



Notes from inspection of Solarium Court on 30th November 2021

1. Push chairs, bikes & Bags of rubbish left in communal areas – this is a fire risk.

Action: Knocked the door of flats & spoken to residents and asked they move the pushchair & bikes into their home. Will follow up with letter to all residents reminding of the importance of keeping communal areas clear of anything so as not to cause a fire or hamper the means of escape in the event of a fire.

Update: Letter to be sent 15/12/2021 - Also the installation of additional bike store at the rear of the block should be in place by end of February 2022.

2. Fly Tipping/Rubbish on Roof Terrace

Action: I have asked our cleaning contractor to attend and remove the items. Can I ask for all resident's co-operation, please do not leave unwanted items on the roof terrace and as to clear them away increases everyone's Service Charge.

Update: Waiting for a date/time from the cleaning contractor to attend site.

3. Development improvements works

Action: I have can see that this is still work in progress, although I have to say that the walls and the ceilings that have been completed look great. Hopefully, the remaining ceilings and the new flooring will make the block look fantastic again. These works are now being overseen by my colleague Carla Ferguson as Errol Grant has now retired.

Update: Carla has told me that these works are expected to be completed by the end of February 2022.

4. Grounds maintenance – lots of leaves

Action: I have raised photos with the Grounds maintenance contractor to clear them.

Update: Grounds maintenance is due to attend on 17/12/2021.

**Next block inspection:
Thursday 6th January 2022 (11:00ish)**