

ESTATE INSPECTIONS

SITE: Maple Leaf Court

Date: 25/03/11

Neighbourhood Voice or Tenant Rep: Sylvia Supple

EXTERNAL

CAR PARKS

Tax, condition, where parked, commercial vans, caravans, trailers, disabled space

Down pipe next to bin store room door leaking

Action

BIN STORE/RUBBISH

Where stored, adequate space, how many bins, cleanliness, weeds, gates, fencing. Bulky items, old furniture, rubbish bags

Nothing noted

Action

LITTER

Generally around site, old furniture etc

Nothing noted

Action

DRYING AREA

Gates, fencing, weeds, washing lines, how many, condition

Nothing noted

Action

<p><u>GARDENING</u> Maintenance contracts, trees, weeds, shrubs</p> <p>Only two satisfaction cards left by Gardeners. Very little rubbish clearance on last visit Small back garden is not worked on Is the grass more than 60mm in height YES / NO</p> <p>If YES how high.....</p>	<p><u>Action</u></p> <p>Ambience requested to give out cards to all residents and litter back garden issues reported. <i>Updated 10.05.2011 Redland now issuing all residents satisfaction cards</i></p>
<p><u>SIGNS</u> Readable, secure, replacement</p> <p>Nothing noted</p>	<p><u>Action</u></p>
<p><u>PATHS/WALKWAYS</u> Trip hazards, grit boxes</p> <p>Nothing noted</p>	<p><u>Action</u></p>
<p><u>INDIVIDUAL PROPERTIES - EXTERNAL</u> Gardens, rubbish, old cars</p> <p>Window sills on numerous properties cracking and falling about causing a possible health and safety hazard</p>	<p><u>Action</u></p> <p>Reported to maintenance to visit and repair. <i>Surveyor to visit and deal with urgent repairs. Non urgent to be done in cyclical programme 10.05.2011</i></p>

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>Nothing noted</p>	<p><u>Action</u></p>
<p><u>GENERAL</u> Condition generally, storage, landings clear</p> <p>Nothing noted</p>	<p><u>Action</u></p>

<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>

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