Estate Walkabout Inspection at Christchurch Court
Inspected on 9th March 2016

The grade following the inspection for Christchurch Court is Level B standard

Inspection carried out by:
R Brushette - South Essex Homes Estate Services Team Leader
T Williams – South Essex Homes Tenancy Services Officer
R Deadman – South Essex Homes Building Maintenance Surveyor
Cllr McMahon – Ward Councillor
1 Resident

Outcome of inspection:

Caretaking Services

- Flooring requires jet washing.
  Estate Services to organise works to be completed in due course.

- Cobweb removal required.
  To be completed by Caretaking Services during next site visit.

- Question was raised for noticeboards to be installed.
  Works to be organised by Estate Services to be completed in due course.

Tenancy Services

- Letters to be sent to residents regarding the use of recycling and refuse facilities.
  Issue to be investigated by T. Williams, Tenancy Services Officer.
Repairs

- Clear guttering above numbers 18, 28 and 35.
  Order raised on 09/03/2016 Order No: 6823123/1 Due date: 14/04/2016

- Clear gullies from outside numbers 16, 20 and 35.
  Order raised on 09/03/2016 Order No: 6823123/1 Due date: 14/04/2016

- Fit new gully covers from outside numbers 16 and 35.
  Order raised on 09/03/2016 Order No: 6823123/1 Due date: 14/04/2016

- Resite gully cover adjacent to the 1st bin room.
  Order raised on 09/03/2016 Order No: 6823123/1 Due date: 14/04/2016

- Renew RWP bracket from outside number 35.
  Order raised on 09/03/2016 Order No: 6823123/1 Due date: 14/04/2016

- Reglaze broken panels on the stairwell outside numbers 7 and 26.
  Order raised on 09/03/2016 Order No: 6823121/1 Due date: 14/04/2016

- Renew defective tarmac located outside number 7.
  Order raised on 09/03/2016 Order No: 6823121/2 Due date: 14/04/2016

- External lighting to be checked for the 2nd and 3rd blocks.
  Order raised on 09/03/2016 Order No: 6823121/3 Due date: 14/04/2016

- Obsolete signs require removing.
  To be removed by Maintenance Technician by 31/03/2016

- Broken concrete drain cover located in the front garden opposite number 19 requires attention.
  Order raised on 15/03/2016 Order No: 6823239/1 Due date: 14/04/2016

- Back gate requires a lock.
  Order raised on 15/03/2016 Order No: 6823240/1 Due date: 14/04/2016

- Request made for ramps to be installed at block entrances to aid disabled access.
  Issue to be investigated by South Essex Homes Management.
Scoring

All elements of inspection are scored 1 – 4 then scores are combined to produce an average figure.
Level A (Excellent) – 3.8-4.0
Level B (Good/Very Good)– 2.8-3.7
Level C (In need of some attention)– 2.0-2.7
Level D (In need of urgent attention)- 1.9- 0

Average score following inspection for Christchurch Court is Level B standard