

ESTATE INSPECTIONS

SITE:

Ridgeway Court

Date:

23rd March 2011

Neighbourhood Voice or Tenant Rep:

John Renard

EXTERNAL

CAR PARKS

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

Conifer trees overhanging from a private garden into the car park.

Action

**Quote from Silvanus of approx £275 to remove sides of conifer trees over hanging car park.
10/5/11 Agreed for Silvanus to carry out works.**

BIN STORE/RUBBISH

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

Nothing to report

Action

LITTER

Generally around site, old furniture etc

Nothing to report

Action

DRYING AREA

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

Nothing to report

Action

<p><u>GARDENING</u> Maintenance contracts, trees, weeds, shrubs</p> <p>Request from resident that hedge between two car parking spaces is cut back in line with the curb as it is making it difficult to park and get in and out of vehicle.</p> <p>A number of residents have asked for some of the areas previously looked after by them to be added to the Ambience contract so that they do not become overgrown</p> <p>Request for paths in front of block to be swept</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>Ambience to carry out this work when they are next on site.</p> <p>Meeting arranged with residents, housing officer and Ambience for Friday 15/4/11 on site. Agreed with Ambience 9/6/11 to start quoted works.</p> <p>Ambience to carry on work when they are next on site.</p>
<p><u>SIGNS</u> Readable, secure, replacement</p>	<p><u>Action</u></p>
<p><u>PATHS/WALKWAYS</u> Trip hazards, grit boxes</p> <p>Resident requested a ramp from the path to the communal door of block 7-15 due to step into the block being quite high.</p> <p>Side gate leading from Ridgeway court and the Wells road is rusty and paint is coming off</p>	<p><u>Action</u></p> <p>NW to speak to support team to find out if an occupational therapist assessment is required. OT assessment carried out with resident. Works to be programmed in to budget.</p> <p>Due to be painted as part of external works year 2012/13</p>

INDIVIDUAL PROPERTIES - EXTERNAL

Gardens, rubbish, old cars

Action

INTERNAL

<u>LIGHTING</u> Working, flickering, damaged	<u>Action</u>
<u>CLEANLINESS/RUBBISH ETC</u> Maintenance Contracts, litter, windows	<u>Action</u>
<u>INDIVIDUAL METER CUPBOARDS</u> Condition, locks, rubbish, storage	<u>Action</u>
<u>GENERAL</u> Condition generally, storage, landings clear Guttering above communal doors overflow when it rains, this leads to the ground floor communal area getting wet and slippery, also concern that this was causing the doors to buckle.	<u>Action</u> JP roofing to attend w/c 4/4/11 works ref no 45508
<u>WINDOWS/DOORS/SECURITY</u>	<u>Action</u>

<p>Communal light outside of block 7-15 comes on and goes off at different times</p> <p>Request from resident for details of when communal digital aerial is to be installed</p>	<p>NKS electrical to attend 4/4/11 works order ref 45507</p> <p>Housing Officer to Check With Maintenance Team</p> <p>All aerial works have been carried out no further plans to upgrade</p>
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<p><u>IMPROVEMENTS</u></p> <p>Solar panels</p>	<p><u>Action</u></p> <p>No current plans to install solar panels at Ridgeway Court. being looked at as part of a wider plan.</p>
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<p><u>LANDLORDS SUPPLY METER READING</u></p> <p><u>METER LOCATION</u> In cupboard next to communal entrance to 7-15</p> <p><u>METER READING</u> Rate 1: 42614 Rate 2: 06821</p>

<p>PET OVERALL ASSESSMENT (RED/AMBER/GREEN – POOR/AVERAGE/GOOD)</p>	<p>Green</p>
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