

ESTATE INSPECTIONS

SITE:

Orchard Close

Date:

20 May 2011 (updated Nov 11)

Neighbourhood Voice or Tenant Rep:

Dilwen Miller

EXTERNAL

CAR PARKS

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

There are 12 spaces and 12 cars at Orchard Close (Redland). Visitors are asked not to park for long periods as a courtesy to residents

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

Nothing noted

Action

<p><u>GARDENING</u> Maintenance contracts, trees, weeds, shrubs Guttering broken to rear of development – back garden, above the water butt Move one rotary dryer to outside the washing room and gate off and restrict access to the rear drying area due to health and safety concerns about this area Two more Hartman benches to be requested</p> <p>Is the grass more than 60mm in height YES / NO</p> <p>If YES how high.....</p>	<p><u>Action</u></p> <p>Completed Completed</p>
<p><u>SIGNS</u> Readable, secure, replacement New 'No Right of Way' sign needed by gate at front</p>	<p><u>Action</u></p> <p>Ordered</p>
<p><u>PATHS/WALKWAYS</u> Trip hazards, grit boxes</p> <p>Proposals are to alter the traffic calming (sleeping policeman) to allow for shopping trolleys to be taken easily from the scheme to the shops</p>	<p><u>Action</u></p> <p>Completed</p>
<p><u>INDIVIDUAL PROPERTIES - EXTERNAL</u> Gardens, rubbish, old cars</p> <p>Nothing noted</p>	<p><u>Action</u></p>

INTERNAL

<p><u>LIGHTING</u> Working, flickering, damaged</p> <p>Nothing noted</p>	<p><u>Action</u></p>
<p><u>CLEANLINESS/RUBBISH ETC</u> Maintenance Contracts, litter, windows</p> <p>Nothing noted</p>	<p><u>Action</u></p>
<p><u>INDIVIDUAL METER CUPBOARDS</u> Condition, locks, rubbish, storage</p> <p>Nothing noted</p>	<p><u>Action</u></p>
<p><u>GENERAL</u> Condition generally, storage, landings clear</p> <p>Nothing noted</p>	<p><u>Action</u></p>

<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> <u>METER READING</u>
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PET OVERALL ASSESSMENT (RED/AMBER/GREEN – POOR/AVERAGE/GOOD)	Good
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