

Blackwood

homes | care | support

Albion Street



Date of Tour: 21 May 2019

Estate Tour – Albion Street

I am now writing to confirm the areas of concerns which were observed at the tour on 21 May 2019 and how we intend to address those concerns.

List of tenant concerns	Action to be taken
Broken slabs in bin area	This was reported to maintenance and work was completed 24/05/19
Communal whirly gig strings broken	This was reported to maintenance and work was completed 24/05/19. Whole item was replaced as this was cheaper than restringing.
Very little signage in car park	Two more signs have been ordered advising of Private Property and Blackwood Residents Only.
Communal Gardens looks unsightly around car park area	<p>Our new landscaping contractor has agreed to these works and has logged them into their schedule of works:</p> <ol style="list-style-type: none"> 1. Bare Shrub Bed with tree 1 – Grade out soil, fit timber “bull nose” edging, fit membrane & cover with brown/dark chips. 2 – Carry out chip works to half of area and section off second half with a fence from bin store wall to pavement then along pavement to existing slabs, pave the remaining area to use as storage for wheelie bins/communal bin. 2. Timber edging along rear of car park up to drying area. 3. Remove dead tree, cut back self seeders to ground level & remove all arisings. 4. Plant ground cover shrubs in bed along access road. Suggested Vinca Minor or Major for flowering and different colours. 5. Power washing to hard surfaces, wooden fences (to remove algae) and bin store walls. 6. Ornamental bark mulch in walled area @ gas boxes at rear of building.
Communal Garden at the front looks very bare	
Green Fence is dirty and full of algae	
Tree overgrown at the drying area	
Tree overgrown at entrance to development	
Dead tree in development and need to cut back the self-seeding plant	
Bare area outside of bin shed where existing tree is	
Bin area dirty and covered in moss	
Front door of close requires re-painting/varnished as looks unsightly	Estates Officer to obtain quote for this

Too many bins in bed shed	Renfrewshire Council has been contacted to arrange a site visit to see about the possibility of communal bins. Estates Officer to obtain a quote to pave portion of the ground area outside bin shed.
Communal close flooring is tired – looking	Housing Officer Jennifer Laird to keep in mind as part of planned maintenance programme. Close Cleaners have been asked to do a one off deep clean of the close.

If you have any further concerns or would like to discuss any issues further, please do not hesitate to contact me:

I would like to use this opportunity to highlight a free service operated by Scottish Fire & Rescue Service whereby they undertake a fire home safety visit. This can be arranged on 0800 0731 999 or by completing the online form at www.firescotland.gov.uk.

Please can I ask that all tenants report repairs asap on 03457 125 865

Jennifer Laird

Housing Officer

E: JenniferL@blackwoodgroup.org.uk

T: 0141 891 6051

M: 07966 270502

Blackwood

homes | care | support

This leaflet can be provided in larger print, as an audio CD or tape and in Braille.

It can also be provided in languages other than English. For your preferred option, please contact us.

HEAD OFFICE

160 Dundee Street
Edinburgh, EH11 1DQ
t: 0131 317 7227

NORTH OFFICE

23 Raeden Court
Aberdeen, AB15 5PF
t: 01224 326 331

WEST OFFICE

1 Belses Gardens
Cardonald, G52 2DY
t: 0141 883 4477

EAST OFFICE

42 Broom Court
Stirling, FK7 7UN
t: 01786 812 864

