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COMMUNITY INSPECTION REPORT – AYLESHAM CENTRE, PECKHAM

Project Reference: CIR-2026-001

Friday, 17 July 2026

Responsible Authority Independent Community Inspection

13 Findings Recorded



MAIN ENTRANCE – GENERAL CONDITION AND PUBLIC ENVIRONMENT

Responsible Party Aylesham Centre Management / Building Owner (to be confirmed)

This photograph shows the principal public entrance to the Aylesham Centre and provides context for the inspection. The entrance serves a high volume of visitors accessing retail units and public facilities. Subsequent observations identify defects affecting the overhead bird-control system, cleanliness and maintenance within the shopping centre. Given the level of public use, the condition of these areas should be maintained to a high standard.

SOLUTION

Continue routine inspections of the main entrance and adjoining public areas, ensuring identified maintenance issues relating to bird-control systems, cleanliness and associated infrastructure are addressed promptly to maintain a safe, clean and welcoming environment.



BIRD-CONTROL NETTING ABOVE FOOD RETAIL AREAS

Responsible Party Aylesham Centre Management / Building Owner (to be confirmed)

Bird fouling has accumulated within the overhead bird-control netting directly above food kiosks, retail units and a busy public walkway. Although no active contamination of food was observed during this inspection, the position and extent of the fouling create a potential hygiene concern and require urgent assessment. The condition of the netting suggests that the current bird-control system is not being adequately maintained and may no longer be effective. Centre management should ensure that food businesses operating beneath the affected area are not exposed to contamination and that the matter is referred to Environmental Health if any contamination of food, equipment or preparation surfaces is identified.

SOLUTION

Arrange an urgent inspection of the overhead bird-control system and the food-trading areas beneath it. Remove accumulated bird fouling and debris using an appropriate specialist contractor, repair or replace defective sections of netting, inspect all fixings and lighting, and confirm that food, equipment and preparation areas have not been contaminated. Introduce a planned cleaning and maintenance programme and suspend use of any affected food area temporarily if an immediate contamination risk is identified.



BIRD FOULING BENEATH BIRD DETERRENT SPIKES

Responsible Party Aylesham Centre Management / Building Owner (to be confirmed)

Comments

Bird fouling is visible beneath the installed bird deterrent spikes above the public walkway and retail frontage. The staining suggests birds are continuing to perch or access the area despite the deterrent measures. The accumulation of fouling affects the cleanliness and appearance of the shopping centre and indicates that the existing bird-control measures should be reviewed for effectiveness.

SOLUTION

Clean and disinfect the affected surfaces using an appropriate contractor, inspect the bird spikes to ensure they are correctly installed and effective, replace or extend the deterrent system where necessary, and implement routine inspections and cleaning to prevent further accumulation of bird fouling.



FAILED AND SAGGING BIRD-CONTROL NETTING

Responsible Party Aylesham Centre Management / Building Owner (to be confirmed)

The bird-control netting is visibly damaged and has sagged significantly, creating a large unsupported section above a public pedestrian route and occupied retail units. The failure compromises the effectiveness of the bird-deterrent system, allowing the accumulation of debris and increasing the potential for bird nesting and fouling. The condition also indicates deterioration of the support system and requires prompt inspection and remedial action.

SOLUTION

Carry out an urgent inspection of the bird-control netting and all supporting fixings. Repair or replace the failed section, remove any accumulated debris and nesting material where legally permitted, inspect the entire bird-control system for similar defects, and implement a planned maintenance programme to ensure the system remains safe and effective.



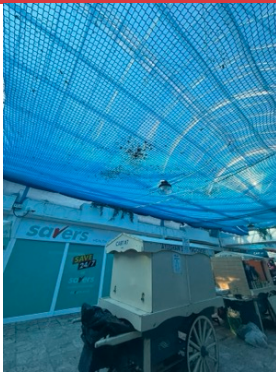
BIRD NESTING AND FOULING ABOVE MORRISONS SIGNAGE

Responsible Party Aylesham Centre Management / Building Owner (to be confirmed)

Evidence of bird nesting and accumulated bird fouling above the Morrisons signage. The presence of nesting material indicates that the current bird-control measures are ineffective in this location. Continued bird activity is likely to increase fouling of the signage and surrounding surfaces, affecting cleanliness, presentation and increasing maintenance requirements. Inspection and remedial works are recommended to remove nesting material and improve the effectiveness of the bird-deterrent system.

SOLUTION

Remove nesting material in accordance with wildlife legislation where permitted, thoroughly clean affected surfaces, inspect and repair the bird-control netting and deterrent measures, and implement a routine inspection and maintenance programme to prevent recurrence.



BIRD FOULING WITHIN OVERHEAD BIRD-CONTROL NETTING

Responsible Party Aylesham Centre Management / Building Owner (to be confirmed)

Comments

Localised accumulations of bird fouling are visible within the overhead bird-control netting above the public walkway, market stalls and retail units. The build-up indicates ongoing bird activity and suggests the netting is not being routinely inspected and cleaned. The condition detracts from the appearance of the shopping centre and raises hygiene and maintenance concerns in a busy public area.

SOLUTION

Arrange a specialist inspection and cleaning of the overhead bird-control netting and surrounding structure. Remove accumulated bird fouling and debris, inspect the netting and fixings for defects, undertake any necessary repairs, and introduce a planned inspection and maintenance schedule to maintain the effectiveness of the bird-control system.



CONDITION OF OVERHEAD BIRD-CONTROL NETTING SYSTEM

Responsible Party Aylesham Centre Management / Building Owner (to be confirmed)

A general inspection of the overhead bird-control netting identified sections of sagging netting together with visible accumulations of debris and vegetation. The condition indicates that parts of the bird-control system require inspection and maintenance to ensure they remain effective and presentable above a busy public walkway and retail environment.

SOLUTION

Undertake a comprehensive inspection of the entire overhead bird-control system, remove accumulated debris, repair or replace any defective sections of netting and fixings, and implement a planned inspection and maintenance programme to maintain the system's effectiveness and appearance.



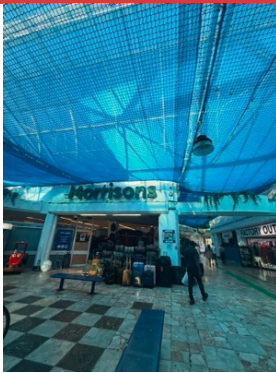
WIDESPREAD BIRD FOULING WITHIN OVERHEAD NETTING

Responsible Party Aylesham Centre Management / Building Owner (to be confirmed)

Multiple accumulations of bird fouling are visible within the overhead bird-control netting above the public walkway, market stalls and retail units. The widespread distribution of fouling suggests ongoing bird activity across a larger section of the bird-control system rather than an isolated area. The condition affects the cleanliness and presentation of the shopping centre and indicates that routine inspection and maintenance of the netting may be required.

SOLUTION

Undertake a full inspection of the affected section of bird-control netting, remove accumulated bird fouling and debris using appropriate specialist cleaning methods, assess the effectiveness of the current bird-deterrent system, repair or replace defective sections where necessary, and implement a scheduled inspection and maintenance programme to reduce future accumulation.



EXTENT OF OVERHEAD BIRD-CONTROL SYSTEM ABOVE MAIN PUBLIC WALKWAY

Responsible Party Aylesham Centre Management / Building Owner (to be confirmed)

This image provides an overview of the overhead bird-control netting above the main pedestrian route and retail units, including the Morrisons entrance. It demonstrates the location and extent of the bird-control system in a high-footfall area and provides context for the specific defects identified elsewhere in this report, including damaged netting, accumulated bird fouling and maintenance concerns.

SOLUTION

Carry out a comprehensive inspection of the entire overhead bird-control system serving the main public walkway and retail units, ensuring all sections are maintained to a consistent standard and any identified defects are repaired promptly.



ACCUMULATION OF DEBRIS WITHIN BIRD-CONTROL NETTING

Responsible Party Aylesham Centre Management / Building Owner (to be confirmed)

Bird-control netting contains a significant accumulation of leaves, nesting material and other debris. This indicates that the netting is not being routinely inspected or maintained. The build-up reduces the effectiveness of the bird-deterrent system, may encourage further bird activity, and detracts from the overall appearance of the shopping centre. A planned maintenance regime should be implemented to remove debris and maintain the integrity of the netting.

SOLUTION

Carry out a full inspection of the bird-control netting, remove all accumulated debris and nesting material (where legally permitted), repair or replace any damaged sections, inspect all fixings, and introduce a scheduled inspection and maintenance programme to prevent future build-up.



DETERIORATED DECORATIVE

Responsible Party Aylesham Centre Management / Property Owner

Decorative wall finishes at the main entrance and adjoining public areas are deteriorating, with extensive flaking paint, peeling coatings and weathered surfaces. The condition detracts from the appearance of the shopping centre and suggests that external decorations are overdue for maintenance.

SOLUTION

Prepare affected surfaces, remove loose paint, repair damaged areas and redecorate using suitable external-grade coatings. Introduce a planned cyclical decorating programme.



GRAFFITI ON ENTRANCE WALL

Responsible Party Aylesham Centre Management / Property Owner

Graffiti is present on the entrance wall adjacent to the public access route. The vandalism negatively affects the appearance of the shopping centre and, if left untreated, may encourage further graffiti.

SOLUTION

Remove graffiti using appropriate cleaning methods and apply an anti-graffiti coating where appropriate. Monitor and remove future graffiti promptly.



EXECUTIVE SUMMARY AN INDEPENDENT COMMUNITY INSPECTION OF THE AYLESHAM CENTRE

Responsible Party Aylesham Centre Management / Property Owner

Executive Summary

An independent community inspection of the Aylesham Centre was undertaken on 17 July 2026 to assess the condition of public areas, maintenance standards and environmental issues affecting visitors, traders and businesses.

Twelve findings were identified during the inspection. The principal concerns relate to:

- deterioration of the overhead bird-control system
- significant accumulations of bird fouling, debris and nesting material
- potential hygiene concerns above food retail areas
- deteriorated decorative finishes and external paintwork
- graffiti affecting the appearance of the main entrance.

Prompt remedial works are recommended to address the identified hygiene and maintenance concerns, protect visitors and

businesses, and preserve the overall appearance and function of the shopping centre.

Overall Conclusion

The Aylesham Centre remains a busy and valuable community shopping destination. However, the inspection identified several maintenance and environmental issues requiring attention, particularly the condition of the overhead bird-control system and the accumulation of bird fouling above public walkways, market stalls and food retail areas.

A coordinated programme of inspection, specialist cleaning, repair and planned maintenance is recommended. Addressing these issues promptly would improve public confidence, support the businesses operating within the centre, enhance its appearance and reduce the likelihood of further deterioration and higher future maintenance costs.