Estate Walkabout Inspection at
East Street Southend and Sutton Road
Inspected on 2\textsuperscript{nd} March 2016

The grade following the inspection for
East Street Southend and Sutton Road is \textbf{Level B} standard

\textbf{Inspection carried out by:}
R Brushette - South Essex Homes Estate Services Team Leader
K Sinclair - South Essex Homes Regulation Compliance Officer
R Lowe – South Essex Homes Tenancy Services Officer
S Bromley – South Essex Homes Maintenance Inspector
Cllr Betson – Councillor
S Brushett – Resident
G Ashdown – Resident

\textbf{Outcome of inspection:}

\textbf{Caretaking Services}

- Bungs are missing from the bins.
  P. Baker, Estate Services to report this to the waste contractor Veolia to organise any necessary works.

- Water marks present on the internal glazing and sills.
  To be removed by Caretaking Services during next site visit.

- Hopper heads require cleaning.
  To be removed by Caretaking Services during next site visit.

\textbf{Tenancy Services}

- All communal areas require to be cleared of stored items.
  R. Lowe, Tenancy Services Officer to send letters to residents.

- Front doors of leasehold properties are not fire compliant.
  J. Tate, Leasehold Officer to send letters to leasehold properties.
• One property has a missing letter box. R. Lowe, Tenancy Services Officer to contact resident.

Repairs

• Railing is loose from the floor located outside 206 East Street. Issue reported on 03/03/2016 Order No: 6822060/1 Due date: 11/03/2016

• Crack in the wall of Block 479-483 Sutton Road by the access road. Issue reported on 03/03/2016 Order No: 6821720/1 Due date: 01/04/2016

• Metal conduit cover plate is missing from the ground floor, located adjacent to shed 481 Sutton Road. Issue reported on 03/03/2016 Order No: 6821717/2 Due date: 01/04/2016

• Small hole in insulation at low level by the Sutton Road car park entrance. Issue reported on 03/03/2016 Order No: 6821720/2 Due date: 01/04/2016

• Damaged kerb in the car parking area. Issue reported on 03/03/2016 Order No: 6821717/1 Due date: 01/04/2016

• Inset man hole is rusty and potential trip hazard opposite 176 East Street. Issue reported on 03/03/2016 Order No: 6821713/1 Due date: 01/04/2016

• Damage to flooring outside 180 East Street. Issue recorded by S. Bromley to organise works to be completed.

• Landing service 140 East Street requires window gaskets to be replaced. Issue reported on 03/03/216 Order No: 6821711/1 Due date: 01/04/2016
• Insulation damage to low level outside 150 East Street. Issue reported on 03/03/2016 Order No: 6821727/1 Due date: 01/04/2016

Other

• A tree is encroaching the rear area of Sutton Road from a neighbouring property. Estate Services to investigate this issue and contact the private property regarding this. If necessary, works will be completed by South Essex Homes to remove the encroachment by reducing the tree back to the boundary fencing.

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 East Street Southend is **Level B** standard