Estate Walkabout Inspection at Avon Way and West Road
Inspected on 17th March 2016

The grade following the inspection for Avon Way and West 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
J Williams – South Essex Homes ASB Officer

**Outcome of inspection:**

**Caretaking Services**

- Stair nosings require cleaning.
  To be completed by Caretaking Services during the next site visit.

- Flooring requires jet washing.
  To be organised by Estate Services to be completed in due course.

- Few marks present on the communal walls.
  To be completed by Caretaking Services during the next site visit.

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

- Moss off required for the external pathways and shed area.
  To be completed by Caretaking Services during the next site visit.

- Litter requires removing from external areas.
  To be completed by Caretaking Services during the next site visit.

- One small tag of graffiti present.
  To be completed by Caretaking Services during the next site visit.
Tenancy Services

- It was noted that one property had a dirty front door and rubbish outside. Issue is being investigated by V. Brown, Tenancy Services Officer.

Repairs

- Main entrance door is not working. Order raised on 17/03/2016 Order No: 6823248/1 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 Avon Way and West Road is **Level B** standard