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

The grade following the inspection for Hardwick 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 Technician
Cllr Betson – Ward Councillor
Cllr Davidson – Ward Councillor

**Outcome of inspection:**

**Repairs**

- Intercom is not working.
  Order raised on 08/04/2016 Order No: 6824534/1 Due date: 11/04/2016

- General condition of the external decoration noted by councillor.
  S. Bromley raised this to C. Digby, Housing Improvement Manager.

- Front and rears doors to block incorporating no 16 are letting water in.
  Order raised on 08/04/2016 Order No: 6824534/2 Due date: 09/05/2016

- Block 2-12 has three broken floor tiles.
  Issue reported to E. Walker, Asbestos Officer.

- Block 14-24 has seventeen broken floor tiles.
  Issue reported to E. Walker, Asbestos Officer.

- Block 2-12 has a wire by the rear exit door which needs hooking up.
  To be completed by A. Seymour, Maintenance Technician by 21/05/2016
• Light in the stairwell by number 10 is not working.  
  Order raised on 08/04/2016 Order No: 6826052/1 Due date: 10/05/2016

• Councillor asked about the wall which had fallen down in the storm and requested that the spoil was removed as soon as possible.  
  Works to remove the spoil have been completed.

• Works required for the external area of the site following a wall which has fallen down.  
  Order raised on 08/04/2016 Order No: 6826135/1 Due date: 11/05/2016

General Comments

• Councillor asked why there is a notice stating that recycling bags should be left outside of the block when this would mean an accumulation of rubbish left outside.  
  Hardwick Court receives a kerbside collection service by Veolia.  
  Recycling bags should be left outside the front of the property on the day of refuse collection.

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 Hardwick Court is **Level B** standard