Estate Walkabout Inspection at Kingfisher Close & Sandpiper Close
Inspected on 3rd March 2017

The grade following the inspection for Kingfisher Close & Sandpiper Close is **Level B** standard

**Inspection carried out by:**
C Judge - South Essex Homes Estate Services Team Leader
O Balogun – South Essex Homes Tenancy Services Officer
1 Resident

**Outcome of inspection:**

**Caretaking Services**

- Very minor marks present on the communal walls. 
  To be removed (where possible) by Caretaking Services during next site visit.

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

- Moss present on pathways requires removing. 
  To be completed (weather permitting) by Caretaking Services during next site visit.

- Weed killing required to be completed. 
  To be completed (weather permitting) by Caretaking Services during next site visit.

- Rear pathways require sweeping. 
  To be completed by Caretaking Services during next site visit.
Grounds Maintenance

- Grass by pathways requires edging as encroaching pathway. Issue reported to Southend Borough Council Parks Department on 10/03/2017.

- Grass requires cutting and bushes in rear communal garden of Sandpiper Close requires maintenance. Maintenance will be completed by Southend Borough Council when scheduled in the area within the few weeks.

- Tree located in the corner of Block 106-120 Sandpiper Close requires an inspection as growing close to building. P. Baker, Estate Services to organise inspection for works to be completed. Due date for inspection 13/04/2017

Repairs

- Rear exit door of block including 90 Sandpiper Close is not secure. Order raised on 07/03/2017 Order No: 6862043/1 Due date: 15/03/2017

- Tenants stating that draughts are coming in through large gaps at the bottom of the communal doors. Issue reported to Programme Delivery on 08/03/2017 to assess for any actions required.

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 Kingfisher Close & Sandpiper Close is Level B standard