

ESTATE INSPECTIONS

SITE: Ridgeway Court Date: 30/9/11 Voice or
Tenant Rep: John Renard

EXTERNAL

<u>CAR PARKS</u>	<u>Action</u>
Tax, condition, where parked, commercial vans, caravans, trailers, disabled space	
Trees overhanging from private garden into bin area have been cut back. Height has not been reduced	Housing officer to write to owner of trees again to try and resolve issue
Drains in car park need cleaning, full of debris from trees	Housing officer to inform maintenance department
Loose slab in car park	As above

<u>BIN STORE/RUBBISH</u>	<u>Action</u>
Where stored, adequate space, how many bins, cleanliness, weeds, gates, fencing. Bulky items, old furniture, rubbish bags	
Nothing noted	

<u>LITTER</u>	<u>Action</u>
Generally around site, old furniture etc	
Nothing noted	

<p><u>DRYING AREA</u> Gates, fencing, weeds, washing lines, how many, condition</p> <p>Moss on the drying area floor</p> <p>Ivy growing in tree near to the entrance to the site</p>	<p><u>Action</u></p> <p>Housing officer to arrange for ambience to treat moss</p> <p>Housing officer to arrange for ambience to remove ivy</p>
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<p><u>GARDENING</u> Maintenance contracts, trees, weeds, shrubs</p> <p>Nothing noted</p> <p>Is the grass more than 60mm in height</p> <p>If YES how high.....</p>	<p><u>Action</u></p>
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<p><u>SIGNS</u> Readable, secure, replacement</p> <p>Nothing noted</p>	<p><u>Action</u></p>
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<p><u>PATHS/WALKWAYS</u> Trip hazards, grit boxes</p> <p>Nothing noted</p>	<p><u>Action</u></p>
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INDIVIDUAL PROPERTIES - EXTERNAL

Gardens, rubbish, old cars

Nothing noted

Action

INTERNAL

LIGHTING

Working, flickering, damaged

Light on 1st floor stairwell of block 7-15 not working

Action

Housing officer passed to maintenance to arrange repair

CLEANLINESS/RUBBISH ETC

Maintenance Contracts, litter, windows

Nothing noted

Action

INDIVIDUAL METER CUPBOARDS

Condition, locks, rubbish, storage

Nothing noted

Action

<u>GENERAL</u> Condition generally, storage, landings clear New handrail installed in block 7-15 different to existing one in block 1-6. Residents don't find in as easy to hold securely. Some cracks on the external walls	<u>Action</u> Housing officer to pass info to maintenance department response Housing officer to pass to maintenance to investigate
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<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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LANDLORDS SUPPLY METER READING

METER LOCATION. In cupboard next to entrance to block 7-15

METER READING. Low: 43845, Normal: 08166

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

Good