Estate Walkabout Inspection at Beaver Towers
Inspected on 28th October 2016

The grade following the inspection for Beaver Towers is **Level B** standard

**Inspection carried out by:**
R Brushette - South Essex Homes Estate Services Team Leader
J Ambrose – South Essex Homes Surveyor
R Bassan – South Essex Homes Tenancy Services Officer
Cllr Walker – Ward Councillor
D Williams – Resident

**Outcome of inspection:**

**Caretaking Services**

No issues were raised during this Estate Walkabout.

**Repairs**

- Garage area drains are blocked. 
  Order raised on 31/10/2016 Order No: 684717/1 Due date: 31/10/2016

- Drain located outside 1 Mansell Close is loose. 
  Order raised on 31/10/2016 to Anglian Water to attend.

- Exit button on the intercom door is loose. 
  Order raised on 31/10/2016 Order No: 6847174/1 for Blakes to attend.

- Large noticeboard is broken. 
  A. Seymour, Maintenance Technician to attend site by 10/11/2016

- 11th floor fire door is sticking when opened. 
  Order raised on 28/10/2016 Order No: 6846934/1 Due date: 25/11/2016

- Metal drop down bollard is missing. 
  Order raised on 28/10/2016 Order No: 6846939/1 Due date: 04/11/2016
• Wooden bollard is missing and another is rotten near the car park.
  Order raised on 28/10/2016 Order No: 6846942/1 Due date: 25/11/2016

• Light by number 46 is not working.
  Order raised on 28/10/2016 Order No: 6846950/2 Due date: 04/11/2016

Grounds Maintenance

• T1415 is large and hanging low, maintenance required.
  To be added to the Tree Maintenance Works List to be completed in due course. Program of works has current target date of 3-6 months.

• Bushes located to the left of the garage area require reducing.
  P. Baker, Estate Services to request works to be completed by Southend Borough Council Parks Department.

Notes

No current plan for external decoration works to be completed.

Fencing located around the premises requires renewal.
  Site is already listed for programmed works to be completed in due course.

Site requires one general and one recycling bin.
  P. Baker, Estate Services to report to Veolia, Waste Management Contractor.

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 Beaver Towers is Level B standard