Estate Walkabout Inspection at Chiltern
Inspected on 30th September 2016

The grade following the inspection for Chiltern is Level B standard

Inspection carried out by:
C Judge - South Essex Homes Estate Services Team Leader
S Bromley – South Essex Homes Surveyor
H Hamilton – South Essex Homes Tenancy Services Officer

Outcome of inspection:

Caretaking Services

- Stairwell requires attention in a couple of places.
  To be resolved by Caretaking Services during next site visit.

- Flooring requires stripping and polishing.
  Site to be added to list of deep clean works to be completed in due course.

- Small graffiti tags present in some areas.
  To be removed (where possible) by Caretaking Services during next site visit.

Tenancy Services

- Wire rack present outside one property.
  H. Hamilton, Tenancy Services Officer to contact resident to remove.
Repairs

- Communal areas would benefit from re-dec works.
  No current action.

- One property door requires attention.
  Order raised on 30/09/2016 for SPS to attend in due course.

- 8<sup>th</sup>-9<sup>th</sup> stairwell window is broken.
  Order raised on 30/09/2016 Order No:6843746/1 Due date:03/10/2016

- Fire exit sign on the 7<sup>th</sup>-8<sup>th</sup> stairwell is damaged.
  Issue reported to A. Seymour, Maintenance Technician to attend site in due course to replace sign.

- 2<sup>nd</sup> floor metal access hatch is bent and requires re-fixing.
  Order raised on 30/09/2016 Order No: 6843747/1 Due date: 28/10/2016

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 Chiltern is **Level B** standard