Estate Walkabout Inspection at Adams Elm House
Inspected on 28<sup>th</sup> April 2017

The grade following the inspection for Adams Elm House is **Level A** standard

**Inspection carried out by:**
R Brushette - South Essex Homes Estate Services Team Leader
D Tomlinson – South Essex Homes Tenancy Services Officer

**Outcome of inspection:**

**Caretaking Services**

- Main entrance and car park require sweeping and weed kill.
  To be completed by Caretaking Services during next site visit.

**Tenancy Services**

- Block voice reported that the bin room smells bad at times.
  D. Tomlinson, Tenancy Services Officer determined that this is a Tenancy issue as Caretaking Services regularly maintain the bin area, will send block letter to remind residents to ensure bin room is sealed.

- Tenants are using the fire exit to enter/ exit the building.
  D. Tomlinson, Tenancy Services Officer to send block letter to residents.

**Repairs**

- Light diffuser is missing for the main entrance.
  Order raised on 02/05/2017 Order No: 6867767/1 Due date: 09/05/2017
Grounds Maintenance

- Grass maintenance is required. Maintenance is scheduled to be completed by Southend Borough Council in due course.

Other Issues

- Fish pond requires cleaning. D. Tomlinson, Tenancy Services Officer to inform Sheltered Housing Department.

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 Adams Elm House is Level A standard