

ESTATE INSPECTIONS

SITE:

Wycliffe Row

Date:

8th February 2011

Neighbourhood Voice or Tenant Rep:

EXTERNAL

CAR PARKS

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

Two car parcel shelves dumped under no parking sign in car park. Smashed car light around base of tree in the car park.

Items including cat boxes dumped in bike store area.

Action

Arranged for Ambience to clear items on next site visit.

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BIN STORE/RUBBISH

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

All ok

Action

LITTER

Generally around site, old furniture etc

All ok

Action

DRYING AREA

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

Light above door leading to drying area has not been moved ask requested by resident during last estate inspection.

Action

Housing officer checking with maintenance team whether decision has been made about moving the light to

	illuminate more of the car park.
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<p><u>GARDENING</u> Maintenance contracts, trees, weeds, shrubs</p> <p>quite a lot of moss growing in the car park area.</p> <p>Is the grass more than 60mm in height YES / NO</p> <p>If YES how high.....</p>	<p><u>Action</u></p> <p>Housing officer to ensure that moss spraying is included in Ambience specification for the site.</p>
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<p><u>SIGNS</u> Readable, secure, replacement</p> <p>Bristol City Council highways department have asked the association to make changes to signage on site.</p>	<p><u>Action</u></p> <p>Housing officer has asked highways department for clarification on signage changes.</p>
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<p><u>PATHS/WALKWAYS</u> Trip hazards, grit boxes</p> <p>All ok</p>	<p><u>Action</u></p>
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<p><u>INDIVIDUAL PROPERTIES - EXTERNAL</u> Gardens, rubbish, old cars</p> <p>All ok</p>	<p><u>Action</u></p>
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INTERNAL

<u>LIGHTING</u> Working, flickering, damaged n/a	<u>Action</u>
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<u>CLEANLINESS/RUBBISH ETC</u> Maintenance Contracts, litter, windows n/a	<u>Action</u>
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<u>INDIVIDUAL METER CUPBOARDS</u> Condition, locks, rubbish, storage n/a	<u>Action</u>
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<u>GENERAL</u> Condition generally, storage, landings clear	<u>Action</u>
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<u>WINDOWS/DOORS/SECURITY</u>	<u>Action</u>
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<u>IMPROVEMENTS</u>	<u>Action</u>
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<u>LANDLORDS SUPPLY METER READING</u>
<u>METER LOCATION</u>
<u>METER READING</u>

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