

ESTATE INSPECTIONS

SITE:

Richmond Terrace

Date:

06/10/2011

Neighbourhood Voice or Tenant Rep:

June McKervey and Alastair Courtenay

EXTERNAL

CAR PARKS

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

Nothing noted

Action

BIN STORE/RUBBISH

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

External door at basement level is looking in a poor condition.

Action

Door overhauled November 2011

LITTER

Generally around site, old furniture etc

Handrails and area to front and rear doors not cleaned properly

Action

Cleaners have been requested to clean these areas on each visit

DRYING AREA

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

Nothing noted

Action

<p><u>GARDENING</u> Maintenance contracts, trees, weeds, shrubs</p> <p>Reports that the new leaf blower is damaging the new grass and that sometimes the leaves are blown onto the herbaceous border</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>Reported to Ambience to address. Extra leaf clearing available Nov 2011</p>
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<p><u>SIGNS</u> Readable, secure, replacement</p>	<p><u>Action</u></p>
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<p><u>PATHS/WALKWAYS</u> Trip hazards, grit boxes</p>	<p><u>Action</u></p>
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<p><u>INDIVIDUAL PROPERTIES - EXTERNAL</u> Gardens, rubbish, old cars</p>	<p><u>Action</u></p>
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INTERNAL

<p><u>LIGHTING</u> Working, flickering, damaged</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> In cupboard in communal hallway at street level <u>METER READING</u> 72778
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PET OVERALL ASSESSMENT (RED/AMBER/GREEN – POOR/AVERAGE/GOOD)	Good
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