

Estate Inspection – Results Summary

Block inspected	Tabard North –Eynsford, Balin, Brenley, Boughton, Northfleet, Betsham, Kellow, Abinger, Shere, Selbourne, Becket, Pilgrimage Street.	Date Inspected	29 March 2016
Area Borough & Bankside	Previous score 23/2/16	Today's inspection score	Comment
Estate cleanliness - Interiors	9	9	
Estate cleanliness - Exteriors	7	8	
Gardening and grounds (Grassed Areas)	8	8	
TOTAL	24	25	
Average area score (divide total by number of items scored)	8	8	

Checklist of items to be inspected and scored.

Estate cleanliness Block interiors	Estate cleanliness - Exteriors	Gardening and grounds
Service area	Service area	Service area
Cleaning of communal areas, including entrance hall areas and stairways <input type="checkbox"/>	Litter in grounds <input type="checkbox"/>	Shrubs and Hedges, Flower and plant containers, hanging baskets and areas around hedges free of litter and weed. <input type="checkbox"/>
Litter in blocks <input type="checkbox"/>	Removal of fly tipping (dumped items) <input type="checkbox"/>	Overgrown garden, shrubs and grassed areas <input type="checkbox"/>
Lift cleanliness <input type="checkbox"/>	Graffiti <input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Bin stores and refuse chutes <input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Empty dog-waste bins <input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Empty litter bins <input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Courtyards, paths and walkways <input type="checkbox"/>	
<input type="checkbox"/>	Car parks and Play areas <input type="checkbox"/>	

Checklist of areas to be inspected for appropriate action.

NOT TO BE SCORED

Externals	Play areas, paved areas and car parks	Equality and diversity, health and safety
Service area	Service area	Service area
Faulty communal doors	Roadways (LBS owned)	Fire door signs/ equipment
Drains and gutters	Abandoned vehicles	Balconies and access are clear. Check and test fire exit doors, push bar operated and self-closer doors are fully operational (i.e. no rust etc)
Paintwork/decoration and repairs in communal areas.		Handrails on all stairwells in good repair




Lighting and Lifts		Level access for wheelchairs
Estate signs and paving		CCTV monitoring

Meter readings (if required)	Serial Number	Reading
Gas		
Electricity		

Block inspected	Tabard North	Date inspected	29/3/16
------------------------	---------------------	-----------------------	---------

Name of inspecting officer	Name(s) of inspecting resident(s)
Susan Snell – Resident Services Officer	

Issues identified during inspection and requiring attention

Item	Location where applicable	Action
Estate agent board 	Attached to the railings at 1- 30 Northfleet House	Emailed Field & Son asking them to remove the board, as it has not been removed I have asked the clearing supervisor to removed and dispose of.
Estate agent board 	Attached to the wall of 1-30 Northfleet House	Emailed agent asking them to remove the board. Cleaning supervisor is unable to remove because of the height.
Estate agent board 	Attached to the wall at the side of 1-8 Selbourne House	Emailed agent asking them to remove the board. Cleaning supervisor unable to remove because of the height.

Estate inspection scoring guidelines					
Area inspected	Score 1-2 (Very Poor)	Score 3-4 (Unsatisfactory)	Score 5-6 (Moderate)	Score 7-8 (Good)	Score 9-10 (Excellent)
Estate Cleanliness (Interior and Exterior)	Overall appearance dirty. Widespread litter, graffiti, rubbish, and unremoved waste items. Bin stores / refuse chutes unsanitary. Evidence of fly-tipping (dumped items). Dog-waste bins full, litter bins over 75% full, litter in play area and car parks	Some areas need further cleaning, or have large amounts of litter, fly-tipping (dumped items), or graffiti. Bin stores/refuse chutes may need attention. Dog-waste and litter bins may need attention	Appearance acceptable, but evidence of dumped items, litter, or graffiti. Some need for further cleaning and tidying.	Cleanliness generally satisfactory. Perhaps some marks, litter or minor graffiti – but only in isolated areas.	All areas including play areas and car parks clean, good appearance, free from litter and cobwebs. Bin stores secure, refuse chutes clear, clean, and disinfected.
Gardening and grounds	Plants and grassed area extensively overgrown and damaged.	Plants and grassed area overgrown. Rubbish in hedges and shrubs.	Appearance and visibility acceptable. But grass overgrown, or pruning/weeding of plants.	Grounds attractive. Only slight gardening work required.	Grounds, gardens and grassed area neat and attractive.