Estate Walkabout Inspection at Pennine
Inspected on 4th October 2016

The grade following the inspection for Pennine is Level B standard

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

Outcome of inspection:

Caretaking Services

- Lift corners require attention.
  To be completed by Caretaking Services during next site visit.

- Urine present on the stairwell at the time of inspection.
  Reported to Caretaker during inspection to attend immediately.

- Some hopper heads require cleaning.
  To be completed by Caretaking Services by 18/10/2016

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

- Small graffiti tags present on site.
  To be removed by Caretaking Services (where possible) during next site visit, alternatively will be removed with re-dec works below.

- Small amount of bulk items present in the shed area.
  To be removed by Caretaking Services during next site visit.

- Noticeboards requires changing.
  To be completed by Caretaking Services in due course.
Repairs

- A crack is running from the top of the building to the bottom outside the drying rooms. Works to be completed in due course to repair the crack.

- A number of broken pieces of conduit and missing blanking plates are visible on each floor. P. Longman, Property Services Manager has requested that this is resolved by Caretaking Services in due course.

- There are a number of areas of flaking paint around the soil pipes on the external foyer on various floors which require scraping, sealing and repainting.

  P. Longman, Property Services Manager has requested that this is resolved by Caretaking Services in due course.

- Graffiti present on a number of stairwell ceilings and no re-dec works have been completed to the 1st floor following previous fire damage. Works to be completed by Caretaking Services in due course with above works.

- 12th floor door handles require refitting on the external foyer doors. Works to be completed by Caretaking Services in due course with above works.

- Cracks are present above the stairwell doors on the 10th and 4th floors. Works to be completed by Caretaking Services in due course with above works.

- Re-dec required for the 4th floor cable doors to be painted blue. Works to be completed by Caretaking Services in due course with above works.

- Plaster has blown between and around the doors between properties 90 & 91, 48 & 49, 42 and 32. Order raised on 06/10/2016 Order No: 6844361/1 Due date: 04/11/2016
• Ease and adjust 4th floor bin room door.
  Order raised on 06/10/2016 Order No:6844364/1 Due date: 04/11/2016

• 1st floor flaking artex requires removing.
  Issue reported to E. Walker, Asbestos Officer on 06/10/2016

• Works required to the above of two property doors.
  Issue reported to SPS to attend site 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 Pennine is Level B standard