Estate Walkabout Inspection at Delaware Crescent
Inspected on 10th March 2016

The grade following the inspection for Delaware Crescent is Level B standard

Inspection carried out by:
C Judge - South Essex Homes Estate Services Team Leader
V Brown - South Essex Homes Tenancy Services Officer
K Sinclair – South Essex Homes Regulation Compliance Officer

Outcome of inspection:

Caretaking Services

- Main entrance areas require more attention during caretaking visits.
  To be completed by Caretaking Services during next site visit.

- Cobweb removal required for light diffusers and ceilings.
  To be completed by Caretaking Services during next site visit.

- Windowsills require dusting.
  To be completed by Caretaking Services during next site visit.

- Bin areas require sweeping.
  To be completed by Caretaking Services during next site visit.

- Pathways require weed removal.
  To be completed by Caretaking Services during next site visit.

- The rear area of 69-79 requires litter picking.
  To be completed by Caretaking Services during next site visit.

- Graffiti requires removing from the side of 81-91.
  To be completed by Caretaking Services during next site visit.
• Bulk items present in the car parking area by 81-91. To be completed by Caretaking Services during next site visit.

• Rear entry doors require cleaning. To be completed by Caretaking Services during next site visit.

Reps

• Guttering is blocked above numbers 69-79. Order raised on 15/03/2016, previous order was raised in February to resolve.

• Fire exit signs require to be displayed above fire exit doors. K. Sinclair, Regulation Compliance Officer to organise works.

Tenancy Services

• Four hanging baskets require removing from a communal area. Baskets to be removed from site.

• Letters sent to residents regarding items being stored in communal areas. Issue being dealt with by V. Brown, Tenancy Services Officer.

• Leasehold property front doors require checking to ensure that they meet fire regulations. Issue being dealt with by J. Tate, Leasehold Officer.

Grounds Maintenance

• Ivy present on the side of 81. P. Baker, Estate Services to organise works to be completed.

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 Delaware Crescent is Level B standard