Estate Walkabout Inspection at Fairfax Drive
Inspected on 12th April 2016

The grade following the inspection for Fairfax Drive is **Level B** standard

**Inspection carried out by:**
R Brushette - South Essex Homes Estate Services Team Leader
N Powell – South Essex Homes Tenancy Services Officer
R Deadman – South Essex Homes Building Maintenance Surveyor
Cllr Davidson – Ward Councillor

**Outcome of inspection:**

**Caretaking Services**

- Bulk items present in the bin area of Block 95-101.  
  To be completed by Caretaking Services during next site visit.

- Moss off and weed kill required for the front external areas.  
  To be completed by Caretaking Services during next site visit.

- Caretaking to cut grass away from the vents located in the front external areas.  
  To be completed by Caretaking Services during next site visit.

- Bulk items present in the rear area of 209-211.  
  To be completed by Caretaking Services during next site visit.

**Tenancy Services**

- Letters to be sent to residents to request that all items stored in communal areas required to be removed within 7 days.  
  Issue to be resolved by N. Powell, Tenancy Services Officer.

- Reminder to be sent to all residents regarding rubbish disposal.  
  Issue to be resolved by N. Powell, Tenancy Services Officer.
• Notice boards are missing in Blocks 95-101, 193-197 and 201-207.
  To be added to the list for replacement of noticeboards to be installed in due course.

Repairs

• Fencing around blocks requires attention for Blocks 79-110 and 87-199.
  Issue has been added to the fencing programme to be resolved this year.

• Ownership of loose TV ariel for Blocks 79-110 and 87-199 required.
  Issue to be investigated by R. Deadman, Maintenance Inspector.

• Guttering requires clearing for Block 79-110.
  Order raised on 20/04/2016 to Customer Services.

• Loose tile above window of Block 95-110 requires removing.
  Order raised on 20/04/2016 to Customer Services.

• Broken concrete post in the rear garden of no 95 requires renewing, fencing also requires attention.
  Order raised on 20/04/2016 to Customer Services.

• Hole adjacent the rear ground floor cupboard of Block 87-93 requires attention.
  Order raised on 20/04/2016 to Customer Services.

• The head is missing from the water pipe of Block 87-93 and the gully requires clearing.
  Order raised on 20/04/2016 to Customer Services.

• Handle of the first floor sash window of Block 87-93 requires attention.
  Issue passed to A. Seymour, Maintenance Technician to attend site in due course.

• Front door of Block 79-85 requires easing.
  Order raised on 20/04/2016 to Customer Services.
- Renew weatherboard on rear door of Block 193-199 and redecorate both sides of the door. Order raised on 20/04/2016 to Customer Services.

- Touch up decorations required outside 199 after re-plastering works. Order raised on 20/04/2016 to Customer Services.

- Rear garden fencing by 199 requires refitting. Order raised on 20/04/2016 to Customer Services.

- Sash window in the landing of Block 201-207 requires attention. Issue passed to A. Seymour, Maintenance Technician to attend site in due course.

- Front door of Block 201-207 requires attention. Order raised on 20/04/2016 to Customer Services.

**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 Fairfax Drive is **Level B** standard