

ESTATE INSPECTIONS

SITE:

Huish Court

Date:

19 October 2011

Neighbourhood Voice or Tenant Rep:

N/A

EXTERNAL

Wendy Kelloway – Housing Officer

CAR PARKS

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

No untaxed vehicles or commercial vans or caravans noted at time of inspection

Action

None

BIN STORE/RUBBISH

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

The bin store was clean and tidy.

There was an old bed base dumped at the side of the bin store

Action

**Bed base to be removed 27
October 2011**

LITTER

Generally around site, old furniture etc

Some litter noted around site – Gardeners on site at time of inspection

New litter bin in top car park has not been emptied

Action

**Gardeners to pick up litter.
Gardening Team not aware that
they had to empty litter bin.
They will empty in future.**

DRYING AREA

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

No communal drying area at Huish Court

Action

None

<p><u>GARDENING</u> Maintenance contracts, trees, weeds, shrubs</p> <p>Gardeners on site at time of inspection so were cutting grass, picking litter and had sprayed footpaths where moss is a problem.</p> <p>Is the grass more than 60mm in height NO</p> <p>If YES how high.....</p>	<p><u>Action</u></p> <p>Monitoring</p>
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<p><u>SIGNS</u> Readable, secure, replacement</p> <p>Signs readable and secure</p>	<p><u>Action</u></p> <p>None</p>
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<p><u>PATHS/WALKWAYS</u> Trip hazards, grit boxes</p> <p>Top Grit bin full. Bin in middle full of rubbish and no grit</p> <p>Footpaths are due for re-surfacing – dependent on budget</p>	<p><u>Action</u></p> <p>Middle grit bin to be emptied of rubbish by gardeners at next visit</p>
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<p><u>INDIVIDUAL PROPERTIES - EXTERNAL</u> Gardens, rubbish, old cars</p> <p>A couple of black bags of rubbish noted outside some individual properties and not put in bin store</p>	<p><u>Action</u></p> <p>Individuals will be written to regarding putting their rubbish directly into the bins now provided.</p>
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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>	<u>Action</u>
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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)	Average
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