

## ESTATE INSPECTIONS

SITE:

174 High Street, Oldland Common

Date:

14 December 2011

or Tenant Rep:

Marv Haines

### EXTERNAL

Housing Officer: Wendy Kelloway

#### CAR PARKS

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

**Green Citeron Xarra registration number WM51 FOJ was untaxed – tax out 30/11/11  
No commercial vehicles or caravans in the car park.**

#### Action

**Please note that all cars parked in Redland car parks must be roadworthy and display a current tax disc.**

#### BIN STORE/RUBBISH

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

**Bin area clean and tidy.**

#### Action

**None**

#### LITTER

Generally around site, old furniture etc

**None noted**

#### Action

**None**

#### DRYING AREA

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

**3 washing lines in reasonable condition**

#### Action

**None**

<p><u>GARDENING</u> Maintenance contracts, trees, weeds, shrubs</p> <p><b>Gardening good</b> <b>Tree surgeons have completed tree work for this year.</b> <b>Small area of grass at the front needs re-seeding</b> <b>It was asked if the gardeners could help out with weeding the borders</b></p> <p><b>It was raining hard at the time of the visit and the water butt by the front door was overflowing</b></p> <p>Is the grass more than 60mm in height    NO</p> <p>If YES how high.....</p>	<p><u>Action</u></p> <p><b>Gardeners have been asked to put down grass seed on the affected area and to weed some of the borders .</b></p> <p><b>The gardeners have been asked to go back to attend to this.</b></p>
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<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>
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<p><u>PATHS/WALKWAYS</u> Trip hazards, grit boxes</p> <p><b>Grit bins were full</b> <b>No trip hazards noted</b></p>	<p><u>Action</u></p> <p><b>None</b></p>
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<p><u>INDIVIDUAL PROPERTIES - EXTERNAL</u> Gardens, rubbish, old cars</p> <p><b>Nothing noted</b></p>	<p><u>Action</u></p> <p><b>None</b></p>
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## **INTERNAL**

<p><u>LIGHTING</u> Working, flickering, damaged</p> <p><b>All working well</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>Cleaners had attended the day before but there was some mud on the ground floor hallway</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>Nothing noted</b></p>	<p><u>Action</u></p> <p><b>None</b></p>
<p><u>GENERAL</u> Condition generally, storage, landings clear</p> <p><b>Under the stairs there were some painting items left by heating contractors Also noted that there were a lot of telephone directories stored under the stairs</b></p>	<p><u>Action</u></p> <p><b>Contractors should remove painting items when finished. The telephone directories will be put out for re-cycling if not wanted by individual tenants.</b></p>

<u>WINDOWS/DOORS/SECURITY</u> <b>Windows and doors were secure</b>	<u>Action</u> <b>None</b>
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<u>IMPROVEMENTS</u> <b>PLEASE SEE ATTACHED LETTER</b>	<u>Action</u>
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<u>LANDLORDS SUPPLY METER READING</u>  <u>METER LOCATION</u>  <u>S63G51310 – Outside Flat 1 – Top Right Meter Box</u>  <u>METER READING</u> 97187
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<b>PET OVERALL ASSESSMENT (RED/AMBER/GREEN – POOR/AVERAGE/GOOD)</b>	<b>Good</b>
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