

ESTATE INSPECTIONS

SITE:

Hither Bath Bridge

Date:

10th June 2011

Neighbourhood Voice or Tenant Rep:

EXTERNAL

<p><u>CAR PARKS</u> Tax, condition, where parked, commercial vans, caravans, trailers, disabled space</p> <p>Boxes and trolley dumped in car port under flats</p>	<p><u>Action</u></p> <p>Items removed.</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>Padlock missing from bin store</p> <p>Padlock on storage cupboard at the rear of the car port has not been removed for mini recycling centre to be installed by resource futures. No keys for existing padlock</p>	<p><u>Action</u></p> <p>Housing team to arrange for new padlock to be fitted and keys distributed to residents living in the flats</p> <p>Padlock removed and replaced with new lock. items in cupboard to be disposed of. Then cupboard will become mini recycling centre. Keys to be sent to residents when this is going to be in use</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>Nothing noted</p>	<p><u>Action</u></p>
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<p><u>GARDENING</u> Maintenance contracts, trees, weeds, shrubs</p> <p>Overhanging trees and large shrubs along walkway leading to flat 56.</p> <p>Courtyard at the back of the block of flats has weeds growing between paving slabs. Large amount of cigarette butts in the same area and also some dog fouling.</p> <p>Is the grass more than 60mm in height? N/A</p> <p>If YES how high.....</p>	<p><u>Action</u></p> <p>Housing team to arrange for Ambience landscapes to cut back trees and shrubs level with fence line.</p> <p>Housing team to arrange for Ambience landscapes to weed the area/ clear cigarette butts and dog fouling. Letter to be sent to residents concerning cigarette butts and dog fouling.</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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INDIVIDUAL PROPERTIES - EXTERNAL

Gardens, rubbish, old cars

Nothing noted

Action

INTERNAL

<p><u>LIGHTING</u> Working, flickering, damaged</p> <p>Nothing noted</p>	<p><u>Action</u></p>
<p><u>CLEANLINESS/RUBBISH ETC</u> Maintenance Contracts, litter, windows</p> <p>Nothing noted</p>	<p><u>Action</u></p>
<p><u>INDIVIDUAL METER CUPBOARDS</u> Condition, locks, rubbish, storage</p> <p>Landlord meter cupboard full up with residents belongings.</p>	<p><u>Action</u></p> <p>Letter sent out to inform residents that items should be removed from courtyard, communal areas and meter cupboard by the 22nd July. items left out on the 22nd July will be disposed of</p>
<p><u>GENERAL</u> Condition generally, storage, landings clear</p> <p>Nothing noted</p>	<p><u>Action</u></p>

<p><u>WINDOWS/DOORS/SECURITY</u></p> <p>Window catch/opener in communal hallway on top floor of flats broken</p> <p>Communal front door of flats does not shut completely on closer and does not have a handle on the outside to pull door shut</p>	<p><u>Action</u></p> <p>Maintenance team asked to raise jobs to repair window opener, adjust door closer and install a handle to the communal door.</p>
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<p><u>IMPROVEMENTS</u></p> <p>Nothing noted</p>	<p><u>Action</u></p>
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<p><u>LANDLORDS SUPPLY METER READING</u></p> <p><u>METER LOCATION</u> in the cupboard under the stairs on the ground floor of the block of flats</p> <p><u>METER READING</u> 07411</p>
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<p>PET OVERALL ASSESSMENT (RED/AMBER/GREEN – POOR/AVERAGE/GOOD)</p>	<p>Good</p>
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