

ESTATE INSPECTIONS

SITE:

Richmond Terrace

Date:

25/03/2011

Neighbourhood Voice or Tenant Rep:

EXTERNAL

CAR PARKS

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

Nothing noted

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>Carry out improvement work to bottom of communal garden</p> <p>Is the grass more than 60mm in height YES / NO</p> <p>If YES how high.....</p>	<p><u>Action</u></p> <p>Requested of Ambience and work completed</p>
<p><u>SIGNS</u> Readable, secure, replacement</p> <p>Fire Exit stickers coming away</p>	<p><u>Action</u></p> <p>Reported to Haven fire and new signs to replace old ordered. <i>13/05/11 Order put out for rigid signs to be put up by end of May</i></p>
<p><u>PATHS/WALKWAYS</u> Trip hazards, grit boxes</p> <p>Floors on terrace and floor level still looking dirty particularly on terrace level and 4th floor</p>	<p><u>Action</u></p> <p>Reported to cleaners to advise on how best to get clean. <i>13/05/11 Cleaners have advised that the floors look dirty due to the old polish marks. RHA now looking into viability of reflooring.</i></p>
<p><u>INDIVIDUAL PROPERTIES - EXTERNAL</u> Gardens, rubbish, old cars</p> <p>Graffiti on front</p>	<p><u>Action</u></p> <p>Removed</p>

INTERNAL

<p><u>LIGHTING</u> Working, flickering, damaged</p> <p>Some lights not working</p>	<p><u>Action</u></p> <p>Reported and fixed</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> In cupboard in communal hallway at street level <u>METER READING</u> 70618
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PET OVERALL ASSESSMENT (RED/AMBER/GREEN – POOR/AVERAGE/GOOD)	Good
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