

# ESTATE WALKABOUT

## Beech Tree Close

Attended by: Viv, Asif, Patrick, Janice (Resident/Board member) and Shaun (Board member)  
Three residents joined us



## Issues and repairs

### Beech Tree Close

1. Flat 5 and 5 BTC noticed some items of furniture and a bike stored in the communal area and rear garden area. This poses a fire risk.
2. Internal communal sensor lighting not staying on despite movement in the block.

#### Action:

- **Inspection and repair if needed.**
- **EO has spoken to the residents already. Reminder notice to be placed in the communal area and noticeboard also requested.**

3. Resident joined us to discuss concerns around strangers coming and going from areas in cars. Residents have placed CCTV cameras. This was not reported to BHA.

4. Signage also an issue, does not clearly state where BTC blocks are located and this can be an issue for postman and deliveries.

#### Action:

**Requested Parkguard to patrol the area and also informed police. Advised resident to report further incidents to the police including any car registration or other information.**

#### Condition:

- **Overall, well maintained blocks. Cleaning done fortnightly**
- **Health & Safety inspections carried out monthly.**
- **We are aware blocked drains, gullies and guttering can be an issue in this area.**
- **We have cyclical programme of gully cleaning, which includes Beech Tree.**
- **Our estates office and caretaker will continue clearing any leaves or other rubbish as preventive measure and keep the area clean.**

**It is our legal duty to ensure your safety in the communal areas in your block/flats. Keep the communal areas and escape route clear at all times**



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### **Beech Tree Close**

5. Consider improvement of lighting in the area and consider CCTV with a clear signage to the front.

Will also request larger signage to be placed to the front, entrance to BPK and BTC clearly stating where BTC blocks are located.

6. Ivy growing to the side of the building impacting flat 7 and flat 9. This is coming from the neighbouring property. Block 3 - 5 dealing with the same issue on the side of the building.

**Michael has requested a quote for this to be cut.**

7. Refuse bins are becoming a problem. There is lack of recycling and could do with more bins and less general waste bins to promote more recycling. Residents have x3 general waste bins and x1 recycling bin which is located further away. Residents are disposing all refuse in mixed refuse bins. Consider security lights in the courtyard.

**Patrick to investigate if we are able to request more recycling bins.**

**Michael to inspect to see if we can place these in more suitable place or make any improvement to refuse storage units. Current refuse bins are very close to some properties which can cause an issue with the smell going into their properties.**

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