Visited 6th March 2025

Morland Mews/
Gissing Walk

**Inspectors:** Lorraine and Nicky

## Overall impression

Overall, Morland Mews and Gissing Walk looked clean and tidy. We noticed Gissing Walk had some debris scattered over the grounds due to the ongoing retrofit project. This is due to be swept, and pressure washed after the work is completed. No major issues were spotted. Parking overall has improved. We did notice one car parked in front of a garage which should not be parked there. This was reported to the enforcement team to issue a penalty notice

## Cleaning, gardening and windows in shared areas

Our cleaning contractor Dove is cleaning all shared areas and windows along Morland Mews. Groundscapes maintain the shared landscaped areas and do the cleaning in Gissing Walk. We noticed some parts of Gissing Walk dusty due to the retrofit work. Groundscapes will be visiting to trim overgrown shrubs and remove weeds from the area. The leaf debris will be removed. We are in regular communication with both cleaning contractors.

## Main action points

Overgrown gardens

We noticed some overgrown gardens. If one of these gardens is yours, please get it cut back and maintained. This is your responsibility. Please ensure that it is cut back and maintained before our next estate inspection taking place mid-April.

Safety risk from garden ornaments

We also spotted items stored on the balconies, and plant pots hanging from balcony railings or placed along ledges at Morland Mews and Gissing Walk. Please remove any plants overhanging balcony railings or on ledges as they may fall and hurt someone. These are health and safety risks. We will be coming back to check if this is done. Please ensure this is done before our next estate inspection taking place mid-April.

Lighting around Gissing Walk

We noticed the area of 1-5 Gissing Walk becomes very dark at the gate. The emergency light is missing, which we will repair. The globe lighting in Morland Mews is dirty and affects the light level. These lights will be replaced.

Items outside of doorways

We noticed items outside of some properties that could pose a health and safety risk in a fire emergency. Please make sure all items are stored inside your property or garage/shed.

Signage at Morland Mews exit

We have been made aware of contractors, visitors and tenants vehicles entering the estate via the exit. We will install larger “No Entry” signage. Please remember to use the front entrance to enter the estate.

## Other improvements

Upgraded CCTV

We have upgraded the CCTV to the mews. This has made a big difference to the quality of CCTV footage being captured.

Weekly surgeries

Nicky and Lorraine host weekly sessions at 60 Morland Mews every Wednesday and Friday from 10 AM to 12 PM. Please book an appointment if you need to meet with them. This can be to discuss anything relating to your tenancy, rent, or repairs.

New suggestion box

We have put a new suggestion box outside 60 Morland Mews for you to use to post your ideas and suggestions. The box is emptied weekly, and all your suggestions are recorded and reviewed. You can also send us a message using the online form on our website at.