Scheme Walkabout – The Bottlekiln & Imperial Court

Date Completed: 9th September 2026

Residents in Attendance: 1

Results

Issues Identified	Update
CIGARETTE DISPOSAL – The cigarette bin/ashtray outside the front entrance to The Bottlekiln needed replacing.	This has been replaced.
COMPLIMENTS – Positive feedback was received about the new gate beside the houses at Imperial Court and the purple slate laid alongside The Bottlekiln.	No action required.
REPAIRS – Several overflow pipes were dripping, and a loose brick and tile were identified near the front entrance of The Bottlekiln. Cracked brickwork and a loose handrail were also identified by the stairs at Imperial Court.	These have been passed to the Property Team to arrange repairs.
GROUNDS – A buddleia was growing from the wall at the top of the car park.	This has been removed by the Property Team.
GATES – The gate at the rear of The Bottlekiln, near the bin store, was not secure. A padlock entry system was suggested.	The Property Team is considering the available options, taking account of fire safety requirements and access for bin collections.
DECORATING – There were paint runs on the green doors at The Bottlekiln and marks on the ceiling.	Once the roof works are completed the Property Team will arrange for the doors at The Bottlekiln and the ceiling to be painted.
WINDOWS – Cracked tiles were identified by the large windows at the front of The Bottlekiln, and one pane in the rear windows had failed.	We are liaising with the window contractor to arrange for these issues to be rectified.
BIN AREA – It was noted that the smaller bin in the bin store is rarely used. Could it be removed to create more space?	The current number of bins is appropriate. Removing any could lead to overflowing waste.
GRAFFITI – Red graffiti was identified on the brickwork near Imperial Court.	This has been cleared by the Property Team.
ROTARY AIRERS – Moss was identified in the rotary airer areas.	This has been passed to the Property Team.

We will continue to monitor the actions above to make sure the issues raised are addressed. Please contact us if you would like to discuss any of these matters in more detail or if you remain dissatisfied once the work has been completed.