

## ESTATE INSPECTIONS

SITE: Venton Court

Date: 28 September 2011

Neighbourhood Voice or Tenant Rep: Mrs Williams and Mr Radcliffe

### EXTERNAL

Wendy Kelloway, Housing Officer

<u>CAR PARKS</u> Tax, condition, where parked, commercial vans, caravans, trailers, disabled space  No un-taxed cars in car park	<u>Action</u>  None
<u>BIN STORE/RUBBISH</u> Where stored, adequate space, how many bins, cleanliness, weeds, gates, fencing. Bulky items, old furniture, rubbish bags  2 Old chairs have been dumped in the car park	<u>Action</u>  <b>These items to be removed 13 October 2011</b>
<u>LITTER</u> Generally around site, old furniture etc  Litter noted on front areas	<u>Action</u>  <b>Gardeners cleared litter and debris from front gardens at their visit on 5 October 2011. However, have been asked to re-attend as not all debris collected.</b>
<u>DRYING AREA</u> Gates, fencing, weeds, washing lines, how many, condition  4 Washing lines in good condition	<u>Action</u>  <b>Shrub cut back around washing line area by gardeners on 5/10/11</b>

<p><u>GARDENING</u> Maintenance contracts, trees, weeds, shrubs</p> <p>Gardening generally good although residents not happy with some work carried out by the gardeners</p> <p>Is the grass more than 60mm in height    NO</p>	<p><u>Action</u></p> <p><b>Residents comments passed to gardeners. Gardeners confirm that they pick up litter on each visit. They also cut back shrubs as and when necessary. They have been given an order for re-planting of an area at the front .</b></p>
<p><u>SIGNS</u> Readable, secure, replacement</p> <p>New sign in place</p>	<p><u>Action</u></p> <p>None</p>
<p><u>PATHS/WALKWAYS</u> Trip hazards, grit boxes</p> <p>Grit bin full No trip hazards noted</p>	<p><u>Action</u></p> <p>None</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  OK	<u>Action</u>  None
<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>  None

<u>LANDLORDS SUPPLY METER READING</u>
<u>METER LOCATION</u>
<u>METER READING</u>
Meter Read

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