Estate Walkabout Inspection at Brecon
Inspected on 30th March 2016

The grade following the inspection for Brecon 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:

Tenancy Services

- Letter to be sent to residents regarding bulk present in the 11th floor drying room.
  7 days’ notice to be given regarding the removal of bulk items, Caretaking Services to remove any remaining items after this date.

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

- Letter to be sent regarding a mobility scooter on a communal landing.

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 installed on each floor.
To be installed by A. Seymour, Maintenance Technician.

- Lighting in the garage area required improving. Issue to be investigated by Z. Seymour, Surveyor.

- Guttering located above garages 58 and 59 are blocked. Order raised on 04/04/2016 Order No: 6825199/1 Due date: 03/05/2016

- Boarding requires replacing about flat 69. Order raised on 04/04/2016 Order No: 6825191/1 Due date: 27/04/2016

- Holes in the walls of the 3rd and 11th floor drying rooms require filling. Order raised on 04/04/2016 Order No: 6825192/1 Due date: 03/05/2016

- Baton above flats 53 and 53 requires replacing. Order raised on 04/04/2016 Order No: 6825193/1 Due date: 03/05/2016

- Column light number B3 outside the Balmoral Centre does not work. Order raised on 04/04/2016 Order No: 6825196/1 Due date: 03/05/2016

- Access road leading to the garage area has blocked drains. Order raised on 04/04/2016 Order No: 6825197/1 Due date: 03/05/2016

- Lifting floor tiles require gluing back down. 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 Brecon is Level B standard