Estate Walkabout Inspection at Nursery Place
Inspected on 8th March 2017

The grade following the inspection for Nursery Place 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**

- Handrails, communal walls and flooring require cleaning.  
  To be completed by Caretaking Services during next site visit.

- Moss off required for steps. 
  To be completed by Caretaking Services by 08/05/2017

**Tenancy Services**

- Block letter to be sent to residents regarding prohibited items, mats and plants being stored in the communal areas.

**Repairs**

- Recycling bin requires chaining to the wall.  
  Issue passed to A. Seymour, Maintenance Technician to attend site by 08/04/2017

- Request for second recycling bin. 
  Request sent to Veolia, Waste Management Contractor on 08/03/2017

- Ceiling by flat 582 is bubbling. 
  Order raised on 14/03/2017 to be investigated.
• Cracks in the ceiling outside flat 584 require an inspection. Order raised on 14/03/2017 to be investigated.

• Airbricks for flats 570 and 574 have been covered up. Order raised on 14/03/2017 Order No: 6862761/1 Due date: 12/04/2017

• Crack present in the concrete step outside flat 552. Order raised on 14/03/2017 Order No: 6862761/1 Due date: 12/04/2017

• Lightshade outside flat 584 requires fitting. Order raised on 14/03/2017 Order No: 6862760/1 Due date: 12/04/2017

• Pointing missing above the damp proof course outside flat 584. Order raised on 14/03/2017 Order No: 6867261/1 Due date: 12/04/2017

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 Nursery Place is Level B standard