Estate Walkabout Inspection at Saxon Gardens  
Inspected on 15th March 2016

The grade following the inspection for Saxon Gardens 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  
Z Seymour – South Essex Homes Building Surveyor

**Outcome of inspection:**

**Caretaking Services**

- Main entrance areas require dusting.  
  To be completed by Caretaking Services by 29/03/2016

- Graffiti present on the main entrance areas and communal walls.  
  To be completed by Caretaking Services by 29/03/2016

- Cobweb removal required for light diffusers, ceilings and communal areas.  
  To be completed by Caretaking Services by 29/03/2016

- Burn marks present on the window areas and communal walls.
  To be completed by Caretaking Services by 29/03/2016

- Stairwells require cleaning to remove burn marks, spilt liquid and graffiti.
  To be completed by Caretaking Services by 29/03/2016

- Pathways require weed removal.
  To be completed by Caretaking Services by 29/03/2016
- The shed areas require weed removal. 
  To be completed by Caretaking Services by 29/03/2016

**Tenancy Services**

- Several bulk items present outside the front of the block. 
  Items to be removed by Caretaking Services in due course.

**Repairs**

- Play equipment in the Woolpack has a broken section and the 
  flooring is broken. 
  Repair works have been requested and are due to be completed in due 
  course.

- Re-board old bin chute by 150 Delaware Road. 
  Order raised on 17/03/2016 Order No: 6823400/1 Due date: 18/04/2016

- Communal entrance door by 114 Saxon Gardens has 
  smashed door panels. 
  Order raised on 15/03/2016 Order No to board: 6823119/1 completed 
  on 16/03/2016 
  Order No to install Perspex panel: 6823119/2 Due date: 15/04/2016

- Electric sockets in communal areas are broken and require 
  replacing. 
  Order raised on 17/03/2016 Order No: 6823395/1 Due date: 18/04/2016

- Stairwell by no 90 requires render repair. 
  This will be undertaken when the block is upgraded by L. Bishop.

- Board window in the communal stairwell by no 88. 
  Order raised on 17/03/2016 Order No: 6823401/1 Due date: 24/03/2016

- Communal door by no 42 requires boarding. 
  Order raised on 15/03/2016 Order No to board: 6823128/1 completed 
  on 16/03/2016 
  Order No to install Perspex panel: 6823128/2 Due date: 23/03/2016

**Grounds Maintenance**
- Ivy present on the exterior wall by 90-112.
P. Baker, Estate Services to organise works to be completed in due course.

**Comments**

- Improvement works are currently in process across site.

**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 Saxon Gardens is **Level B** standard