

## ESTATE INSPECTIONS

SITE: **Maytrees**

Date: **10 May 2011**

Neighbourhood Voice or Tenant Rep:

**N/A**

### EXTERNAL

**Housing Officer: Wendy Kelloway**

<p><u>CAR PARKS</u> Tax, condition, where parked, commercial vans, caravans, trailers, disabled space</p> <p><b>No untaxed vehicles noted in Redland spaces. Rest of car park responsibility of Management Company</b></p>	<p><u>Action</u></p> <p><b>None</b></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><b>Bin store responsibility of Management Company</b></p>	<p><u>Action</u></p> <p><b>None</b></p>
<p><u>LITTER</u> Generally around site, old furniture etc</p> <p><b>Some general litter noted at outside front of flats</b></p>	<p><u>Action</u></p> <p><b>None</b></p>
<p><u>DRYING AREA</u> Gates, fencing, weeds, washing lines, how many, condition</p> <p><b>N/A</b></p>	<p><u>Action</u></p> <p><b>None</b></p>

<u>GARDENING</u> Maintenance contracts, trees, weeds, shrubs  <b>Responsibility of Management Company</b> <b>Generally OK</b>	<u>Action</u>  <b>None</b>
<u>SIGNS</u> Readable, secure, replacement  <b>Responsibility of Management Company – All OK</b>	<u>Action</u>  <b>None</b>
<u>PATHS/WALKWAYS</u> Trip hazards, grit boxes  <b>Responsibility of Management Company</b>	<u>Action</u>  <b>None</b>
<u>INDIVIDUAL PROPERTIES - EXTERNAL</u> Gardens, rubbish, old cars  <b>N/A</b>	<u>Action</u>  <b>None</b>

## INTERNAL

<p><u>LIGHTING</u> Working, flickering, damaged</p> <p><b>Noted that light in hallway outside flats 69/70 not working still not working even though reported after last inspection</b></p>	<p><u>Action</u></p> <p><b>Reported to Management Company 16 May 2011</b></p>
<p><u>CLEANLINESS/RUBBISH ETC</u> Maintenance Contracts, litter, windows</p> <p><b>Hallways outside Redland flats clean and tidy</b></p>	<p><u>Action</u></p> <p><b>None</b></p>
<p><u>INDIVIDUAL METER CUPBOARDS</u> Condition, locks, rubbish, storage</p> <p><b>N/A</b></p>	<p><u>Action</u></p> <p><b>None</b></p>
<p><u>GENERAL</u> Condition generally, storage, landings clear</p> <p><b>Generally good</b></p>	<p><u>Action</u></p> <p><b>None</b></p>

<u>WINDOWS/DOORS/SECURITY</u>	<u>Action</u>
<b>All doors into the building were locked and secure</b>	<b>None</b>

<u>IMPROVEMENTS</u>	<u>Action</u>
<b>None</b>	<b>None</b>

<u>LANDLORDS SUPPLY METER READING</u>
<u>METER LOCATION</u>
<b><u>Not Applicable</u></b>
<u>METER READING</u>

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