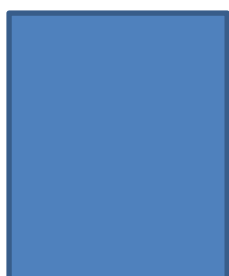


Estate Walkabout at Brecon Inspected on 2nd October 2014

The grade following the inspection for Brecon 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:

Tenancy

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

Caretaking

- External communal windows require cleaning.
To be organised by [REDACTED], Estate Services Team Leader
- Exterior areas of the block require cleaning.
Estate Services to organise the purchase of a pressure washer to resolve issue.
- Some Communal Landings require polishing.
Estate Services is currently organising deep clean works to be completed in due course

- [REDACTED] to investigate issue regarding contractors mess left in the 7th Floor Drying Room and missing washing lines in the 3rd Floor Drying Room.

Repairs/Improvements

- 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 [REDACTED].
- Missing internal signage to be investigated by the Programme Delivery Department.
- A number of window closers are not working. S Bromley, Programme Delivery Surveyor to investigate issue.
- 10th Floor painted sign requires altering.
Issue to be resolved by the Programme Delivery Department.
- 1 1th Floor Drying Room lighting requires repairing. Order raised on 03/10/2014 Order No: 668889/1 Due date: 04/11/2014

Scoring

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

Fail = Poor

Silver = Satisfactory

Gold = Excellent

Average score following inspection for Brecon 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.

Estate Walkabouts at Brecon Inspected on 26th March 2014

The grade following the inspection for Brecon 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

- Building signage has missing letters; 'B' and 'E' are the only letters to still remain.
Order raised on 27/03/2014 which has been reported to ,
Tenancy Services Officer
- Notice board has two screws missing.
Order raised on 27/03/2014, Maintenance Surveyor to organise repair.
- The 14th floor has a small square diffuser which is broken.
Order raised on 27/03/2014 Order No:6751780/1 Due date:28/04/2014
- There is a blocked drain situated by the bin room.
Order raised on:27/03/2014 Order No:6751779/1 Due date:03/04/2014
- Concrete bollard outside Brecon Entrance requires replacing.
Order raised on:28/03/2014 Order No:6751936/1 Due date:07/04/2014
- Girda door leading to the 14th floor has a small G/VV glazed panel which is cracked and requires replacing.
Order raised on:28/03/2014 Order No:6751864/1 Due date:31/03/2014

- The 10-1 1th floor stairwell has a light fitting which has a diffuser which needs replacing.
Order raised on: 28/03/2014 Order No 6751934/1 Due date 02/04/2014

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 Brecon 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.


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Estate Walkabout at Brecon Inspected on 19th March 2015










The grade following the inspection for Brecon 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 Officer
Resident

Outcome of inspection:

Repairs

- Fire door closures require attention throughout.
Issue noted by  and reported to , Project Surveyor.
- Two buttons in the even lift are not lighting up.
Issue noted by  for repairs to be requested.
- Metal casing above number 56 requires repairing.
Issue reported by , Order No: 6786737/1 Due date: 22/04/2015
- 5th Floor window closure does not close.
Issue reported by , Order No: 6786736/1 Due date: 22/04/2015
- One floor tile requires replacing/repairing by number 25.
Issue noted by  for repairs to be requested.
- Water bubble present on the bottom of a wall.
Issue noted by  and reported to , Project Surveyor
- Two floor tiles require replacing/repairing outside number 14.
Issue noted by  for repairs to be requested.
- Basement door has a broken key stuck in the lock.
Issue has already been raised to KIER to resolve.

Tenancy

- Letters to be sent to residents of the 11th Floor regarding a buggy left in the drying room, item to be removed by South Essex Homes after 7 days of the letter.
Issue is being dealt with by [REDACTED] Tenancy Services Officer.
- Letter to be sent to a resident requested the removal of four plant pots on the communal wall.
Issue is being dealt with by [REDACTED], Tenancy Services Officer.
- Strong smell of drugs coming from one property.
Issue noted by [REDACTED] and reported to the ASB Department.

Caretaking

- TV requires removing from the 11th Floor Drying Room.
Issue to be resolved by Caretaking Services by 19/04/2015
- Window and door frames require dusting throughout.
Issue to be resolved by Caretaking Services by 19/04/2015
- The garage and car park areas require 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 Brecon 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.


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Estate Walkabout for Brecon Inspected on 29th September 2015



The grade following the inspection for Brecon 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.
 - Cobweb removal required for window sills. To be completed by Caretaking Services by 16/10/2015
 - Few small graffiti marks present on site.
To be completed by Caretaking Services during next site visit.
 - Some flooring requires stripping and polishing.
Estate Services to add Brecon to list for additional works to be completed in due course. Currently no works have been organised.
-
- Door mats located outside several properties.
, Tenancy Services Officer to write to residents regarding the removal of door mats.
 - Bulk items present in the 1 1th floor drying room.
, Tenancy Services Officer to contact residents.
 - No washing lines present in the 3rd floor drying room.

Repairs

- Floor tiles located outside numbers 38 and 20 require repairing.
Order raised on 29/09/2015 Order No:6804832/1 Due date:29/10/2015
- Damage to wall where a fixed plant pot was removed requires attention.
Order raised on 29/09/2015 Order No:6804835/1 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/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 Brecon is **Level A** standard


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

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Estate Walkabout Inspection at Brecon Inspected on 22nd March 2017

The grade following the inspection for Brecon 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

Repairs

- Bin cage door hinge is broken.
Order raised on 23/03/2017 Order No: 6862198/1 Due date: 06/04/2017
- Rear entry door is twisted, top magnet is not connecting.
Order raised on 23/03/2017 Order No: 6863580/1 to Blakes.
- Floor tiling by number 56 has become unstuck.
Order raised on 23/03/2017 Order No: 6863831/1 Due date 25/04/2017
- CCTV camera in the off lift has been burnt. Order raised on 24/03/2017 Order No: 6863892/1 to Blakes

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 Brecon is Level A standard


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Estate Walkabout Inspection at Brecon Inspected on 30th March 2016

The grade following the inspection for Brecon 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:

Tenancy Services

- Letter to be sent to residents regarding bulk present in the 11th floor drying room.
7 days' notice to be given regarding the removal of bulk items,
Caretaking Services to remove any remaining items after this date.
- Letters to be sent to residents regarding drying rooms, items being stored in communal areas and smoking occurring in communal areas.
- Letter to be sent regarding a mobility scooter on a communal landing.

Repairs

- Lift fire safety signs are missing.
To be installed by , Maintenance Technician
- No smoking signs to be displayed by landing windows. To be installed by  Maintenance Technician.
- Fire exit signs to be installed on each floor.

To be installed by [REDACTED] Maintenance Technician.

- Lighting in the garage area required improving.
Issue to be investigated by [REDACTED] Surveyor.
- Guttering located above garages 58 and 59 are blocked.
Order raised on 04/04/2016 Order No: 6825199/1 Due date: 03/05/2016
- Boarding requires replacing about flat 69.
Order raised on 04/04/2016 Order No: 6825191/1 Due date: 27/04/2016
- Holes in the walls of the 3rd and 11th floor drying rooms require filling.
Order raised on 04/04/2016 Order No: 6825192/1 Due date: 03/05/2016
- Baton above flats 53 and 53 requires replacing.
Order raised on 04/04/2016 Order No: 6825193/1 Due date: 03/05/2016
- Column light number B3 outside the Balmoral Centre does not work.
Order raised on 04/04/2016 Order No: 6825196/1 Due date: 03/05/2016
- Access road leading to the garage area has blocked drains.
Order raised on 04/04/2016 Order No: 6825197/1 Due date: 03/05/2016
- Lifting floor tiles require gluing back down.
To be completed by the Caretaking Services Team whilst on site
- Drying room windows require servicing.
To be completed by A. Seymour, 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 Brecon is **Level B** standard

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Estate Walkabout Inspection at Brecon Inspected on 23rd September 2016

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

Inspection carried out by:

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

Outcome of inspection:

Caretaking Services

- Handrails are dirty and require cleaning.
To be completed by Caretaking Services during next site visit.
- Blood present on the wall between the 9th and 10th floor stairwell.
To be removed by Caretaking Services immediately
- Liquid thrown on the ceiling between the 7th and 6th stairwell.
To be completed by Caretaking Services during next site visit
- Bulk items present in the bin area.
To be removed by Caretaking Services within two working days.
- 13th floor communal landing requires cleaning. To be completed by Caretaking Services during next site visit.
- 7th floor drying room has a shopping trolley present which requires removing.
To be completed by Caretaking Services during next site visit.
- 11th, 7th and 3rd floor drying room windows require cleaning.
To be completed by Caretaking Services during next site visit.

- Loose floor tile located outside property 3 requires gluing.
To be completed by Caretaking Services by 23/10/2016

Tenancy Services

- Door mats present outside four properties.
[REDACTED] Tenancy Services Officer to contact residents to remove mats.
- Plant pot located outside one property.
[REDACTED] Tenancy Services Officer to contact resident to remove.

Repairs

- Wooden panel containing wires above no 77 is damaged and requires replacing.
Order raised on 23/09/16 Order No: 6843579/1 Due date: 27/10/2016
- Large crack present in the wall near no 74.
Issue raised to [REDACTED] Surveyor on 26/09/2016 to investigate

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 Brecon is **Level B** standard

Block Name	Brecon		
Date	22/09/2017		
Attendees	<div style="background-color: #4f81bd; height: 15px; width: 100%;"></div>		
	Condition satisfactory y/n	Any other comments	Follow up work required and by who (including workd orders raised)
Communal Hallways			
Clear and clean		Windows 8th floor needs cleaning	
Floor tiles satisfactory condition	yes		
Lighting working ok?	yes		
Other issues? Repairs	no		
Stairways			
Trip Hazards/damaged steps	no		
Tiles/flooring acceptable	yes		
Other issues? Repairs		bin room 11 floor rubbish needs clearing	
Drying Rooms			
Clear and Clean		7&11 floor needs cleaning	
Items improperly stored		door in cupboard 14th floor	
Other issues? Repairs			
External			
Communal gardens tidy - items dumped		some rubbish	
Grounds maintenance satisfactory standard		leaves & fruit from trees	
Repairs?	74 door kicked in		

Any other matters 11th floor fire signs missing, 8th floor smell of weed

Block Name	Brecon		
Date	28/03/2018		
Attendees			
		Any other comments	Follow up work required and by who (including workd orders raised)
Communal Hallways			
Clear and clean	Y		
Floor tiles satisfactory condition	Y		
Lighting working ok?	Y		
Other issues? Repairs	N		
Stairways			
Trip Hazards/damaged steps	Y		
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	Y		
Grounds maintenance satisfactory standard	Y		
Repairs?	N		

Any other matters

Block Name	Brecon		
Date	28/03/2018		
Attendees	<div></div>		
		Any other comments	Follow up work required and by who (including workd orders raised)
Communal Hallways			
Clear and clean	Y		
Floor tiles satisfactory condition	Y		
Lighting working ok?	Y		
Other issues? Repairs	N		
Stairways			
Trip Hazards/damaged steps	Y		
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	Y		
Grounds maintenance satisfactory standard	Y		
Repairs?	N		

Any other matters

Block Name	Brecon		
Date	28/03/2019		
Attendees	<div style="background-color: #4f81bd; color: white; padding: 2px;">[REDACTED]</div> Andrew Bury		
		Any other comments	Follow up work required and by who (including work orders raised)
Communal Hallways			
Clear and clean			
Floor tiles satisfactory condition			
Lighting working ok?			Some loose/exposed wires throughout block
Other issues? Repairs			2nd floor - damaged floor tile by lift
Stairways			
Trip Hazards/damaged steps			
Tiles/flooring acceptable			
Other issues? Repairs			
Drying Rooms			
Clear and Clean			
Items improperly stored			
Other issues? Repairs			
External			
Communal gardens tidy - items dumped			
Grounds maintenance satisfactory standard			
Repairs?			

Any other matters -