

## ESTATE INSPECTIONS

SITE: 162 Fishponds Road

Date: 8 November 2011 UPDATED 6/2/12

Neighbourhood Voice or Tenant Rep: Kav McConnell

### EXTERNAL

**Housing Officer: Wendy Kelloway**

<u>CAR PARKS</u> Tax, condition, where parked, commercial vans, caravans, trailers, disabled space  <b>No untaxed vehicles noted.</b> <b>No caravans or trailers.</b> <b>Car park has been re-surfaced and the disabled space well marked out</b>	<u>Action</u>  <b>None</b>
<u>BIN STORE/RUBBISH</u> Where stored, adequate space, how many bins, cleanliness, weeds, gates, fencing. Bulky items, old furniture, rubbish bags  <b>Clean and tidy</b>	<u>Action</u>  <b>None</b>
<u>LITTER</u> Generally around site, old furniture etc  <b>Generally litter free</b>	<u>Action</u>  <b>None</b>
<u>DRYING AREA</u> Gates, fencing, weeds, washing lines, how many, condition  <b>All washing lines in good condition. No overhanging shrubs or weeds</b> <b>Fence panel between drying area and car park has come away from posts</b>	<u>Action</u>  <b>Fence panel to be re-hung on 14 November 2011</b> <b><u>UPDATE – work completed</u></b> <b><u>14/11/11</u></b>

<p><u>GARDENING</u> Maintenance contracts, trees, weeds, shrubs</p> <p><b>Front borders need weeding</b></p> <p>Is the grass more than 60mm in Height <b>No</b></p>	<p><u>Action</u></p> <p><b>Gardeners will attend to this on next visit on 23 November 2011</b> <b><u>UPDATE – work completed 23/11/11</u></b></p>
<p><u>SIGNS</u> Readable, secure, replacement</p> <p><b>All readable and secure</b></p>	<p><u>Action</u></p> <p><b>None</b></p>
<p><u>PATHS/WALKWAYS</u> Trip hazards, grit boxes</p> <p><b>3 broken bricks noted on the front steps</b> <b>Front grit bin full</b></p> <p><b>Rear grit bin has been moved by contractors who re-surfaced the car park</b></p>	<p><u>Action</u></p> <p><b>Repair to front steps will be carried out as part of planned maintenance currently planned for 2013.</b> <b>Contractors have been asked to return grit bin</b></p>
<p><u>INDIVIDUAL PROPERTIES - EXTERNAL</u> Gardens, rubbish, old cars</p> <p><b>N/A</b></p>	<p><u>Action</u></p> <p><b>None</b></p>

## **INTERNAL**

<p><u>LIGHTING</u> Working, flickering, damaged</p> <p><b>All OK</b></p>	<p><u>Action</u></p> <p><b>None</b></p>
<p><u>CLEANLINESS/RUBBISH ETC</u> Maintenance Contracts, litter, windows</p> <p><b>A deep clean of the floor on the landing and stairs has been carried out by the cleaners</b></p>	<p><u>Action</u></p> <p><b>None</b></p>
<p><u>INDIVIDUAL METER CUPBOARDS</u> Condition, locks, rubbish, storage</p> <p><b>All in good condition</b></p>	<p><u>Action</u></p> <p><b>None</b></p>
<p><u>GENERAL</u> Condition generally, storage, landings clear</p> <p><b>All landings clear</b></p>	<p><u>Action</u></p> <p><b>None</b></p>

<u>WINDOWS/DOORS/SECURITY</u>  <b>All doors into the building are secure</b>	<u>Action</u>  <b>None</b>
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<u>IMPROVEMENTS</u>  <b>None</b>	<u>Action</u>  <b>None</b>
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<u>LANDLORDS SUPPLY METER READING</u>  <u>METER LOCATION</u>  <b>_Main meter cupboard on ground floor _____ <u>S79D 15646</u></b>  <u>METER READING</u>
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<b>PET OVERALL ASSESSMENT (RED/AMBER/GREEN – POOR/AVERAGE/GOOD)</b>	<b>Good</b>
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