

ESTATE INSPECTIONS

SITE:

Winstone Court

Date:

15/12/11

Neighbourhood Voice or Tenant Rep:

EXTERNAL

<p><u>CAR PARKS</u> Tax, condition, where parked, commercial vans, caravans, trailers, disabled space</p> <p>Nothing noted</p>	<p><u>Action</u></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>A lot of black bags and other items outside Flat on first floor</p>	<p><u>Action</u></p> <p>The resident responsible is kindly asked to remove these items</p>
<p><u>LITTER</u> Generally around site, old furniture etc</p> <p>It has been brought to my attention that the birds and animals are still being fed. All bird feeders and other implements used for feeding animals in the common areas must be removed by the beginning of the new year except for one bird feeder which has been kept there with cotton wool in. All remaining feeders left at Winstone Court will be removed by us in the New Year and the costs of this will be charged to those tenants responsible for the feeders.</p>	<p><u>Action</u></p>
<p><u>DRYING AREA</u> Gates, fencing, weeds, washing lines, how many, condition</p> <p>Nothing noted</p>	<p><u>Action</u></p>

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<p><u>GARDENING</u> Maintenance contracts, trees, weeds, shrubs</p> <p>Winter has taken it's toll a bit. £50 approx should be available in April for any resident interested in buying and planting plants for the garden.</p> <p>Is the grass more than 60mm in height YES / NO</p> <p>If YES how high.....</p>	<p><u>Action</u></p>
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<p><u>SIGNS</u> Readable, secure, replacement</p> <p>Nothing noted</p>	<p><u>Action</u></p>
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<p><u>PATHS/WALKWAYS</u> Trip hazards, grit boxes</p> <p>Lots of plant pots outside front entrance. These will have to be removed if not looked after this year. I urge the owner to contact me with a plan for how he/she intends to use these this year.</p>	<p><u>Action</u></p>
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<p><u>INDIVIDUAL PROPERTIES - EXTERNAL</u> Gardens, rubbish, old cars</p> <p>Nothing noted</p>	<p><u>Action</u></p>
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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>

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