Estate Walkabout Inspection at Townfields
Inspected on 30th March 2017

The grade following the inspection for Townfields is **Level B** standard

**Inspection carried out by:**
C Judge - South Essex Homes Estate Services Team Leader
Cllr Borton – Ward Councillor
3 Residents

**Outcome of inspection:**

**Caretaking Services**

- Minor amount of litter present in the shrub beds.
  To be removed by Caretaking Services during next site visit.

- Stairwell and bin areas require sweeping.
  To be completed by Caretaking Services during next site visit.

- Drains require sweeping to remove debris.
  To be completed by Caretaking Services during next site visit.

- Car park requires sweeping and weed removal.
  To be completed by Caretaking Services during next site visit.

**Repairs**

- Bolts on the barrier arm require attention.
  Order already raised on 28/03/2017 Order No: 6864226/1
  Due date: 26/05/2017

- Drains appear to be dropping.
  Issue reported to R. Deadman, Surveyor who has confirmed that the
  drains are not dropping; the replacement covers are not an exact
  replica of the originals. One panel is due to be replaced.
Grounds Maintenance

- Grass requires maintenance. Maintenance to be completed by Southend Borough Council within the next six weeks as scheduled.

- Ivy present in the rear walls. Works to be organised by Estate Services to be completed by 30/05/2017

- Large amount of tree branches present in the communal garden. To be removed from site in due course.

- Trees located on the other side of the boundary are overgrown and droppings are causing concern to one resident. P. Baker, Estate Services to investigate as trees are not located in the grounds of Townfields however can exercise our right to remove the encroachment on our side.

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 Townfields is **Level B** standard