Estate Walkabout Inspection at St Marys Court
Inspected on 5th April 2016

The grade following the inspection for St Marys Court is Level B standard

Inspection carried out by:
C Judge - South Essex Homes Estate Services Team Leader
T Williams – South Essex Homes Tenancy Services Officer
Cllr Betson – Ward Councillor
Cllr Davidson – Ward Councillor

Outcome of inspection:

Caretaking Services

- Communal windowsills require dusting, internal glazing requires cleaning.
  Issue to be completed by Caretaking Services by 25/04/2016

- Communal landings require moss off; landings require jet washing.
  Moss off to be completed by Caretaking Services during next site visit,
  Jet washing works to be completed in due course.

- Pathways require sweeping.
  Issue to be completed by Caretaking Services during next site visit.

- External areas require litter picking.
  Issue to be completed by Caretaking Services during next site visit.

- A few graffiti tags present on site.
  Issue to be resolved by Caretaking Services during next site visit.

- Small amount of bulk items present on site.
  Issue to be resolved by Caretaking Services during next site visit.

- Minor cobwebs which require removing.
  Issue to be completed by Caretaking Services during next site visit.
Repairs

- Steps to be re-painted.
  Works to be completed by Caretaking Services in due course.

- Washing line outside one property requires restringing.
  Order raised on 08/04/2016 Order No: 6825791/1 Due date: 09/05/2016

- Councillors requested for communal lighting to be checked.
  Issue to be investigated by Caretaking Services when on site.

- Flue cage is missing outside one property.
  Order raised on 06/04/2016 Order No: 6825665/1 Due date: 14/04/2016

- Drain covers are missing outside two properties.
  Order raised on 06/04/2016 Order No: 6825666/1 Due date: 06/05/2016

- Drain is blocked outside one property.
  Order raised on 06/04/2016 Order No: 6825667/1 Due date: 07/04/2016

- Windowsills are missing from outside one property.
  Further investigation required for repair works to be raised.

- Ceiling is crumbling and peeling in several areas.
  Issue to be investigated by S. Bromley, Maintenance Surveyor.

- Leak on the stairwell between 9 and 29.
  Issue to be investigated by S. Bromley, Maintenance Surveyor.

- Number signs missing for properties 7, 8 and 9.
  Order raised on 08/04/2016 Order No: 6825806/1 for Brights to attend.

- Light diffusers require replacing by 10-12 and 20-22.
  Order raised on 08/04/2016 Order No: 6825807/1 Due date: 09/05/2016

- Cracks in the paving at the front of the building.
  Issue to be investigated by S. Bromley, Maintenance Surveyor.

- Investigation required for a water outlet pipe coming from number 24. The pipe is causing water to run onto the communal floor.
  Issue to be investigated by S. Bromley, Maintenance Surveyor.
• Parts of the fencing require repairing (located by the football grounds.)
  Issue to be investigated by S. Bromley, Maintenance Surveyor.

**General Comments**

• Possibility of having a recycling area on site.

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**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 St Marys Court is **Level B** standard