Estate Walkabout Inspection at Viking Court  
Inspected on 15th March 2016

The grade following the inspection for Viking Court 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**

- Cobweb removal required for light diffusers and ceilings.  
  To be completed by Caretaking Services during next site visit.
- Flooring requires jet washing to remove moss.  
- Pathways require sweeping.  
  To be completed by Caretaking Services during next site visit.
- External areas require litter picking.  
  To be completed by Caretaking Services during next site visit.
- External glazing requires cleaning.  
  To be completed by Caretaking Services during next site visit.
- Minor amount of dog faeces on the grassed area.  
  To be removed by Caretaking Services during next site visit.

**Tenancy Services**

- Bulk items present outside one property.  
  Issue to be investigated by V. Brown, Tenancy Services Officer.
Repairs

- Bin chute closest to no 44 is loose on the wall.
  Order raised on 15/03/2016 Order No: 6823225/1 Due date: 14/04/2016

- Electric boxes by no 18 in the communal area require lock replacement.
  Issue is being dealt with by K. Spencer, Property Services

- Downpipe opposite no 12 that is attached to the communal stairwell is loose and requires the bracket to be replaced.
  Order raised on 15/03/2016 Order No: 6823226/1 Due date: 14/04/2016

- Overhaul bin room door handle by number 6; door mechanism is not working.
  Order raised on 15/03/2016 Order No: 6823229/1 Due date: 14/04/2016

- Overflow leak from one property.
  Issue is being dealt with by the Asbestos and Repairs Teams.

- One property has a broken overflow.
  Order raised on 15/03/2016 Order No: 6823234/1 Due date: 14/04/2016

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 Viking Court is **Level B** standard