Estate Walkabout Inspection at Christchurch Court
Inspected on 21st September 2016

The grade following the inspection for Christchurch Court 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
1 Resident

**Outcome of inspection:**

**Caretaking Services**

- Handrails require cleaning as sticky in places and also require moss off.
  To be completed by Caretaking Services during next site visit.

- Flooring requires attention.
  To be completed by Caretaking Services during next site visit.

- Cobweb removal requires on the ceilings.
  To be completed by Caretaking Services during next site visit.

- Hopped heads require cleaning.
  To be completed by Caretaking Services during next site visit.

- External areas require weed removal and litter picking.
  To be completed by Caretaking Services during next site visit.

- Dog faeces present in the communal garden.
  To be completed by Caretaking Services during next site visit.
  Tenancy Services to contact residents.
Waste Disposal

- It was noted that the recycling bins are being contaminated and therefore not collected. Estate Services to report this issue to Veolia to investigate as it may be better to remove recycling bins from site if they are being contaminated on a weekly basis.

Tenancy Services

- Complaint regarding dog faeces and dogs being off the lead. T. Williams, Tenancy Services Officer to send block letter.

- One resident to be contacted regarding camera located outside the property. T. Williams, Tenancy Services Officer to contact resident.

- One property inspection required. T. Williams, Tenancy Services Officer to contact resident.

- Missing washing line from outside one property. T. Williams, Tenancy Services Officer to investigate.

Repairs

- Brick on the edge to the planter located on the west side of the building requires re-bedding. Order raised on 21/09/16 Order No: 6843156/1 Due date: 21/10/16

- Protrusion above the grassed area (old washing hanging pole) outside property no 3 needs removing. Order raised on 21/09/16 Order No: 6843156/1 Due date: 21/10/16

- Patio slab is broken on the north-west side of the block opposite property no 3. Order raised on 21/09/16 Order No: 6843156/1 Due date: 21/10/16

- Gullies located outside property numbers 18 & 19 are blocked. Order raised on 21/09/16 Order No: 6843158/1 Due date: 21/10/16
• Cracked concrete manhole covers (x2) close to the boundary of the south side of the block located outside no 12. Order raised on 21/09/16 Order No: 6843157/1 Due date: 21/10/16

• Tenant from one property stated that the gas fire in their property is condemned. Issue has been passed to P. Hayes, Property Services to investigate.

• One tenant stated that the surface water drainage is blocked to the south side of the block and also on the balconies. Issue passed to R. Deadman, Surveyor to investigate.

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 Christchurch Court is Level B standard