Estate Walkabout Inspection at Quantock
Inspected on 4th October 2016

The grade following the inspection for Quantock 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

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

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

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

- Graffiti present on the 14th floor stairwell and stairs entrance ceiling. To be removed by Caretaking Services during next site visit.

Repairs

- A number of small areas require scraping, sealing and painting to match and cracks require addressing above the stairwell entrance doors on the 8th floor and adjacent to the lift. Works to be completed by Caretaking Services in due course as requested by P. Longman, Property Services Manager.

- Re-dec works required for the 2nd floor cable door, to be painted in blue.
Works to be completed by Caretaking Services in due course as requested by P. Longman, Property Services Manager.

- Adjust door closure on the stairwell entrance door outside 104. To be completed by Caretaking Services by 04/11/2016

- Ease and adjust 14th floor bin room closure. To be completed by Caretaking Services by 04/11/2016

- 12-13th floor stairwell fire exit sign requires replacing. To be completed by Caretaking Services by 18/10/2016

- Make good cracks on the walls outside 99. Order raised on 06/10/2016 Order No: 6844379/1 Due date: 04/11/2016

- Make good blockwork outside the 8th and 4th floor bin rooms. Order raised on 06/10/2016 Order No: 6844379/1 Due date: 04/11/2016

- Make good the cracks between properties 42 & 43. Order raised on 06/10/2016 Order No: 6844382/1 Due date: 04/11/2016

- Replace painted diffuser on the 6th floor stairwell. Order raised on 06/10/2016 Order No: 6844383/1 Due date: 14/10/2016

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 Quantock is Level B standard.