

ESTATE INSPECTIONS

SITE: Nightingale Court

Date: 18th February 2011

Neighbourhood Voice or Tenant Rep: Joan Rendall

EXTERNAL

<u>CAR PARKS</u> Tax, condition, where parked, commercial vans, caravans, trailers, disabled space Concern from residents that there is not enough parking on site.	<u>Action</u>
<u>BIN STORE/RUBBISH</u> Where stored, adequate space, how many bins, cleanliness, weeds, gates, fencing. Bulky items, old furniture, rubbish bags Bin store is inside block, quite a high step from door to car park. Request to remove planting area next to gate leading to garden and convert into hard standing for the bins.	<u>Action</u> Housing Officer to forward request to Maintenance team to investigate funding options.
<u>LITTER</u> Generally around site, old furniture etc All OK	<u>Action</u>
<u>DRYING AREA</u> Gates, fencing, weeds, washing lines, how many, condition All OK	<u>Action</u>

<p><u>GARDENING</u> Maintenance contracts, trees, weeds, shrubs</p> <p>Residents suggested pathway of paving stones to from steps leading down into garden to gazebo.</p> <p>A number of residents are having large numbers of ladybirds getting into flats.</p> <p>Small garden area at the back of number 3 to be added to Ambience cutting programme</p> <p>Is the grass more than 60mm in height? NO</p> <p>If YES how high.....</p>	<p><u>Action</u></p> <p>Housing officer to add to estate improvement request list.</p> <p>Passed on to maintenance to suggest solution to problem.</p>
--	--

<p><u>SIGNS</u> Readable, secure, replacement</p> <p>Residents have suggested that use of car park is for residents and drop off only rather than residents and visitors due to limited spaces.</p>	<p><u>Action</u></p> <p>Housing to write to all residents for consultation</p>
--	---

<p><u>PATHS/WALKWAYS</u> Trip hazards, grit boxes</p> <p>Non slip surface to upper walkway has pooling when it rains and is coming up in places. Non slip rubber on steps has pooling when it rains due to water not running over the lip.</p> <p>Resident requested that edges of steps on internal communal staircases are painted to highlight edge of step.</p> <p>Crack on side of walkway outside of laundry.</p>	<p><u>Action</u></p> <p>Technical surveyor investigating options. Housing Officer to as Andrew Chandler to meet residents on site to discuss maintenance issues.</p> <p>Request forwarded to maintenance team.</p> <p>Reported to maintenance team to investigate.</p>
--	---

INDIVIDUAL PROPERTIES - EXTERNAL

Gardens, rubbish, old cars

Action

<p><u>INDIVIDUAL PROPERTIES - EXTERNAL</u> Gardens, rubbish, old cars</p>	<p><u>Action</u></p>
---	----------------------

INTERNAL

<p><u>LIGHTING</u> Working, flickering, damaged</p> <p>1 light in communal staircase not working, reported by Joan to maintenance during inspection.</p>	<p><u>Action</u></p>
<p><u>CLEANLINESS/RUBBISH ETC</u> Maintenance Contracts, litter, windows</p> <p>All OK</p>	<p><u>Action</u></p>
<p><u>INDIVIDUAL METER CUPBOARDS</u> Condition, locks, rubbish, storage</p> <p>All OK</p>	<p><u>Action</u></p>
<p><u>GENERAL</u> Condition generally, storage, landings clear</p> <p>All OK</p>	<p><u>Action</u></p>

<u>WINDOWS/DOORS/SECURITY</u> All OK	<u>Action</u>
--	---------------

<u>IMPROVEMENTS</u> Additional car parking. Path or paving stones from garden gate to gazebo	<u>Action</u> Added to estate improvement wish list.
---	--

<u>LANDLORDS SUPPLY METER READING</u> <u>METER LOCATION</u> <u>METER READING</u>
--

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