Estate Walkabout Inspection at Rochford Road
Inspected on 19\textsuperscript{th} October 2016

The grade following the inspection for Rochford Road is \textbf{Level B} standard

\textbf{Inspection carried out by:}
R Brushette - South Essex Homes Estate Services Team Leader
K Brown – South Essex Homes Tenancy Services Officer
K Sinclair – South Essex Homes Regulation Compliance Officer

\textbf{Outcome of inspection:}

\textbf{Caretaking Services}

- Bulk items present in the garage area.
  To be removed by Caretaking Services within two working days.

- Rear communal areas require weeding.
  To be completed by Caretaking Services during next site visit (weather permitting.)

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

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

- Rubbish bags present in the bin areas.
  To be removed by Caretaking Services during next site visit (where possible.)

- Car park requires sweeping.
  To be completed by Caretaking Services during next site visit.
Tenancy Services

- Letters to be sent to residents regarding items being stored in the communal areas.
  K. Brown, Tenancy Services Officer to send letter to residents.

Repairs

- Drying room located next to number 216 is boarded up.
  Issue raised to B. Staff, Housing Maintenance Manager.

- One property requires a letterbox cover.
  Order raised on 19/10/2016 Order No: 6845963/1 Due date: 27/10/2016

- One property has signs of a leak in the ceiling and the loft hatch does not fit.
  Issue raised to B. Staff, Housing Maintenance Manager.

- Drying room located next to number 238 has missing vents and boarded panels.
  Issue raised to B. Staff, Housing Maintenance Manager.

- The porch cover leading to number 238 is missing.
  Issue raised to B. Staff, Housing Maintenance Manager.

- No smoking and fire exit signs to be checked throughout.
  Site inspection to be completed by A. Seymour, Maintenance Technician by 18/11/2016

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 Rochford Road is Level B standard