Estate Walkabout Inspection at Hunters Lodge
Inspected on 18th October 2016

The grade following the inspection for Hunters Lodge is Level B standard

Inspection carried out by:
R Brushette - South Essex Homes Estate Services Team Leader
J Ambrose – South Essex Homes Surveyor
D Tomlinson – South Essex Homes Tenancy Services Officer
K Sinclair – South Essex Homes Regulation Compliance Officer

Outcome of inspection:

Caretaking Services

- Window ledges require cleaning.
  To be completed by Caretaking Services during next site visit.

Tenancy Services

- Bulk items present outside one property.
  D. Tomlinson, Tenancy Services Officer to contact resident to remove items.

- Plant pots present on the communal landings.
  D. Tomlinson, Tenancy Services Officer to send block letter to residents to remove items from the communal areas.

- One property has a damaged front door and a cat flap which must be removed and bulk items present outside the front door require removing.
  Issue to be investigated by D. Tomlinson, Tenancy Services Officer.

- Shed doors need to be locked.
  Issue to be dealt with by D. Tomlinson, Tenancy Services Officer.
Repairs

- Hole on the underside of balcony by number 3.
  Order raised on 20/10/2016 Order No: 6846003/1 Due date: 17/11/2016

- Gullies blocked by numbers 8 and 18.
  Order raised on 20/10/2016 Order No: 6846000/1 Due date: 21/10/2016

Comments

- Peeling paint present on the communal ceilings.
  Noted by K. Sinclair, Regulation Compliance Officer.

- Front entrance door requires repairing.
  Noted by K. Sinclair, Regulation Compliance Officer.

- Sheds to be repaired and painted.
  Noted by K. Sinclair, Regulation Compliance 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 Hunters Lodge is Level B standard