

# ESTATE INSPECTIONS

SITE: Oxhouse Gardens

Date: 30<sup>th</sup> November 2011  
Updated 14/12/11

Neighbourhood Voice or Tenant Rep:

## EXTERNAL

<p><u>CAR PARKS</u> Tax, condition, where parked, commercial vans, caravans, trailers, disabled space</p> <p><b>Broken pieces of wood in visitor car park spaces</b></p>	<p><u>Action</u></p> <p><b>Housing officer to arrange for contractor to remove items</b> <b>Spectrum cleared rubbish 8/12/11</b> <b>ref RMA48872</b></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><b>Nothing noted</b></p>	<p><u>Action</u></p>
<p><u>LITTER</u> Generally around site, old furniture etc</p> <p><b>Some items of rubbish and broken toys to be removed from grass and around trees</b></p>	<p><u>Action</u></p> <p><b>Housing officer to arrange for contractor to remove items</b> <b>Spectrum cleared rubbish 8/12/11</b> <b>ref RMA48872</b></p>
<p><u>DRYING AREA</u> Gates, fencing, weeds, washing lines, how many, condition</p> <p><b>Nothing noted</b></p>	<p><u>Action</u></p>

<p><u>GARDENING</u> Maintenance contracts, trees, weeds, shrubs</p> <p><b>Tree surround has not been removed since last inspection. Ambience have been contacted prior to estate inspection to ensure that this is removed and bark put over area when they are next able to attend site.</b></p> <p><b>Weeds and leaves building up around wooden bollards. Housing officer to arrange for ambience to attend site and remove weeds and leaves</b></p> <p>Is the grass more than 60mm in height   <b>No</b></p> <p>If YES how high.....</p>	<p><u>Action</u></p> <p><b>Ambience to remove tree surround and carry out other works when next on site.</b></p>
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<p><u>SIGNS</u> Readable, secure, replacement</p> <p><b>Nothing noted</b></p>	<p><u>Action</u></p>
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<p><u>PATHS/WALKWAYS</u> Trip hazards, grit boxes</p> <p><b>Raised and block drain in visitor car parking space. Housing officer to report to maintenance to arrange clearance of drain and put it back in the fitting.</b></p>	<p><u>Action</u></p> <p><b>AMS replaced drain cover and cleared leaves 7/12/11 ref RMA48871</b></p>
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<p><u>INDIVIDUAL PROPERTIES - EXTERNAL</u> Gardens, rubbish, old cars</p> <p><b>A number of properties have fencing that is not being kept in a reasonable condition. This is the responsibility of residents. Under the terms of individual tenancies these need to be repaired or replaced where needed.</b></p>	<p><u>Action</u></p>
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## **INTERNAL**

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

<u>WINDOWS/DOORS/SECURITY</u>  <b>Nothing noted</b>	<u>Action</u>
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<u>IMPROVEMENTS</u>  <b>Nothing noted</b>	<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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