

ESTATE INSPECTIONS

SITE:

35 Westbury Road

Date:

29th November 2011

Neighbourhood Voice or Tenant Rep:

EXTERNAL

CAR PARKS

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

Nothing noted

Action

BIN STORE/RUBBISH

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

Nothing noted

Action

LITTER

Generally around site, old furniture etc

Nothing noted

Action

DRYING AREA

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

Surveyor to be requested by housing officer to inspect concrete base of drying area. It does not dry out and residents feel that this is stopping them from using the rotary dryer.

Additional post for rotary dryer to be installed in grass in the garden to allow residents to move rotary dryer to sunnier part of the garden.

Action

Housing officer to arrange for TWG to visit site and quote for

	installation of post. TWG to meet with residents when on site.
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<p><u>GARDENING</u> Maintenance contracts, trees, weeds, shrubs</p> <p>Residents would like front garden landscaped to make it more manageable. Residents have paving bricks already.</p> <p>Residents raised ongoing concern about condition of the boundary walls. Surveyor has inspected previously. Housing officer to request details from surveyor about what works are due (if any) and when this will be done. if work is not deemed necessary housing officer will ask for details as to the decision behind this</p> <p>Is the grass more than 60mm in height N/A</p> <p>If YES how high.....</p>	<p><u>Action</u></p> <p>Housing officer to speak to resident involvement manager to discuss whether residents would be able to apply for Redland community grant. If they can Resident involvement team will contact residents directly to discuss application process.</p>
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<p><u>SIGNS</u> Readable, secure, replacement</p> <p>Painted '35 Westbury road' lettering on gate post has faded away. Housing officer to request TWG to carry out repainting of lettering in black paint.</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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INDIVIDUAL PROPERTIES - EXTERNAL

Gardens, rubbish, old cars

Nothing noted

Action

INTERNAL

LIGHTING

Working, flickering, damaged

Nothing noted

Action

CLEANLINESS/RUBBISH ETC

Maintenance Contracts, litter, windows

Nothing noted

Action

INDIVIDUAL METER CUPBOARDS

Condition, locks, rubbish, storage

Nothing noted

Action

GENERAL

Condition generally, storage, landings clear

Nothing noted

Action

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<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> On ground floor communal hallway <u>METER READING</u> 97118

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