

ESTATE INSPECTIONS

SITE: Deveron Grove, Minsmere Road, Colne Green

Date: 18th October 2011

Neighbourhood Voice or Tenant Rep: Kathleen Hovland

EXTERNAL

<p><u>CAR PARKS</u> Tax, condition, where parked, commercial vans, caravans, trailers, disabled space</p> <p>Nothing noted</p>	<p><u>Action</u></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>Some bin stores at the rear of 31-35 Deveron Grove have had food waste dumped in them which has then not been put out for waste collection. Leading to smells and mice.</p>	<p><u>Action</u></p> <p>Association to arrange removal of dumped waste</p>
<p><u>LITTER</u> Generally around site, old furniture etc</p> <p>Nothing noted</p>	<p><u>Action</u></p>
<p><u>DRYING AREA</u> Gates, fencing, weeds, washing lines, how many, condition</p> <p>2 x rotary washing lines at 14-21 Colne Green too close together.</p>	<p><u>Action</u></p> <p>Association to arrange for one rotary dryer to be moved to allow more space.</p>

<p>14-21 Colne Green, garden furniture sited too close to rotary washing lines.</p> <p>Part of post from old rotary dryer left in the ground 14-21 Colne Green.</p>	<p>Residents to move furniture belonging to them further away from the rotary dryers.</p> <p>Reported to maintenance team to arrange removal.</p>
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<p><u>GARDENING</u> Maintenance contracts, trees, weeds, shrubs</p> <p>Reseeding of area where stones have been removed from next to 14 Colne Green</p> <p>Is the grass more than 60mm in height? NO</p> <p>If YES how high.....</p>	<p><u>Action</u></p> <p>Housing officer to arrange for quote</p>
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<p><u>SIGNS</u> Readable, secure, replacement</p> <p>Site signage being dealt with separately to estate inspections</p>	<p><u>Action</u></p>
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<p><u>PATHS/WALKWAYS</u> Trip hazards, grit boxes</p> <p>Nothing noted</p>	<p><u>Action</u></p>
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<p><u>INDIVIDUAL PROPERTIES - EXTERNAL</u> Gardens, rubbish, old cars</p> <p>Nothing noted</p>	<p><u>Action</u></p>
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INTERNAL

<p><u>LIGHTING</u> Working, flickering, damaged</p> <p>Trade button for 14-21 Colne Green not working Leak from skylight in communal stairway at 14-21 Colne Green Communal aerial 14-21 Colne Green has come loose and bangs on the wall when it is windy</p>	<p><u>Action</u></p> <p>All repairs reported to maintenance team to arrange.</p>
<p><u>CLEANLINESS/RUBBISH ETC</u> Maintenance Contracts, litter, windows</p> <p>Nothing noted</p>	<p><u>Action</u></p>
<p><u>INDIVIDUAL METER CUPBOARDS</u> Condition, locks, rubbish, storage</p> <p>Nothing noted</p>	<p><u>Action</u></p>
<p><u>GENERAL</u> Condition generally, storage, landings clear</p> <p>14-21 Colne Green. Garden furniture and other items stored under the stairs in the communal hallway.</p> <p>Request for additional smoke/fire alarms to be installed in communal hallway of 14-21 Colne Green due to stairlift.</p>	<p><u>Action</u></p> <p>Residents to remove items from communal hallways by the 11th November.</p> <p>Request forwarded to surveyor to look in to whether fire regulations require more fire/smoke alarms</p>

<u>WINDOWS/DOORS/SECURITY</u> Nothing noted	<u>Action</u>
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<u>IMPROVEMENTS</u> Nothing noted	<u>Action</u>
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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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