

ESTATE INSPECTIONS

SITE: Cam Brook Close

Date: 19 October 2011

Neighbourhood Voice or Tenant Rep: Mike Fillinham. Neighbourhood Voice

EXTERNAL

Wendy Kelloway – Housing Officer

<u>CAR PARKS</u> Tax, condition, where parked, commercial vans, caravans, trailers, disabled space All cars parked in allocated spaces	<u>Action</u> None
<u>BIN STORE/RUBBISH</u> Where stored, adequate space, how many bins, cleanliness, weeds, gates, fencing. Bulky items, old furniture, rubbish bags No bin store at Cam Brook Close. No bulky items dumped in the area	<u>Action</u> None
<u>LITTER</u> Generally around site, old furniture etc There was a lot of litter around the site and a lot of debris and rubbish left by the refuse collectors. The litter bin was overflowing and there was a lot of litter next to the bin	<u>Action</u> Redland contribute to the cost of a Parish Sweeper so Parish Council have been contacted. BANES have also been contacted about the refuse collectors leaving debris behind
<u>DRYING AREA</u> Gates, fencing, weeds, washing lines, how many, condition No communal drying area at Cam Brook Close	<u>Action</u> 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>If YES how high.....</p>	<p><u>Action</u></p> <p>Gardeners to cut back shrubs at rear of garages at next visit on 1st or 2nd November 2011</p>
<p><u>SIGNS</u> Readable, secure, replacement</p> <p>Signs readable and secure</p> <p>Graffiti noted on side wall of garage 11</p>	<p><u>Action</u></p> <p>None</p> <p>Graffiti to be removed on 27 October 2011</p>
<p><u>PATHS/WALKWAYS</u> Trip hazards, grit boxes</p> <p>Grit bins full</p>	<p><u>Action</u></p> <p>None</p>
<p><u>INDIVIDUAL PROPERTIES - EXTERNAL</u> Gardens, rubbish, old cars</p> <p>Some gardens grass is very overgrown and some gardens are messy</p>	<p><u>Action</u></p> <p>Residents are reminded again that it is a condition of their tenancy that their gardens are kept clean and tidy.</p>

INTERNAL

LIGHTING

Working, flickering, damaged

Not applicable

Action

CLEANLINESS/RUBBISH ETC

Maintenance Contracts, litter, windows

Not applicable

Action

INDIVIDUAL METER CUPBOARDS

Condition, locks, rubbish, storage

Not applicable

Action

GENERAL

Condition generally, storage, landings clear

Not applicable

Action

<u>WINDOWS/DOORS/SECURITY</u> Not applicable	<u>Action</u>
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<u>IMPROVEMENTS/COMMENTS</u> It was noted that some of the fencing near to the bridge at the rear of Cam Brook Close is damaged. It was reported that a street light is staying on all day	<u>Action</u> To be repaired by 28 October 2011 Street light was repaired on 25 October 2011
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<u>LANDLORDS SUPPLY METER READING</u> Not applicable <u>METER LOCATION</u> <u>METER READING</u>
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PET OVERALL ASSESSMENT (RED/AMBER/GREEN – POOR/AVERAGE/GOOD)	Poor
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