Estate Walkabout Inspection at Dickens Close
Inspected on 6th April 2016

The grade following the inspection for Dickens Close is **Level B** standard

**Inspection carried out by:**
R Brushette - South Essex Homes Estate Services Team Leader
S Lander – South Essex Homes Tenancy Services Officer

**Outcome of inspection:**

**Caretaking Services**

- Light diffusers require cleaning.  
  To be completed by Caretaking Services during next site visit.

**Repairs**

**Block 20-25**

- **4ft diffuser is missing from the main entrance lighting.**  
  Order raised on 06/04/2016 Order No: 6825686/1 Due date: 06/05/2016

- **10 broken floor tiles present.**  
  Order raised on 06/04/2016 Order No: 6825703/1 Due date: 06/05/2016

- **4ft diffuser by number 25 is broken.**  
  Order raised on 06/04/2016 Order No: 6825686/1 Due date: 06/05/2016

- **Broken stair nosings from the 9th step and upwards.**  
  Order raised on 06/04/2016 Order No: 6825687/1 Due date: 06/05/2016

**Block 14-19**

- **4ft diffuser is missing from the lighting by number 18.**  
  Order raised on 06/04/2016 Order No: 6825686/1 Due date: 06/05/2016

- **3 broken floor tiles present.**  
  Order raised on 06/04/2016 Order No: 6825703/1 Due date: 06/05/2016
Block 1-12

- Gate is broken.
  Order raised on 06/04/2016 Order No: 6825689/1 Due date: 06/05/2016

- Uprooted rotary washing line by number 7.
  Order raised on 06/04/2016 Order No: 6825690/1 Due date: 14/04/2016

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 Dickens Close is Level B standard