

## ESTATE INSPECTIONS

SITE:

Augustus House

Date:

28 September 2011

Neighbourhood Voice or Tenant Rep:

Katie Smith Neighbourhood Voice

### EXTERNAL

Wendy Kelloway, Housing Officer

#### CAR PARKS

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

No untaxed cars or commercial vehicles noted at time of visit

Car park clear of rubbish and covers on drains

Action

**None**

#### BIN STORE/RUBBISH

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

Bin stores OK.

Action

**Residents are asked to ensure they put all rubbish in the bins and not to leave items on top of the bin stores as cats/foxes can rip open the bags.**

#### LITTER

Generally around site, old furniture etc

Generally clear

Action

**None**

#### DRYING AREA

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

Three heavy duty washing lines in good condition

Action

**None**

<p><u>GARDENING</u> Maintenance contracts, trees, weeds, shrubs</p> <p>Gardening – good</p> <p>Is the grass more than 60mm in height    NO</p>	<p><u>Action</u></p> <p><b>None</b> <b>Noted that some residents are looking after part of the gardens and using the area to sit out in.</b></p>
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<p><u>SIGNS</u> Readable, secure, replacement</p> <p>Signs readable and secure</p>	<p><u>Action</u></p> <p><b>CCTV sign to be put up on side of Augustus House</b></p>
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<p><u>PATHS/WALKWAYS</u> Trip hazards, grit boxes</p> <p>No Grit bin No trip hazards noted although some footpaths covered in moss</p>	<p><u>Action</u></p> <p><b>Gardeners sprayed footpaths on 5 October 2011</b></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> <p><b>None</b></p>
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## INTERNAL

<u>LIGHTING</u> Working, flickering, damaged  Light switch at the bottom of the stairs is sticking on	<u>Action</u>  <b>Electrician asked to attend</b>
<u>CLEANLINESS/RUBBISH ETC</u> Maintenance Contracts, litter, windows  Residents clean internal communal area	<u>Action</u>  <b>None</b>
<u>INDIVIDUAL METER CUPBOARDS</u> Condition, locks, rubbish, storage  Not applicable	<u>Action</u>  <b>None</b>
<u>GENERAL</u> Condition generally, storage, landings clear  Areas clear. Noted that a cable has come loose on the wall	<u>Action</u>  <b>Cable will be re-secured to the wall</b>
<u>WINDOWS/DOORS/SECURITY</u> All Ok	<u>Action</u>  <b>None</b>
<u>IMPROVEMENTS</u>  None	<u>Action</u>  <b>None</b>

LANDLORDS SUPPLY METER READING

METER LOCATION

Meter Read

METER READING

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

Good