Estate Walkabout Inspection at Rochford Road
Inspected on 21st April 2017

The grade following the inspection for Rochford Road is **Level B** standard

**Inspection carried out by:**
R Brushette - South Essex Homes Estate Services Team Leader

**Outcome of inspection:**

**Caretaking Services**

- **In all blocks the following requires completing;**
  - Cobwebs require removing, wet floor cones require removing at the end of the site visit, window ledges require dusting, entry doors require cleaning and all blocks require sweep throughout and weed removal. Entrance areas require cleaning now flooring works have been completed.
  
  - Bulk items in the rear of Block 212-222 and Block 272-282 require removing.
  
  - Block 224-232 requires sweeping and mopping throughout.
  
  - Mobility aid left at the front of Block 250-260 requires removing.
  
  - Block 262-270 bin rooms requires sweeping and mopping, scuff marks present on the communal walls throughout the block require removing and the light by 264 requires cleaning to remove dead insects.
  
  - Block 242-248 requires external areas to be litter picked.

All issues to be resolved by the Caretaking Team during next site visit.
Tenancy Services

- Letter to be sent to all residents regarding door mats present outside properties.

- Letter to be sent to Block 142-148 regarding bulk items left at the front of block, pushchair left in the communal lobby and a bin left on the communal landing.

- Letters to be sent to Block 212-222 regarding bulk items present in the rear gardens and in the drying room by 220-220.

- Letters to be sent to two properties in Block 224-232 regarding bulk items left on the communal landing.

- Letter to be sent to Block 234-240 regarding bulk items left in the bin area.

- Letters to be sent to one property at Block 242-248 regarding items left on the communal landing.

- Letters to be sent to Block 250-260 regarding a bike present in the communal lobby and bulk items present in the drying room by 254-256.

- Letters to be sent to two properties in Block 262-270 regarding items left on the communal landing.

- Letters to be sent to Block 272-282 regarding bulk present in the rear garden area and various prohibited items present on the communal landings and windows.

All issues reported to K. Brown, Tenancy Services Officer on 21/04/2017

Repairs

- Water damage present to the ceiling in Block 234-240. Issue reported to Surveyor to investigate and resolve.
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 Rochford Road is Level B standard