Estate Walkabout Inspection at Cluny House
Inspected on 8th April 2016

The grade following the inspection for Cluny House is Level B standard

Inspection carried out by:
R Brushette - South Essex Homes Estate Services Team Leader
S Smith – South Essex Homes Tenancy Services Assistant

Outcome of inspection:

Caretaking Services

- Burn marks present on the stairwell.
  To be removed by Caretaking Services during next site visit.

- Shed area requires sweeping.
  To be completed by Caretaking Services during next site visit.

- Bin chute hoppers require cleaning.
  To be completed by Caretaking Services during next site visit.

Repairs

- Paint on the communal walls is flaking.
  Passed to L Ranson, Asset Surveyor on 08/04/2016

- Stairwell at the St Lukes’ end of the building has missing stair nosings.
  Order raised on 08/04/2016 Order No: 6825838/1 Due date: 09/05/2016

- The front porch at the St Luke’s end of the building has a broken roof tile.
  Order raised on 08/04/2016 Order No: 6825839/1 Due date: 09/05/2016

- The guttering is blocked at the St Luke’s end of the building.
  Order raised on 08/04/2016 Order No: 6825840/1 Due date: 09/05/2016
• Pigeon netting above the One Stop shop has a hole in it. Order raised on 08/04/2016 Order No: 6825842/1 for Instakill to attend.

Tenancy Services

• Two bikes are chained to railings outside four properties. Issue to be investigated by Tenancy Services.

General Comments

• Lifts have signs of wear and tear but are clean. No action required.

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 Cluny House is **Level B** standard