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

The grade following the inspection for Delaware Road 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**

- Cleaning works to the entrance doors are being completed well, works to continue.
  To be completed by Caretaking Services during next site visit.

- Cobweb removal require 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.

- Shed areas require weed removal and moss off.
  To be completed by Caretaking Services during next site visit.

- Rear areas require sweeping and weed removal.
  To be completed by Caretaking Services during next site visit.
Repairs

- Cracked window in the rear door of Block 49-59.
  Order raised on 15/03/2016 Order No: 6823244/1 Due date: 22/04/2016

- One property has a missing letterbox cover.
  Order raised on 10/03/2016 Order No: 6822827/1 Due date: 12/04/2016

- One property has broken glass in the front door which requires replacing.
  Order raised on 10/03/2016 Order No: 6822826/1 Due date: 12/04/2016

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

Tenancy Services

- Bulk items and door mats present outside several properties.
  Issue being dealt with by V. Brown, Tenancy Services Officer.

- Letters sent to residents regarding all communal areas being left clear of stored items.
  Issue being dealt with by V. Brown, Tenancy Services Officer.

- Leasehold front doors require checking to ensure that they meet fire regulations.
  Issue being dealt with by V. Brown, Tenancy Services Officer.

- One leasehold property has a gate across the door which requires removing.
  Issue being dealt with by V. Brown, Tenancy Services Officer.

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 Road is Level B standard