Estate Walkabout Inspection at Barringtons
Inspected on 21st September 2016

The grade following the inspection for Barringtons is **Level B** standard

**Inspection carried out by:**
C Judge - South Essex Homes Estate Services Team Leader  
S Bromley – South Essex Homes Surveyor  
T Williams – South Essex Homes Tenancy Services Officer  
Cllr McDonald – Ward Councillor  
1 Resident

**Outcome of inspection:**

**Caretaking Services**

- Few marks present on the lift walls and mirrors.  
  To be removed by Caretaking Services (where possible) during next site visit.

- Top floor stairwell requires attention.  
  To be completed by Caretaking Services during next site visit.

- Few weeds present on the pathways and in the car park.  
  To be removed by Caretaking Services (weather permitting) by 21/10/2016

- Small amount of litter present.  
  To be removed by Caretaking Services during next site visit.

- All hopper heads require cleaning and disinfecting.  
  To be completed by Caretaking Services by 29/09/2016

- 1st floor middle stairwell smells of urine.  
  Issue to be investigated and area treated by Caretaking Services.
Repairs

- 1\textsuperscript{st} floor broken window to the north stairwell. Order raised on 23/09/16 Order No: 6843151/1 Due date: 21/10/16

- Featheredge board to new fencing on the north side of the block requires re-fixing. Order raised on 23/09/16 Order No: 6843152/1 Due date: 21/10/16

- Ceilings tiles on the 6\textsuperscript{th} floor, 3\textsuperscript{rd} floor and 2\textsuperscript{nd} floor require attention. Order raised on 23/09/2016 for Maintenance Technician to attend site by 21/10/2016

- Artex is damaged on the 5\textsuperscript{th} floor stairwell. Order raised on 23/09/16 Order No: 6843153/1 Due date: 21/10/16

- 2\textsuperscript{nd} floor laundry room flooring is damaged. Order raised on 23/09/16 Order No: 6843154/1 Due date: 21/10/16

- Decorations to the stairwell basement wall require touching up. Order raised on 23/09/16 to be completed in due course.

- Overgrowth located on the Sutton Road side of the building requires removing. Contractor to be contacted to complete works in due course.

- Some fire signs are missing within the block. Order raised on 23/09/2016 for Maintenance Technician to attend site by 21/10/2016

- Concern regarding water leaking from flower boxes. Order raised on 23/09/16, further investigation required.

- Evidence of a leak on the 3\textsuperscript{rd} floor, tiles require replacing. Order raised on 23/09/2016 for Maintenance Technician to attend site by 21/10/2016
Tenancy Services

- Further action required regarding a video bell located outside one property. Issue being dealt with by T. Williams, Tenancy Services Officer.

- Dumped bulk items present in the communal area. Issue being dealt with by T. Williams, Tenancy Services Officer.

- Block letter to be sent out regarding the storage of bikes. Issue being dealt with by T. Williams, Tenancy Services Officer.

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 Barringtons is Level B standard