

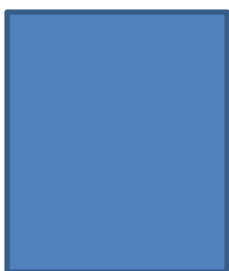
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Estate Walkabout at Grampian Inspected on 2nd October 2014

The grade following the inspection for Grampian 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
- 3rd Floor Drying Room requires clearing.
To be organised by [REDACTED] Estate Services Team Leader
- Communal landing flooring and stairwells require immediate attention.
To be resolved 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
- A caution was served on site to one property regarding rubbish left on the communal landing.
Caution was served by [REDACTED], Tenancy Services Officer

Repairs/ Improvements

- Issue regarding no external block sign on North Road to be discussed between the Tenancy Services and Programme Delivery Departments.
- Floor 14 signage to be organised by Programme Delivery.
- A number of window closers are not working.
 Programme Delivery Surveyor to investigate issue
- Issue regarding Drying Room and Chute Room keys to be investigated by Programme Delivery.

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 Grampian 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 Grampian Inspected on 26th March 2014

The grade following the inspection for Grampian 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

- On the 13th floor there is a window with a missing bar. Situated by the chute room and number 72.
Order raised on 27/03/2014 Order No: 6751846/1 Due date: 28/03/2014
- 2nd and 3rd floor lobbies have lights which are not working, both lights are located opposite the lifts.
Order raised on 28/03/2014 Order No:6751834/1 Due date:04/04/2014
- Garage site has a surface water gully which requires a grid. Gully is located in front of Garage 7.
Order raised on 28/03/2014 Order No:6751846/1 Due date 04/04/2014

Caretaking

- Weed killing is required. All garage sites also require weed killing.
Reported to Caretaking Services, Due date: 28/04/2014
- The waste ground by the garages requires a bulk clearance.
Reported to Caretaking Services, Due date: 28/04/2014

General Notes.

[REDACTED] noted a poor area of red mac paving outside the Grampian entrance which is being included in [REDACTED]'s paving programme which is scheduled for the next financial year.

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 Grampian 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 Grampian Inspected on 19th March 2015










The grade following the inspection for Grampian 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 of Brecon

Outcome of inspection:

Repairs

- Floor tiles require replacing/repairing outside 71, 72 and 77.
Issue noted by  for repairs to be raised.
- Burn mark present in the 13th Floor stairwell.
Issue noted by  and reported to  Project Surveyor.
- Window closures require attention of Floors 12, 10, 6, 3 and 1.
Issue reported by , Order No: 6786758/1 Due date:22/04/2015
- Repair required for boxed area above the door way of No 63.
Issue reported by , Order No: 6786758/1 Due date: 22/04/2015
- Trim on the bottom of the 10th Floor stairwell fire door
is hanging off and requires repairing.
Issue noted by  and reported to  Project Surveyor.
- One floor tile requires replacing/repairing by number 32.
Issue noted by  for repairs to be raised.
- Fire sign has been taped under the window area by the 5th
Floor chute room.
Issue reported to , Regulations Compliance Officer.

- Two floor tiles require replacing/repairing outside number 29. Issue noted by [REDACTED] for repairs to be raised.
- Floor tiling requires attention by numbers 8 and 14. Issue noted by [REDACTED] for repairs to be raised.

Tenancy

- Internal door belonging to one property was present in a bin chute room.
[REDACTED] knocked and spoke to resident during inspection.
- Letter to be sent to one property regarding a plant on the communal landing.
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

- Graffiti present on the 12th Floor Stairwell. Issue to be resolved by Caretaking Services by 19/04/2015
- Bin Chute is blocked at the 9th Floor.
Issue to be resolved by Caretaking Services by 19/04/2015
- Outer lift doors require cleaning.
Issue to be resolved by Caretaking Services by 19/04/2015
- Fire doors require cleaning.
Issue to be resolved by Caretaking Services by 19/04/2015
- Main Entrance area requires glass cleaning. 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 Grampian 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 Grampian Inspected on 29th September 2015

The grade following the inspection for Grampian 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 control required for the main entrance area. To be completed by Caretaking Services during next site visit.
- Stains present throughout stairwell. To be completed by Caretaking Services during next site visit.
- Cobweb removal required for window sills. To be completed by Caretaking Services during next site visit.
- Some flooring required stripping and polishing. Estate Services to add Grampian to list of additional works to be completed in due course. No works have currently been booked.
- Few small graffiti marks present on site. To be completed by Caretaking Services during next site visit
- Messy footprints located on the 12th floor communal landing. To be completed by Caretaking Services during next site visit.

Tenancy Services

- Door mats located outside several properties.
[REDACTED] Tenancy Services Officer to write to residents regarding the removal of door mats.
- 1 1th floor drying room has bulk items present. N.
[REDACTED] Tenancy Services Officer to contact residents.
- No washing lines present in the 7th floor drying room.

Repairs

- Floor tiling located outside numbers 71 and 37 require repairing.
Order raised on 29/09/2015 Order No:6804821/1 Due date:29/10/2015
- Casing located above the doors of 63 and 52 requires attention.
Order raised on 29/09/2015 Order No:6804824/1 Due date:08/10/2015
- 7th floor Gerda door leading to the stairwell has dropped. Order raised on 05/10/2015 Order No:6804830/1 Due date:08/10/2015

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 Grampian is **Level A** standard

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

Estate Walkabout Inspection at Grampian Inspected on 22^{11d} March 2017

The grade following the inspection for Grampian 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:

Repairs

- Floor tiling on the 12th floor is missing by the communal window.
Order raised on 23/03/2017 Order No: 6863833/1 Due date: 25/04/2017
- There is no painted floor number for the 9th floor.
To be added to list of additional maintenance works to be completed in the new financial year.

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 Grampian is Level A standard


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**Estate Walkabout Inspection at
Grampian Inspected on 30th March
2016**

The grade following the inspection for Grampian 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




Caretaking Services

- Glue on the floor outside no 34.
To be resolved 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.
Issue to be resolved by  Maintenance Technician
- No smoking signs to be displayed by landing
windows. Issue to be resolved by  Maintenance
Technician.
- Fire exit signs to be installed on each floor. Issue to be
resolved by , Maintenance Technician.

- Metal plate on ceiling of external area by the main entrance has come loose.
Order previously raised prior to inspection
Order No. 6824850/1 Due date: 07/04/2016
- 11th floor boarding by flat 63 requires replacing as it is missing.
Order raised on 04/04/2016 Order No: 6825200/1 Due date: 03/05/2016
- Broken slab at the rear of the block requires renewing.
Order raised on 04/04/2016 Order No: 6825201/1 Due date: 03/05/2016
- Lifting floor tiles require gluing back down.
This will be completed by the Caretaking Services Team whilst on site.
- Drying room windows to be serviced.
Issue to be resolved 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 Grampian is **Level B** standard


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Estate Walkabout Inspection at Grampian Inspected on 23rd September 2016





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

Inspection carried out by:


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

Outcome of inspection:

Repairs

- Damaged area of the wall in the communal area on the 12th floor.
Issue is being investigated by , Surveyor.
- Normal paint has been used on the fire retardant paint on the 1st floor.
Issue is being investigated by , Surveyor.
- Fire doors to be inspected as some are not opened properly. Issue is being investigated by , Housing Improvement Manager.
- Flooring on the 9th floor requires attention.
Issue is being investigated by , Housing Maintenance Manager.

Tenancy Services

- Door mat present outside one property.
 Tenancy Services Officer to contact resident to remove mat.

Caretaking Services

- Loose floor tiles located outside properties 71, 37 and 29 require gluing.

To be completed by Caretaking Services by 23/10/2016

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 (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 Grampian is Level A standard

Block Name	Grampian		
Date	25/09/2017		
Attendees			
	Condition satisfactory y/n	Any other comments	Follow up work required and by who (including workd orders raised)
Communal Hallways			
Clear and clean	yes		
Floor tiles satisfactory condition	yes		
Lighting working ok?	yes		
Other issues? Repairs	none		
Stairways			
Trip Hazards/damaged steps	yes		
Tiles/flooring acceptable	yes		
Other issues? Repairs	none		
Drying Rooms			
Clear and Clean	yes		
Items improperly stored	yes		
Other issues? Repairs	none		
External			
Communal gardens tidy - items dumped	yes	some weeds	
Grounds maintenance satisfactory standard	yes	some weeds	
Repairs?			

Any other matters washing machine & cooker in 14th floor cupboard rubbish in bin room 5th floor

Block Name	Grampian		
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	Grampian		
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	Y		
Floor tiles satisfactory condition	Y		
Lighting working ok?	Y		Some loose/exposed wires throughout block
Other issues? Repairs			Some fire safety notices missing/require securing to walls Graffiti in stairwell from 12-13th floor Trunking damaged by number 57
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?	N		Damaged concrete on side of block

Any other matters -
