

ESTATE INSPECTIONS

SITE:

Britton Gardens

Date:

13 December 2011

Neighbourhood Voice or Tenant Rep:

N/A

EXTERNAL

Housing Officer: Wendy Kelloway

CAR PARKS

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

No Commercial vehicles or caravans.

Action

None

BIN STORE/RUBBISH

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

2 fold-up beds, 2 sofas, 4 chairs, cushions and a mattress have been dumped in the bin store and just outside the bin store. This means that the bins cannot be put in the bin store.

Action

These items will be removed and all residents will pay for this via their service charge.

LITTER

Generally around site, old furniture etc

No Litter noted

Action

None

DRYING AREA

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

**Two Washing lines in good condition.
Washing line area free of weeds and overhanging shrubs**

Action

None

<p><u>GARDENING</u> Maintenance contracts, trees, weeds, shrubs</p> <p>Good</p> <p>Is the grass more than 60mm in height NO</p> <p>If YES how high.....</p>	<p><u>Action</u></p> <p>None</p>
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<p><u>SIGNS</u> Readable, secure, replacement</p> <p>All OK</p>	<p><u>Action</u></p> <p>None</p>
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<p><u>PATHS/WALKWAYS</u> Trip hazards, grit boxes</p> <p>No trip hazards noted No grit bin</p>	<p><u>Action</u></p> <p>None</p>
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<p><u>INDIVIDUAL PROPERTIES - EXTERNAL</u> Gardens, rubbish, old cars</p> <p>Generally OK</p>	<p><u>Action</u></p> <p>None</p>
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INTERNAL

<p><u>LIGHTING</u> Working, flickering, damaged</p> <p>All OK</p>	<p><u>Action</u></p> <p>None</p>
<p><u>CLEANLINESS/RUBBISH ETC</u> Maintenance Contracts, litter, windows</p> <p>Good</p>	<p><u>Action</u></p> <p>None</p>
<p><u>INDIVIDUAL METER CUPBOARDS</u> Condition, locks, rubbish, storage</p> <p>Not Applicable</p>	<p><u>Action</u></p> <p>None</p>
<p><u>GENERAL</u> Condition generally, storage, landings clear</p> <p>It was noted that there were 3 bikes and some other items stored on the landing of 74/75/76</p>	<p><u>Action</u></p> <p>These items should be removed as they would cause a hazard in the event of a fire. PLEASE NOTE NO ITEMS SHOULD BE STORED ON THE LANDINGS.</p>

<u>WINDOWS/DOORS/SECURITY</u> Both doors locked and secure at time of visit	<u>Action</u> None
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<u>IMPROVEMENTS</u> None	<u>Action</u> None
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<u>LANDLORDS SUPPLY METER READING</u> <u>METER LOCATION</u> Ground floor cupboard under stairs – F84D06702 <u>METER READING</u> <u>80532</u>
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PET OVERALL ASSESSMENT (RED/AMBER/GREEN – POOR/AVERAGE/GOOD)	GOOD
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