

ESTATE INSPECTIONS

SITE:

Shipman Court, Staple Hill

Date:

13 December 2011

Neighbourhood Voice or Tenant Rep:

Not available

EXTERNAL

Housing Officer: Wendy Kelloway

CAR PARKS

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

**No Commercial vehicles or caravans.
No untaxed vehicles.**

Action

None

BIN STORE/RUBBISH

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

Bin stores clean and tidy

Action

None

LITTER

Generally around site, old furniture etc

None Noted at visit

Action

None

DRYING AREA

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

Washing lines in main drying area in good condition. Area free of weeds and overhanging shrubs.

Action

None

<p><u>GARDENING</u> Maintenance contracts, trees, weeds, shrubs</p> <p>Gardening good</p> <p>Is the grass more than 60mm in height NO</p> <p>If YES how high.....</p>	<p><u>Action</u></p> <p>None</p>
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<p><u>SIGNS</u> Readable, secure, replacement</p> <p>All OK</p>	<p><u>Action</u></p> <p>None</p>
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<p><u>PATHS/WALKWAYS</u> Trip hazards, grit boxes</p> <p>It was noted that one of the paving slabs leading to the bin store is sticking up.</p> <p>Both grit bins full</p>	<p><u>Action</u></p> <p>Order raised for this slab to be re-bedded</p>
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<p><u>INDIVIDUAL PROPERTIES - EXTERNAL</u> Gardens, rubbish, old cars</p> <p>All OK</p>	<p><u>Action</u></p> <p>None</p>
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INTERNAL

<u>LIGHTING</u> Working, flickering, damaged N/A	<u>Action</u> None
<u>CLEANLINESS/RUBBISH ETC</u> Maintenance Contracts, litter, windows N/A	<u>Action</u> None
<u>INDIVIDUAL METER CUPBOARDS</u> Condition, locks, rubbish, storage N/A	<u>Action</u> None
<u>GENERAL</u> Condition generally, storage, landings clear N/A	<u>Action</u> None

<u>WINDOWS/DOORS/SECURITY</u> N/A	<u>Action</u> None
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<u>IMPROVEMENTS</u> Residents have previously asked for the parking spaces to be increased	<u>Action</u> At the moment there is no budget for this work to be carried out.
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<u>LANDLORDS SUPPLY METER READING</u> <u>METER LOCATION</u> In Cupboard outside No 10 (14677) <u>METER READING</u>

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