

ESTATE INSPECTIONS

SITE:

Rose Green Close

Date:

22nd October 2010

Neighbourhood Voice or Tenant Rep:

EXTERNAL

<p><u>CAR PARKS</u> Tax, condition, where parked, commercial vans, caravans, trailers, disabled space</p> <p>TV and Bedframe left on area of communal grass outside of number 19</p>	<p><u>Action</u></p> <p>Reported to repairs to arrange removal from site.</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>Green recycling bins not put back tidily by SITA. They used to be chained up but aren't anymore.</p>	<p><u>Action</u></p> <p>Housing Officer to feedback to SITA</p>
<p><u>LITTER</u> Generally around site, old furniture etc</p> <p>Rubbish has been dumped through the hedge at the rear of Flats 1 and 2 (not in to private garden area).</p>	<p><u>Action</u></p> <p>Reported to Maintenance department to arrange clearance</p>
<p><u>DRYING AREA</u> Gates, fencing, weeds, washing lines, how many, condition</p> <p>6 Rotary dryers in the communal drying area need either repairing or replacing.</p>	<p><u>Action</u></p> <p>Reported to maintenance department to arrange inspection.</p>

<p><u>GARDENING</u> Maintenance contracts, trees, weeds, shrubs</p> <p>Is the grass more than 60mm in height NO</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>Residents are having issues with them and their visitors not being able to park in the car park due to building works at adjacent house and other local residents using bays.</p>	<p><u>Action</u></p> <p>Housing Officer to arrange for a sign to be installed near to the entrance to make people aware when they enter the car park that it is for residents and their visitors only.</p>
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<p><u>PATHS/WALKWAYS</u> Trip hazards, grit boxes</p> <p>Section of fence on the pathway next to number 13 has been broken and pulled back.</p> <p>More Grit needed for grit bin.</p>	<p><u>Action</u></p> <p>Reported to Maintenance department to arrange repair.</p> <p>Report to Maintenance to arrange for more grit to be ordered and delivered to site.</p>
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<p><u>INDIVIDUAL PROPERTIES - EXTERNAL</u> Gardens, rubbish, old cars</p> <p>External handrails to flats have peeling paint and look tired. Steps leading to flats need cleaning.</p>	<p><u>Action</u></p> <p>Reported to Maintenance department to inspect and arrange any necessary work.</p>
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INTERNAL

<p><u>LIGHTING</u> Working, flickering, damaged</p> <p>N/A</p>	<p><u>Action</u></p>
<p><u>CLEANLINESS/RUBBISH ETC</u> Maintenance Contracts, litter, windows</p> <p>N/A</p>	<p><u>Action</u></p>
<p><u>INDIVIDUAL METER CUPBOARDS</u> Condition, locks, rubbish, storage</p> <p>N/A</p>	<p><u>Action</u></p>
<p><u>GENERAL</u> Condition generally, storage, landings clear</p> <p>N/A</p>	<p><u>Action</u></p>

<p><u>WINDOWS/DOORS/SECURITY</u></p> <p>N/A</p>	<p><u>Action</u></p>
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<p><u>IMPROVEMENTS</u></p> <p>Residents currently being consulted about installing gates to the entrance of the site.</p>	<p><u>Action</u></p> <p>Housing Officer carrying out consultation.</p>
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<p><u>LANDLORDS SUPPLY METER READING</u></p> <p><u>METER LOCATION</u></p> <p><u>METER READING</u></p>

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