

ESTATE INSPECTIONS

SITE:

Venton Court

Date:

12 April 2011

Neighbourhood Voice or Tenant Rep:

No Residents attended

EXTERNAL

Wendy Kelloway, Housing Officer

CAR PARKS

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

Untaxed grey BMW in space No 6

Action

Resident of No 6 asked to tax or remove car

UPDATE 25/5/11

Resident written to again

BIN STORE/RUBBISH

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

Bin store clear

However it was noted that some bins were left in a parking space and also at the rear.

Action

None

LITTER

Generally around site, old furniture etc

No litter noted

Action

None

DRYING AREA

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

4 Washing lines

3 in good condition

Action

Bottom washing line to be replaced by week ending 22 April 2011.

UPDATE 25/5/11

Washing line has been replaced

<p><u>GARDENING</u> Maintenance contracts, trees, weeds, shrubs</p> <p>Gardening – good Gardeners have cleared the front area outside No 1-6</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 to recommend shrubs/plants suitable for this area UPDATE 25/5/11 Quote received. This work to be added to estate improvement budget</p>
---	---

<p><u>SIGNS</u> Readable, secure, replacement</p> <p>Parking sign faded</p>	<p><u>Action</u></p> <p>A new sign is on order Update 25/5/11 New Sign received and will replace old sign</p>
---	---

<p><u>PATHS/WALKWAYS</u> Trip hazards, grit boxes</p> <p>No trip hazards noted</p>	<p><u>Action</u></p> <p>Grit bin to be filled ready for winter later in the year</p>
--	--

<p><u>INDIVIDUAL PROPERTIES - EXTERNAL</u> Gardens, rubbish, old cars</p> <p>Not applicable</p>	<p><u>Action</u></p> <p>None</p>
---	----------------------------------

INTERNAL

<u>LIGHTING</u> Working, flickering, damaged Working OK	<u>Action</u> None
<u>CLEANLINESS/RUBBISH ETC</u> Maintenance Contracts, litter, windows Good	<u>Action</u> None
<u>INDIVIDUAL METER CUPBOARDS</u> Condition, locks, rubbish, storage Items noted in meter cupboards outside 7 & 8 and 9 & 10	<u>Action</u> RESIDENTS ARE REMINDED THAT NO PERSONAL ITEMS SHOULD BE STORED IN THE METER CUPBOARDS
<u>GENERAL</u> Condition generally, storage, landings clear All clear	<u>Action</u> None
<u>WINDOWS/DOORS/SECURITY</u> OK	<u>Action</u> None
<u>IMPROVEMENTS</u> None	<u>Action</u>

LANDLORDS SUPPLY METER READING

METER LOCATION

METER READING

Meter Read

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

Average