

ESTATE INSPECTIONS

SITE: 35 Westbury Road

Date: 27th June 2011

Neighbourhood Voice or Tenant Rep:

EXTERNAL

CAR PARKS

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

Residents rased concern about condition of car park walls

Action

The walls have been inspected previously by surveyor. Housing officer to make surveyor aware of ongoing concern

BIN STORE/RUBBISH

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

Nothing noted

Action

LITTER

Generally around site, old furniture etc

Nothing noted

Action

DRYING AREA

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

Nothing noted

Action

<p><u>GARDENING</u> Maintenance contracts, trees, weeds, shrubs</p> <p>Residents highlights a palm type tree growing in the front garden that they would like removed before it gets bigger. Also possible interference of roots in the drain located nearby.</p> <p>Lawn at the rear of the building uneven.</p> <p>Boundary garden wall showing signs of cracking</p> <p>Overflowing gutters at the front of the building</p> <p>Is the grass more than 60mm in height N/A</p> <p>If YES how high.....</p>	<p><u>Action</u></p> <p>Request for maintenance team to inspect drain prior to removing tree. Once this has been done Housing Officer will arrange for removal of the tree.</p> <p>Add levelling of the lawn to the estate improvement wishlist.</p> <p>Housing Officer to request maintenance inspection.</p> <p>Housing officer to request maintenance inspection.</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>Two cracked paving slabs in the rear garden broken when scaffolding was in place for building works.</p>	<p><u>Action</u></p> <p>Housing officer to inform maintenance team to arrange replacement of slabs</p>
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INDIVIDUAL PROPERTIES - EXTERNAL

Gardens, rubbish, old cars

Section of external wall adjacent to communal front door may be letting wet penetrate into Ground floor flat.

Action

Request for maintenance to inspect

INTERNAL

LIGHTING

Working, flickering, damaged

Nothing noted

Action

CLEANLINESS/RUBBISH ETC

Maintenance Contracts, litter, windows

Nothing noted

Action

INDIVIDUAL METER CUPBOARDS

Condition, locks, rubbish, storage

Nothing noted

Action

GENERAL

Condition generally, storage, landings clear

Nothing noted

Action

<u>WINDOWS/DOORS/SECURITY</u> Nothing noted	<u>Action</u>
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<u>IMPROVEMENTS</u> Resident request to look into improving the front garden. remove bark and replace with chippings and border.	<u>Action</u> Housing Officer to look in to budgeting for this.
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<u>LANDLORDS SUPPLY METER READING</u> <u>METER LOCATION</u> <u>METER READING</u>
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PET OVERALL ASSESSMENT (RED/AMBER/GREEN – POOR/AVERAGE/GOOD)	Good
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