Estate Walkabout Inspection at Barringtons
Inspected on 8th March 2017

The grade following the inspection for Barringtons is **Level B** standard

**Inspection carried out by:**
R Brushette - South Essex Homes Estate Services Team Leader
T Williams – South Essex Homes Tenancy Services Officer
B Ayriss – Resident of Barringtons
M McKenzie – Resident of Christchurch Court

**Outcome of inspection:**

**Caretaking Services**

- Main entrance lighting requires cobweb removal.
  To be completed by Caretaking Services during next site visit.

- Rubbish requires removing from the flower beds.
  To be completed by Caretaking Services during next site visit.

- Tenant has requested for air fresheners to be installed in the bin chute rooms.
  Request deemed not necessary by Estate Services Team Leader.

- 4th floor air freshener requires replacing as missing.
  To be completed by Caretaking Services during next site visit.

- Tenant has requested for sign to be displayed in the bin chute rooms to ask residents to not leave items in the chute room.
  Estate Services will organise for sign to be displayed by 24/03/2017.

- Tenants have asked if the communal bins can be moved.
  Estate Services are advising residents that the external bins cannot be moved from their current position.
Repairs

- Spot light located by the main entrance is not working. Order raised on 09/03/2017 Order No: 6862263/1 Due date: 07/04/2017

- External light located above the 2\textsuperscript{nd} floor flower bed has a missing fitting. Order raised on 09/03/2017 to S Bromley, Surveyor. It has been confirmed that the lighting is no longer able to work or repairable; the fittings have been removed to ensure that there are no hazards.

- Door numbers and signs are still missing. T. Williams, Tenancy Services Officer to investigate.

- Fire exit sign is missing on the 6\textsuperscript{th} floor by number 105. A. Seymour, Maintenance Technician to attend site by 05/04/2017

- 6\textsuperscript{th} floor bin chute room sign is missing. Order raised on 14/03/2017 Order No: 6862747/1 Due date: 12/04/2017

- Ceiling tile is broken outside number 104. Order raised on 14/03/2017 Order No: 6862748/1 Due date: 22/03/2017

- Fire signs are missing outside number 97 and the communal door. A. Seymour, Maintenance Technician to attend site by 05/04/2017

- Fire sign is missing from the 3\textsuperscript{rd} floor. A. Seymour, Maintenance Technician to attend site by 05/04/2017

- 1\textsuperscript{st} floor stairwell carpet is loose. A. Seymour, Maintenance Technician to attend site by 05/04/2017

- 1\textsuperscript{st} floor scooter room light switch is missing. Order raised on 14/03/2017 Order No: 6862749/1 Due date: 12/04/2017

- Flooring by the main entrance door is loose. Order raised on 14/03/2017 Order No: 6862751/1 Due date: 12/04/2017

- Smoke detector by the main entrance door is missing. Order raised on 14/03/2017 Order No: 6862752/1 to Blakes.
• Car park exit barrier is still out of order. Contractors who are completing repair work to be barrier as currently awaiting on a part. Barrier system will require a complete replacement.

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 Barringtons is Level B standard