Estate Walkabout Inspection at Beaver Tower
Inspected on 6th May 2016

The grade following the inspection for Beaver Tower is Level B standard

Inspection carried out by:
C Judge - South Essex Homes Estate Services Team Leader
P De’Ath – South Essex Homes Tenancy Services Officer
Z Seymour – South Essex Homes Building Surveyor
K Sinclair – South Essex Homes Regulation Compliance Officer
Cllr Walker – Ward Councillor

Outcome of inspection:

Caretaking Services

- Windowsills require dusting on some floors.
  To be resolved by Caretaking Services during next site visit.

- One burnt mark present on a communal ceiling.
  To be resolved by Estate Services in due course; will require covering as it cannot be removed by cleaning.

- Hopper heads require cleaning.
  To be resolved by Caretaking Services by 23/05/2016

- Pathways require weed removal.
  To be resolved by Caretaking Services; weather permitting.

- One tag of graffiti present in the garage area.
  To be removed by Caretaking Services during next site visit.

- The garage area requires weed removal and sweeping.
  To be resolved by Caretaking Services; weather permitting.

- Cigarette butts require removing from around the lawn areas.
  To be resolved by Caretaking Services during next site visit.
Tenancy Services

- It was noted that several properties have door mats present in the communal areas which are not permitted. Tenants who have door mats in the communal areas should remove these as per their Tenancy Conditions.

- Two void garages require attention. Tenancy Services to organise appropriate repair works required.

- One vehicle was illegally parked. To be investigated by Tenancy Services to contact the vehicle owner.

Repairs

- Drains located in the garage site require clearing. Order raised on 10/05/2016 Order No: 6828973/1 Due date: 17/05/2016

- One section of fencing has broken opposite 9 Mansell Close. Order raised on 10/05/2016 Order No: 6828974/1 Due date: 08/06/2016

- Two sections of fencing are loose opposite the main entrance. Order raised on 10/05/2016 Order No: 6828974/1 Due date: 08/06/2016

- One section of fencing is missing opposite the lift lobby. Order raised on 10/05/2016 Order No: 6828974/1 Due date: 08/06/2016

- Safety fence near the stairwell windows requires screwing closed. C Judge, Estate Services to organise works to be completed in due course.

- Gerda door on the 7th floor has cracked by the hinges. Order raised on 06/05/2016 Order No: 6828676/1 Due date: 07/06/2016

- Safety glass in the Gerda panel on the 6th floor has cracked. Order raised on 06/05/2016 Order No: 6828677/1 Due date: 07/06/2016

- Bollard at the front of the building requires attention as it is not locking. C. Judge, Estate Services to investigate.
• 2 slabs located by the bin stores are cracked and require replacing.
  Order raised on 06/05/2016 Order No: 6828678/1 Due date: 07/06/2016

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 Beaver Tower is **Level B** standard