Estate Walkabout Inspection at Fairfax Drive
Inspected on 7th April 2017

The grade following the inspection for Fairfax Drive is **Level B** standard

**Inspection carried out by:**
S Nunn - South Essex Homes Estate Services Caretaker
Cllr Davidson – Ward Councillor

**Outcome of inspection:**

**Caretaking Services**

- Cobweb removal required for Blocks 95-101 and 201-207. To be completed by Caretaking Services during next site visit.

- Electrical boxes are dusty in Blocks 79-85 and 87-93. To be resolved by Caretaking Services during next site visit.

- Garden waste in the bin area for Block 201-207. To be removed by Caretaking Services during next site visit.

- External areas require weed removal. To be completed by Caretaking Services during next site visit.

- Noticeboard has out of date information present in Block 79-85. To be updated by Caretaking Services during next site visit.

- Light in Block 87-93 requires cleaning and junk mail requires removing from Block 193-199. To be completed by Caretaking Services during next site visit.
Repairs

- Gates outside Block 193-207 do not shut.
  Issue passed to Surveyor to investigate on 11/03/2017

- Slats are missing on fencing.
  Issue passed to Surveyor to investigate on 11/03/2017

Tenancy Services

- Plants present on the communal window sills in Block 79-85 and items present on the communal landing in Block 97-101.
  Issue reported to N. Powell, Tenancy Services Officer to write to residents to remove items. Caretaking Services will remove any remaining items after the notice expires.

Other Comments

- External glazing will require cleaning in due course.

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 Fairfax Drive is **Level B** standard