

ESTATE INSPECTIONS

SITE:

50 Pendennis Road, Staple Hill

Date:

14 June 2011

Neighbourhood Voice or Tenant Rep:

None available

EXTERNAL Housing Officer: Wendy Kelloway

<p><u>CAR PARKS</u> Tax, condition, where parked, commercial vans, caravans, trailers, disabled space</p> <p>No Commercial vehicles or caravans. No untaxed vehicles.</p>	<p><u>Action</u></p> <p>None</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>Bin store clean and tidy Gate to bin store appears to have dropped on its hinges and is difficult to open and close</p>	<p><u>Action</u></p> <p>The gate should be repaired in week commencing 20 June</p>
<p><u>LITTER</u> Generally around site, old furniture etc</p> <p>None Noted at visit</p>	<p><u>Action</u></p> <p>None</p>
<p><u>DRYING AREA</u> Gates, fencing, weeds, washing lines, how many, condition</p> <p>2 Washing lines in good condition. However, I was told that one washing line is not used due to overhanging tree</p>	<p><u>Action</u></p> <p>Tree surgeons currently surveying all trees and we will carry out work as recommended by the tree surgeons</p>

<p><u>GARDENING</u> Maintenance contracts, trees, weeds, shrubs</p> <p>Gardening generally good It was asked if the gardeners could cut back overhanging hedges from next door. The trees at the front are very tall</p> <p>Is the grass more than 60mm in height NO</p> <p>If YES how high.....</p>	<p><u>Action</u></p> <p>Gardeners have confirmed this work will be carried out on 20 June We are waiting for the recommendations from the tree surgeons regarding their annual surveys</p>
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<p><u>SIGNS</u> Readable, secure, replacement</p> <p>All OK</p>	<p><u>Action</u></p> <p>None</p>
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<p><u>PATHS/WALKWAYS</u> Trip hazards, grit boxes</p> <p>No trip hazards noted. There is no grit bin and bags of grit are kept stored under the stairs</p>	<p><u>Action</u></p> <p>A grit bin has been ordered</p>
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<p><u>INDIVIDUAL PROPERTIES - EXTERNAL</u> Gardens, rubbish, old cars</p> <p>All OK</p>	<p><u>Action</u></p> <p>None</p>
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INTERNAL

<p><u>LIGHTING</u> Working, flickering, damaged</p> <p>OK</p>	<p><u>Action</u></p> <p>None</p>
<p><u>CLEANLINESS/RUBBISH ETC</u> Maintenance Contracts, litter, windows</p> <p>Good although walls are marked in places</p>	<p><u>Action</u></p> <p>None</p>
<p><u>INDIVIDUAL METER CUPBOARDS</u> Condition, locks, rubbish, storage</p> <p>N/A</p>	<p><u>Action</u></p> <p>None</p>
<p><u>GENERAL</u> Condition generally, storage, landings clear</p> <p>Residents have a lot of items stored on the landings</p>	<p><u>Action</u></p> <p>Residents should be aware that items stored on the landings could cause a trip hazard in the event of a fire</p>

<p><u>WINDOWS/DOORS/SECURITY</u></p> <p>Door locked and secure. One resident reports that children ride around the car park on their bikes</p>	<p><u>Action</u></p> <p>Suggest that if residents have concerns they contact the local Beat Officer who will visit and move the children on</p>
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<p><u>IMPROVEMENTS</u></p> <p>The front door is in need of decorating A Resident asked if a shed could be installed to keep bikes and garden tools in.</p>	<p><u>Action</u></p> <p>The front door is due to be re-decorated in this financial year but is dependent on budgets. Installation of a shed will be dependent on budgets for the current year.</p>
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<p><u>LANDLORDS SUPPLY METER READING</u></p> <p><u>METER LOCATION</u></p> <p>Ground floor cupboard – bottom right hand side meter LO190 L76D04222</p> <p><u>METER READING</u></p> <p>62310</p>
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<p>PET OVERALL ASSESSMENT (RED/AMBER/GREEN – POOR/AVERAGE/GOOD)</p>	<p>GOOD</p>
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