

ESTATE INSPECTIONS

SITE: Publow Lane, Pensford

Date: 19 December 2011

Neighbourhood Voice or Tenant Rep: N/A

EXTERNAL

Wendy Kelloway – Housing Officer

<p><u>CAR PARKS</u> Tax, condition, where parked, commercial vans, caravans, trailers, disabled space</p> <p>Noted untaxed car with flat tyres and an old mattress dumped on space No 9 Noted an old cooker and microwave dumped on space No 6</p>	<p><u>Action</u></p> <p>Redland ask that cars parked in their car parks be roadworthy and display current tax discs. We also ask residents to dispose of unwanted large items as soon as possible by taking to the tip or asking the council to remove them.</p>
<p><u>BIN STORE/RUBBISH</u> Where stored, adequate space, how many bins, cleanliness, weeds, gates, fencing. Bulky items, old furniture, rubbish bags</p> <p>No bin store at Publow Lane Bulky items as noted above</p>	<p><u>Action</u></p> <p>None</p>
<p><u>LITTER</u> Generally around site, old furniture etc</p> <p>It was noted that there was a lot of litter around the site, in the car park and on the footpaths and under hedges</p>	<p><u>Action</u></p> <p>The gardeners will carry out a thorough litter pick on their next visit</p>
<p><u>DRYING AREA</u> Gates, fencing, weeds, washing lines, how many, condition</p>	<p><u>Action</u></p> <p>None</p>

No communal drying area	
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<u>GARDENING</u> Maintenance contracts, trees, weeds, shrubs The hedge along the rear of the car park has been cut back Is the grass more than 60mm in height NO If YES how high.....	<u>Action</u> None
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<u>SIGNS</u> Readable, secure, replacement All Signs are readable and secure. There are adequate signs about parking being for residents and visitors only	<u>Action</u> None
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<u>PATHS/WALKWAYS</u> Trip hazards, grit boxes Grit bin full Leaves are blocking drains at the top of the steps and at the top of the car park causing water to run down the slopes and freezing when icy. Therefore, making the area very slippery.	<u>Action</u> The drains to be unblocked on 20 December 2011.
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<u>INDIVIDUAL PROPERTIES - EXTERNAL</u> Gardens, rubbish, old cars Generally OK	<u>Action</u> None
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INTERNAL

<p><u>LIGHTING</u> Working, flickering, damaged</p> <p>Not applicable</p>	<p><u>Action</u></p>
<p><u>CLEANLINESS/RUBBISH ETC</u> Maintenance Contracts, litter, windows</p> <p>Not applicable</p>	<p><u>Action</u></p>
<p><u>INDIVIDUAL METER CUPBOARDS</u> Condition, locks, rubbish, storage</p> <p>Not applicable</p>	<p><u>Action</u></p>
<p><u>GENERAL</u> Condition generally, storage, landings clear</p> <p>Not applicable</p>	<p><u>Action</u></p>

<u>WINDOWS/DOORS/SECURITY</u> Not applicable	<u>Action</u>
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<u>IMPROVEMENTS & COMMENTS</u> None	<u>Action</u>
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<u>LANDLORDS SUPPLY METER READING</u> <u>METER LOCATION</u> <u>METER READING</u>

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