Estate Walkabout Inspection at Blackdown
Inspected on 30th March 2016

The grade following the inspection for Blackdown is Level B standard

Inspection carried out by:
R Brushette - South Essex Homes Estate Services Team Leader
N Powell – South Essex Homes Tenancy Services Officer
Z Seymour – South Essex Homes Surveyor
K Sinclair – South Essex Homes Regulation Compliance Officer
T Brown – Resident

Outcome of inspection:

Caretaking Services

- 3rd floor drying room has bulk items present.
  Letters were previously sent to residents regarding this, remaining items to be removed by Caretaking Services by 15/04/2016.

- 7th floor drying room requires sweeping.
  To be completed by Caretaking Services during next site visit.

Tenancy Services

- Letters to be sent to residents regarding drying rooms, items being stored in communal areas and smoking occurring in communal areas.

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.

• Glass panel in Gerda frame by flat 69 is cracked.
  Order raised on 04/04/2016 Order No: 6825175/1 Due date: 03/05/2016

• 11th floor drying room gulley is blocked.
  Order raised on 04/04/2016 Order No: 6825177/1 Due date: 03/05/2016
  Once completed, another contractor will address the crack in the drying room floor.

• Holes present in the walls of the 3rd and 7th floor drying rooms require filling.
  Order raised on 04/04/2016 Order No: 6825178/1 Due date: 03/05/2016

• Gate by Milton Road/ school entrance requires welding and the fixed pane metal fencing requires a new bolt.
  Order raised on 04/04/2016 Order No: 6825180/1 Due date: 03/05/2016

• Drain located to the rear of the block requires new cement fillet as this is currently missing.
  Order raised on 04/04/2016 Order No: 6825181/1 Due date: 03/05/2016

• Lifting floor tiles require gluing down.
  This is to be completed by the Caretaking Services Team whilst on site.

• Drying room windows require servicing.
  To be completed by A. Seymour, Maintenance Technician.

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 Blackdown is **Level B** standard