

Estate Inspection

Area: Woodingdean (4) 7/3/17, 23/3/17, 28/3/17 and 9/5/17

Attendee: None

Housing Officers:

Weather conditions: Sunny Broad Green, Cowley Drive & garages (rear of 112-130 & shops), Foxdown Rd, Hunston Cl, Larch Cl, Littleworth Cl, Ravenswood Dr, Shipley Rd, Stanstead Crescent.

Date	No.	Block/ Street	Description of problem	Action taken	Job number/ reference	Re- inspection date
7/3/17		Cowley Drive	Front garden is full of items including an old fridge, large trailers, gas bottles and various other items	14/3/17 letter sent to tenant		18/4/17
7/3/17		Cowley Drive	A large vehicle is parked at the top of the public green outside properties on council land	14/3/17 Letters sent to 4 nearby residents. 10/4/17 phone call with van owner who will remove it		16/5/17 vehicle has been removed
7/3/17		Foxdown Road	Good			
7/3/17		Block Cowley Drive	Ground floor 1 st stair nosing is loose	7/3/17 Passed to Mears Repairs to replace nosings		
7/3/17		Block Cowley Drive	2 x doormats in hallway and ornaments on 1 st fl. Window cill	Letters sent to all residents on 14/03/17		
7/3/17		Block Cowley Drive	MED scratches on white panel and entrance a little chipped Rear door has a hole in it	Photos sent to Mears Planned Maintenance		
7/3/17		Larch Close, Hunston Close, Broad Green	Good			

Date	No.	Block/ Street	Description of problem	Action taken	Job number/ reference	Re-inspection date
		Cowley Drive flats over shops Flats 130,128,122,120,114,112.	Our flats are at the top of the building with 3 different entrances. Shops are on the ground floor with an access internally at 1 st floor level. Estate Services confirmed basement rooms belong to the shops.			
28/3/17		Cowley Drive garages behind shops & car park	<p>1. Garages – 3 look unused with vegetation growing up</p> <p>2. Lots of litter and rubbish along the back of car park backing onto grass land and around the end waste bin. More likely to be from the businesses?</p>	<p>1. Emailed Housing Customer Services to check if garages are empty. 2 are empty. Emailed City Parks to request if they can deal with veg. growth. Confirmed not in their work spec. discussion continuing on best way to deal with this in the longer term.</p> <p>2. Emailed City Clean to ask if they can litter pick and clear rubbish</p> <p>3. Email sent to Estate Regeneration 09/05/2017 with suggestion for them to consider looking at land next to the rubbish bin area for possible redevelopment to include garages on right hand side of entry to site & to tidy up the bin area.</p>	<p>City Parks confirmed not on their schedule</p> <p>City Clean will clear rubbish/litter pick</p>	
09/05/2017		Stanstead Crescent	There is cracking in the brickwork and eaves at the roofline need work	Email sent to Mears		

09/05/2017		Cowley Drive Block	Downpipe missing Toby Inn side of block	Email sent to Mears		
23/3/17		Cowley Drive (Leasehold flat)	Black plastic bags, laminated flooring, skateboards & lumber outside flat door & on landing shelf.	HO spoke to resident of 120 (private resident) who agreed it would be cleared in 2 weeks. She said she privately rented. Advised Landlord would be contacted if not cleared.		
10/3/17		Ravenswood Drive block 17-19a	Garden fencing has been removed (allegation by ex-tenant)	Fencing was installed by Council in 2016. Fencing budget for 2016-17 used up but in any case council will not pay twice for same work		
10/3/17		Ravenswood Drive block 17-19a	Large quantity of Bulk waste in rear communal garden	Job raised to City Parks and will be cleared on 17/3/17. Letters sent to all 4 residents to notify of clearance and given information on rubbish disposal and recycling. Letters also included two items below		28/3/17 all clear except for one old scooter. Spoke to owner on 3/4/17 to remove from garden
28/3/17 Follow up visit		Ravenswood Drive 17-19A	1.Right side gate is blocked by some items 2. Rear garden all clear except for one damaged scooter 3.Exercise bike under stairs 4.No lock on rear door	2. Scooter pics passed to Police 3.Exercise bike notice added to remove 4. Job raised to estates for new lock		2. 3/4/17 – spoke to scooter owner and asked to remove from garden. Police action not required. 4.Estates have fitted new lock to rear door.
10/3/17		Ravenswood Drive block 17-19a	MED could do with redecoration Ground floor could do with redecoration (some damage by an ex-tenant on wall/door 17)	Passed to Mears Planned Maintenance who agreed to add to works programme. Project Manager visiting.		3/4/17 Internal and MED decoration is in progress
09/03/17		Shipley Road	Good			
09/03/17		Stanstead Crescent	Good			