Estate Walkabout Inspection at Cecil Court
Inspected on 7th April 2016

The grade following the inspection for Cecil Court is **Level B** standard

**Inspection carried out by:**
R Brushette - South Essex Homes Estate Services Team Leader
T Williams – South Essex Homes Tenancy Services Officer
S Bromley – South Essex Homes Maintenance Inspector
Cllr Betson – Ward Councillor
Cllr Davidson – Ward Councillor

**Outcome of inspection:**

**Caretaking Services**

- Bulk items present in the garage area.  
  To be removed by Caretaking Services by 11/04/2016

- Bicycle chained to drain pipe requires removing.  
  To be removed by Caretaking Services by 14/04/2016

- Bulk items present in the shed area require removing.  
  To be removed by Caretaking Services by 11/04/2016

**Tenancy Services**

- Letter to be sent to two residents regarding prohibited items being stored in the communal areas. 
  Issue to be resolved by Tenancy Services.

- One resident joined the walkabout and stated that the on-going issue with fly tipping is being caused by some properties in Jones Close. Also advised that youths are congregating in the block at night smoking. 
  Letter to be sent out to residents regarding these issues.
Information passed to the ASB Team and Garde Patrol to conduct further investigation.

- Investigation to be conducted regarding the garages located at the end of Jones Close as there is an on-going issue with bulk items being dumped. Issue to be investigated by Tenancy Services.

**Repairs**

- 3\textsuperscript{rd} floor south side has a boiler expansion pipe overflowing. Order raised on 08/04/2016 Order No: 6825856/1 Due date: 15/04/2016

- 6\textsuperscript{th} to 7\textsuperscript{th} floor stairwell requires sealing following graffiti, the 2\textsuperscript{nd} floor lobby requires sealing and decoration and the Ground to 1\textsuperscript{st} floor stairwell requires sealing. Order raised on 08/04/2016 Order No: 6825858/1 Due date: 09/05/2016

- One resident stated that Aaron Services did not turn up for a recent appointment. Customer Services reported this to Aaron Services New Order No: 6825784/1 Due date: 15/04/2016

- Water board stopcock cover outside requires replacing. Customer Services to report this issue to the water board to organise works.

- Damaged paving and kerbstones outside the main entrance require replacing. Order raised on 08/04/2016 Order No: 6825728/1 Due date: 06/05/2016

- Window cill to smoke window to the 8\textsuperscript{th} floor lobby requires replacing and all smoke windows to lobbies to be checked; especially the 3\textsuperscript{rd} and 4\textsuperscript{th} (close to flat 28) as they are very draughty. Order raised on 08/04/2016 Order No: 6825726/1 Due date: 06/05/2016

- 6\textsuperscript{th} floor lift lobby light is not working. Order already raised prior to inspection Order No: 6823454/1 Due date: 18/04/2016
• 1st floor lift lobby light is not working. Order previously raised with a due date of 29/03/2016. Order to be checked by Customer Services for works to be completed.

• T. Williams, Tenancy Services Officer to discuss fire signs with K. Sinclair, Regulation Compliance 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 Cecil Court is Level B standard