

Estate Inspection Q&A sheet

Previously dealt with via Estate Inspections:	Now covered by:
Locked fire doors / blocked exits / materials or rubbish in common ways – anything which may impede exit in case of emergency or fire	Additional fire safety inspections in place following the Grenfell fire in 2017 and fire risk assessments carried out and regularly updated. Estates Team are removing items in common ways immediately and serving Section 41 notices. Signs are now up in all blocks about not leaving anything in the common ways.
Exposed wires / unsafe or electricians that have been tampered with	Estates Team (cleaning and response) are in blocks daily/weekly
Broken drain covers / defects to flooring – anything you / another could potentially fall into or through	Estates Team (cleaning and response) are in blocks daily/weekly Highways routine inspections are carried out on all roads and pavements at least twice a year.
Trailing extension leads / broken step threshold strips / D.I.Y. steps with odd height risers / loose flagstones on pavements – anything you / another could possibly trip up or over.	Estates Team (cleaning and response) are in blocks daily/weekly Highways routine inspections are carried out on all roads and pavements at least twice a year.
Dangerous brickwork / poorly stored materials / ladders that aren't tied in or on - anything that could fall on you / another	Estates Team (cleaning and response) are in blocks daily/weekly
Spillages of chemicals or paints / dumped hazardous waste / soiled water discharging into rainwater drains – anything which could lead to pollution of the environment or pose a threat to your - another's health.	Estates Team (cleaning and response) are in blocks daily/weekly
Missing guard rails / any edge you work near that would lead to a significant fall / dangerous loft hatches or access panels – anything which may cause you / another to fall from a height which could cause harm	Estates Team (cleaning and response) are in blocks daily/weekly
Messy gardens	Garden Project Team started December 2018, dealing with messy gardens across the city
Flytipping/rubbish issues	Don't Walk By policy: responsibility for contractors, staff & residents to report

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Repairs	Don't walk By policy: responsibility for contractors, staff & residents to report
Security issues – entrance doors/lighting/CCTV	Estates Team
Graffiti	Estates Team
Rough sleepers/drugs litter	Reported by Estates cleaning teams
Play equipment	City Parks
Fencing/boundaries	Don't Walk By policy: responsibility for contractors, staff & residents to report
Animal nuisance	Don't Walk By policy: responsibility for contractors, staff & residents to report Animal Warden Team for dog attacks and stray dogs RSPCA for animal welfare issues Cityclean for dog fouling
Abandoned vehicles	Don't Walk By policy: responsibility for contractors, staff & residents to report Highways Team if not on housing land