

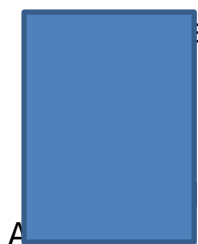
South Essex **homes**

working together

Estate Walkabout at Blackdown Inspected on 2nd October 2014

The grade following the inspection for Blackdown is **Silver** standard

Inspection carried out by:



South Essex Homes Estate Services Team Leader
South Essex Homes Tenancy Services Officer
South Essex Homes Programme Delivery Surveyor
South Essex Homes Regulation Compliance Officer
Blackdown Resident
Brecon Resident

Outcome of inspection.

Caretaking

- External communal windows require cleaning. To be organised by [REDACTED], Estate Services Team Leader
- Internal glazing and frames require cleaning. To be completed by Caretaking Services by 16/10/2014

Tenancy

- Letters to be sent to residents regarding prohibited items being left in communal areas.
Issue to be resolved by [REDACTED], Tenancy Services Officer

Repairs/ Improvements

- A number of window closers are not working. S Bromley, Programme Delivery Surveyor to investigate issue.
- Issue regarding there being no external block sign on North Road is to be discussed between the Tenancy Services and Programme Delivery Departments.
- Issue regarding chute room locks to be discussed between the Tenancy Services and Programme Delivery Departments
- Signage for Floor 14 to be investigated by S Bromley.
- Missing internal floor signage to be investigated by the Programme Delivery Department.

Scoring

All elements of inspection are scored 1 — 3 then scores are combined to produce an average figure.

Fail = Poor

Silver = Satisfactory

Gold = Excellent

Average score following inspection for Blackdown is **Silver** standard

For further information or to discuss any of the above, please contact South Essex Homes on 0800 833 160.

Please ensure you have the relevant order number and/or contact name when calling regarding above.



1:tp: 4(--N5sexhOMeS

working together

Estate Walkabouts at Blackdown Inspected on 26th March 2014


The grade following the inspection for Blackdown is **Silver** standard

Inspection carried out by:

 — South Essex Homes Estate Services Team Leader
South Essex Homes Tenancy Services Officer
South Essex Homes Maintenance Surveyor
South Essex Homes Regulation Compliance Officer

Outcome of inspection:

Repairs

- Noticeboard requires 1 screw.
Order raised on 27/03/2014, Maintenance Surveyor to organise repair.
- 'No Dogs' sign is missing from the playground. Reported to , Tenancy Services Officer on 27/03/2014

Caretaking

- Caretaking Schedules are not present. Reported to Caretaking Services, Due date: 28/04/2014
- Weed killing is required.
Reported to Caretaking Services, Due date: 28/04/2014

Scoring

All elements of inspection are scored 1 — 3 then scores are combined to produce an average figure

Fail = Poor

Silver = Satisfactory

Gold = Excellent

The grade following the inspection for Blackdown is Silver standard

For further information or to discuss any of the above, please contact South Essex Homes on 0800 833 160.

Please ensure you have the relevant order number and/or contact name when calling regarding above.



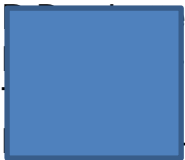
1.-(y.,!e)1 homes

working „miner together

Estate Walkabout at Blackdown Inspected on 19th March 2015

The grade following the inspection for Blackdown is **Silver** standard

Inspection carried out by:



— South Essex Homes Estate Services Team Leader
South Essex Homes Tenancy Services Officer
South Essex Homes Tenancy Services Assistant
Resident of Brecon

Outcome of inspection:

Repair

- Fire door closures are not closing properly.
Issue noted by [REDACTED] and reported to [REDACTED], Project Surveyor.
- Floor tile requires replacing/repairing by Number 64. Issue noted by [REDACTED] for repairs to be requested.
- Fire signs missing from above lift buttons on the 3rd, 4th 6th 9th and 10th Floors.
Issue reported to [REDACTED], Regulations Compliance Officer.
- Burn marks present on the underside of stairwells between the 8th/9th and 5th/4th
Issue noted by [REDACTED] and reported to [REDACTED], Project Surveyor.
- Four external lights are not working between the Blackdown and Brecon blocks.
Issue reported by [REDACTED], Order No:6786734/1 Due date:22/04/2015
- Three floor tiles require replacing/repairing by Number 36. Issue noted by [REDACTED] for repairs to be requested.
- 4th Floor stairwell door closure requires adjusting. Issue noted by [REDACTED] and reported to [REDACTED] Project Surveyor

- Floor tiles require replacing/repairing outside Number 16 and the 3rd Floor Drying Room.
Issue noted by [REDACTED] for repairs to be requested.
- Fire door glass panel is cracked (located by Number 5).
Issue reported by [REDACTED], Order No 6786733/1 Due date 22/04/2015

Tenancy

- Letters to be sent to three properties regarding prohibited items present in the communal landings.
[REDACTED], Tenancy Services Officer to send letters in due course.

Caretaking

- The 7th and 3rd Floor Drying Rooms require sweeping.
Issue to be resolved by Caretaking Services by 19/04/2015
- TV left in the 3rd Floor Drying Room requires removing.
Issue to be resolved by Caretaking Services by 19/04/2015
- 3rd and 7th Floor window frames require cleaning.
Issue to be resolved by Caretaking Services by 19/04/2015
- Car Park area requires sweeping.
Issue to be resolved by Caretaking Services by 19/04/2015

Scoring

All elements of inspection are scored 1 — 3 then scores are combined to produce an average figure.

Fail = Poor

Silver = Satisfactory

Gold = Excellent

Average score following inspection for Blackdown is **Silver** standard

For further information or to discuss any of the above, please contact South Essex Homes on 0800 833 160.

Please ensure you have the relevant order number and/or contact name when calling regarding above.

TeY.'E:XhOMeS

working ynottoi together

Estate Walkabout for Blackdown Inspected on 29th September 2015

The grade following the inspection for Blackdown is **Level A** standard

Inspection carried out by:



- South Essex Homes Estate Services Team Leader
— South Essex Homes Tenancy Services Officer

Outcome of inspection:

Caretaking Services

- Main entrance area requires further attention to detail. To be completed by Caretaking Services during next site visit.
- Some marks are present on the stairwell and communal walls. To be completed by Caretaking Services during next site visit.
- Cobweb removal required around the window sills.
To be completed by Caretaking Services by 15/10/2015
- Small stain located outside number 55.
To be completed by Caretaking Services during next site visit.
- One graffiti tag present by the main entrance door. To be completed by Caretaking Services during next site visit.
- Front decking requires jet washing and cobweb control.
Cobweb removal to be completed by Caretaking Services during next site visit Estate Services to organise jet washing works to be completed in due course.

Tenancy Services

- Various items are in the 3rd floor drying room.
[REDACTED], Tenancy Services Officer to contact residents.
- Bike outside one property requires removing.
[REDACTED], Tenancy Services Officer to contact resident.
- Bulk items present in the basement shed area (Leasehold).

Repairs

- Window bar on the 12th floor requires repairing.
Request raised for the Maintenance Technician to attend site.
Site inspection was completed on 30/09/2015 where the window was made safe.
- Three floor tiles located outside number 16 require repairing.
Order raised on 30/09/2015 Order No:6804836/1 Due date:29/10/2015

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- 2.0

Average score following inspection for Blackdown is **Level A** standard

For further information or to discuss any of the above, please contact South Essex Homes on 0800 833 160.

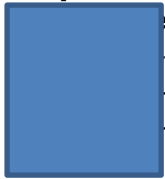
mAmilliessexhomes

working sincerely together

Estate Walkabout Inspection at Blackdown Inspected on 30th March 2016

The grade following the inspection for Blackdown is
Level B standard

Inspection carried out by:



- South Essex Homes Estate Services Team Leader
- South Essex Homes Tenancy Services Officer
- South Essex Homes Surveyor
- South Essex Homes Regulation Compliance Officer
- Resident

Outcome of inspection:

Caretaking Services

- 3rd floor drying room has bulk items present.
Letters were previously sent to residents regarding this, remaining items to be removed by Caretaking Services by 15/04/2016.
- 7th floor drying room requires sweeping.
To be completed by Caretaking Services during next site visit.

Tenancy Services

- Letters to be sent to residents regarding drying rooms, items being stored in communal areas and smoking occurring in communal areas.

Repairs

- Lift fire safety signs are missing.
To be installed by [REDACTED], Maintenance Technician.
- No smoking signs to be displayed by landing windows.
To be installed by [REDACTED], Maintenance Technician.

- Fire exit signs to be displayed on each floor.
To be installed by [REDACTED], Maintenance Technician.
- Glass panel in Gerda frame by flat 69 is cracked.
Order raised on 04/04/2016 Order No: 6825175/1 Due date: 03/05/2016
- 11th floor drying room gulley is blocked.
Order raised on 04/04/2016 Order No: 6825177/1 Due date: 03/05/2016
Once completed, another contractor will address the crack in the drying room floor.
- Holes present in the walls of the 3rd and 7th floor drying rooms require filling.
Order raised on 04/04/2016 Order No: 6825178/1 Due date: 03/05/2016
- Gate by Milton Road/ school entrance requires welding and the fixed pane metal fencing requires a new bolt.
Order raised on 04/04/2016 Order No: 6825180/1 Due date: 03/05/2016
- Drain located to the rear of the block requires new cement fillet as this is currently missing.
Order raised on 04/04/2016 Order No: 6825181/1 Due date: 03/05/2016
- Lifting floor tiles require gluing down.
This is to be completed by the Caretaking Services Team whilst on site.
- Drying room windows require servicing.
To be completed by A. Seumour [REDACTED] Maintenance Technician.

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/Nery 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 Blackdown is **Level B** standard


,t'.Czt Yilv;())Ssf-,:XhOMeS

working ',m(ii tei together

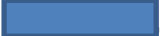
Estate Walkabout Inspection at Blackdown Inspected on 23^r September 2016

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

Inspection carried out by:

 - South Essex Homes Estate Services Team Leader
South Essex Homes Tenancy Services Officer

Caretaking Services

- Windows and windowsills require cleaning.
To be completed by Caretaking Services by 07/10/16.
 - 11th, 7th and 3rd drying room windows require cleaning.
To be completed by Caretaking Services during next site visit.
 - 3rd floor drying room requires sweeping and communal landing requires cleaning.
To be completed by Caretaking Services during next site visit.
 - Floor tiles located outside flats 50,48,36 and 7 require gluing down.
To be completed by Caretaking Services by 23/10/2016
-
- Door mat present outside one property.
 Tenancy Services Officer to contact resident to remove mat.

Repairs

- Metal box containing wires located above no 57 requires the casing to be refitted.
Order raised on 23/09/16 Order No: 6843575/1 Due date: 27/10/2016
- 8th floor communal window requires adjusting as it is sticking and difficult to open/close.
Order raised on 23/09/16 Order No: 6843578/1 Due date: 27/10/2016

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 (GoodNery 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 Blackdown is Level B standard



South Essex Homes

working <Ana' k together

Estate Walkabout Inspection at Blackdown Inspected on 22nd March 2017

The grade following the inspection for Blackdown is **Level A** standard

Inspection carried out by:



- South Essex Homes Estate Services Team Leader
- South Essex Homes Tenancy Services Officer
- Leaseholder
- Resident
- Resident

Outcome of inspection:

Caretaking Services

- Cobweb removal required on the 14th floor. To be removed by Caretaking Services during next site visit.
- Candle wax and graffiti present on the 8th floor stairwell. To be removed (where possible) by Caretaking Services during next site visit.

Tenancy Services

- Cooking oil is being thrown out of a property on the 4th floor. Issue being dealt with by [redacted] Tenancy Services Officer.
- Vehicles are parking in the car park during the school pick up hours. Issue being dealt with by [redacted] Tenancy Services Officer
- Smell of cannabis present on the 4th & 10th floor. Issue being dealt with by [redacted] Tenancy Services Officer.

Repairs

- Tiling damaged on the 14th & 13th floors.
Order raised on 23/03/2017 Order No: 6863827/1 Due date: 25/04/2017
- 3rd floor bin chute room lock is not working.
Order raised on 23/03/2017 Order No: 6863828/1 Due date: 25/04/2017
- Piece of skirting board is missing from the communal hallway outside number 5.
Order raised on 24/03/2017 Order No: 6863890/1 Due date 25/04/2017

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 (GoodNery 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 Blackdown is Level **A** standard

Block Name	Blackdown		
Date	22/09/2017		
Attendees			
	Condition satisfactory y/n	Any other comments	Follow up work required and by who (including work orders raised)
Communal Hallways	14th floor needs cleaning, vents need cleaning		
Clear and clean		Windows & sills all floors need cleaning	
Floor tiles satisfactory condition		5th floor needs cleaning	
Lighting working ok?		light outside lift 13 not working	
Other issues? Repairs			
Stairways			
Trip Hazards/damaged steps	all ok		
Tiles/flooring acceptable	all ok		
Other issues? Repairs	all ok		
Drying Rooms			
Clear and Clean		needs sweeping	
Items improperly stored	yes		
Other issues? Repairs			
External			
Communal gardens tidy - items dumped	fruit and leaves and weeds		
Grounds maintenance satisfactory standard	rubbish around the block		
Repairs?			

Any other matters

Block Name	Blackdown		
Date	28/03/2019		
Attendees	<div style="background-color: #4f81bd; height: 15px; width: 300px; display: inline-block;"></div> Andrew Bury		
		Any other comments	Follow up work required and by who (including work orders raised)
Communal Hallways			
Clear and clean	Y		
Floor tiles satisfactory condition	Y		
Lighting working ok?			Some loose/exposed wiring throughout block 8th floor chute room has no working light
Other issues? Repairs			Noticeboard on ground floor damaged Some fire safety notices missing/require securing to walls
Stairways			
Trip Hazards/damaged steps	N		
Tiles/flooring acceptable	Y		
Other issues? Repairs	N		
Drying Rooms			
Clear and Clean	Y		
Items improperly stored	N		
Other issues? Repairs	N		
External			
Communal gardens tidy - items dumped	N		
Grounds maintenance satisfactory standard	Y		

Repairs?			<p>Some bricks missing from planters</p> <p>Side gate can't be closed as no bolt</p> <p>Concrete damaged at side of building</p> <p>Front exterior light flickering, needs repair</p>
----------	--	--	---

Any other matters -
