Estate Walkabout Inspection at Sutton Court
Inspected on 6th April 2017

The grade following the inspection for Sutton Court is Level B standard

**Inspection carried out by:**
S Lander - South Essex Homes Tenancy Services Manager
K Sinclair – South Essex Homes Regulation Compliance Officer
S Nunn – South Essex Homes Estate Services Caretaker

**Outcome of inspection:**

Caretaking Services

- Drain pipe located on the ground floor requires cleaning. To be completed by Caretaking Services during next site visit.

- Cobweb removal required throughout block. To be completed by Caretaking Services during next site visit.

- Hopper heads require cleaning throughout block. To be completed by Caretaking Services during next site visit.

- Bulk items present in the 8th floor drying room require removing. To be completed by Caretaking Services during next site visit.

- Some marks present on the 6th floor stairwell ceiling. To be removed by Caretaking Services during next site visit.

- Weed removal and litter picking required for external areas. To be completed by Caretaking Services during next site visit.

- At the time of inspection, there was spit present on the lift mirror and walls. To be removed by Caretaking Services during next site visit.
• Glazing and window ledges require cleaning.  
  To be completed by Caretaking Services during next site visit.

Repairs

• Ground floor covering requires attention.  
  Issue to be investigated by K. Sinclair, Regulation Compliance Officer.

• LED lights are not working across the building.  
  Issue was previously reported, investigation requested on 11/04/2017

• LED areas around wiring is not fire proof.  
  Issue to be investigated by K. Sinclair, Regulation Compliance Officer.

• Fire exit signs are required throughout the stairwell.  
  A. Seymour, Maintenance Technician to attend site by 06/05/2017

• External slabs are damaged.  
  Order raised on 11/04/2017 Order No: 6865837/1 Due date: 12/05/2017

• 8th Floor drying room door lock is broken.  
  Order raised on 11/04/2017 to Customer Services

• Several Gerda doors require attention.  
  K. Sinclair, Regulation Compliance Officer will inform C. Digby, Property Services to investigate.

• 10th floor junction box covers are missing.  
  Order raised on 11/04/2017 Order No: 6865840/1 Due date: 12/05/2017

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 Sutton Court is Level B standard