Estate Walkabout Inspection at Bewley Court
Inspected on 1st April 2016

The grade following the inspection for Bewley Court is Level B standard

**Inspection carried out by:**
C Judge - South Essex Homes Estate Services Team Leader
L Anderson – South Essex Homes Tenancy Services Officer
S Bromley – South Essex Homes Maintenance Inspector
K Sinclair – South Essex Homes Regulation Compliance Officer

**Outcome of inspection:**

**Caretaking Services**

- Smoke windows require cleaning to remove pigeon faeces.
  To be completed by Caretaking Services during next site visit.

- Some burn marks present on communal walls.
  To be removed by Caretaking Services during next site visit.

- Chute requires disinfecting.
  To be completed by Caretaking Services during next site visit.

- Few graffiti tags present on site.
  To be removed by Caretaking Services during next site visit.

**Repairs**

- Lift fire safety signs are missing.
  To be installed by A. Seymour, Maintenance Technician.

- No smoking signs to be displayed by landing windows.
  To be installed by A. Seymour, Maintenance Technician.

- Fire exit signs to be displayed on each floor.
  To be installed by A. Seymour, Maintenance Technician.
• Communal fire doors intumescent strips are missing. Issue to be investigated by S. Bromley, Maintenance Inspector.

• Works required on the 10th floor around the downpipe. Order raised on 06/04/2016 Order No: 6825108/2 Due date: 03/05/2016

• Smoke seals/ intumescent strips are missing on lobby doors on the 1st, 8th and 9th floors. Order raised on 06/04/2016 Order No: 6825680/1 Due date: 06/05/2016

• Damage present on the 8th and 10th floor lobby doors and dry riser door on the 4th floor. Order raised on 06/04/2016 Order No: 6825680/1 Due date: 06/05/2016

Tenancy Services

• Letter to be sent to residents reminding them to remove all items stored in communal areas. Issue is being dealt with by L. Anderson, 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 Bewley Court is Level B standard