Estate Walkabout Inspection at Lakenham House
Inspected on 20th October 2016

The grade following the inspection for Lakenham House is **Level B** standard

**Inspection carried out by:**
C Judge - South Essex Homes Estate Services Team Leader

**Outcome of inspection:**

**Caretaking Services**

- Entrance areas require further attention to detail.
  To be completed by Caretaking Services during next site visit.

- Light diffusers require cleaning.
  To be completed by Caretaking Services during next site visit.

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

- Cobwebs require removing from ceiling.
  To be completed by Caretaking Services during next site visit.

- Drying areas require moss off.
  To be completed by Caretaking Services during next site visit (weather permitting.)

- Bulk items present in the shed area.
  To be removed by Caretaking Services during next site visit.
Tenancy Services

- Items present in the communal landings outside several properties.
  K. Brown, Tenancy Services Officer to send letters to residents.

Grounds Maintenance

- Bush is encroaching number 14.
  To be reduced by Southend Borough Council in due course.

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 Lakenham House is Level B standard