flooring had a deep clean in May 2010 but felt it should be left a little longer before this was done again</b></p>	<p><u>Action</u></p> <p><b>The Cleaner has been made aware of residents concerns and has been asked to carry out a thorough clean and to maintain that standard.</b></p> <p><b><u>UPDATE 1 JUNE 2011</u> A new cleaner by the name of Kath has been in place since 20 May and the standard has improved.</b></p>
<p><u>INDIVIDUAL METER CUPBOARDS</u> Condition, locks, rubbish, storage</p> <p><b>All in good condition</b></p>	<p><u>Action</u></p> <p><b>None</b></p>
<p><u>GENERAL</u> Condition generally, storage, landings clear</p> <p><b>All landings clear Loft cover now closed</b></p>	<p><u>Action</u></p> <p><b>None</b></p>

<u>WINDOWS/DOORS/SECURITY</u>  <b>All doors into the building are secure</b>	<u>Action</u>  <b>None</b>
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<u>IMPROVEMENTS</u>  <b>None</b>	<u>Action</u>  <b>None</b>
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<u>LANDLORDS SUPPLY METER READING</u>  <u>METER LOCATION</u>  <b>_Main meter cupboard on ground floor _____ S79D 15646</b>  <u>METER READING</u> <b>49053</b>
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<b>PET OVERALL ASSESSMENT (RED/AMBER/GREEN – POOR/AVERAGE/GOOD)</b>	<b>Good</b>
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