

## Estate Inspection – Results Summary

<b>Block inspected</b>	Tabard North –Eynsford, Balin, Brenley, Boughton, Northfleet, Betsham, Kellow,.	<b>Date Inspected</b>	25 October 2016
<b>Area Borough &amp; Bankside</b>	<b>Previous score 27/9/16</b>	<b>Today's inspection score</b>	<b>Comment</b>
Estate cleanliness - Interiors	8	7	Investment work being carried out at Betsham House
Estate cleanliness - Exteriors	8	7	
Gardening and grounds (Grassed Areas)	8	7	
<b>TOTAL</b>	24	21	
Average area score (divide total by number of items scored)	8	7	

### Checklist of items to be inspected and scored.

<b>Estate cleanliness Block interiors</b>	<b>Estate cleanliness - Exteriors</b>	<b>Gardening and grounds</b>
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

<b>Externals</b>	<b>Play areas, paved areas and car parks</b>	<b>Equality and diversity, health and safety</b>
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
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Gas		
Electricity		

<b>Block inspected</b>	<b>Tabard North</b>	<b>Date inspected</b>	25/10/16
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<b>Name of inspecting officer</b>	<b>Name(s) of inspecting resident(s)</b>
Susan Snell – Resident Services Officer	

#### Issues identified during inspection and requiring attention

Item	Location where applicable	Action
Broken exercise bike 	Left outside 1-20 Northfleet House	Emailed cleaning supervisor to arrange to remove it.
Items dumped on the estate 	Outside block 1-25 Boughton House	Emailed cleaning supervisor to arrange removal.
Items dumped on the estate 	Outside Eynsford House next to the recycling bins	Emailed cleaning supervisor to arrange removal.

<p>Fire door not closing properly</p> 	<p>On stairwell of the 1<sup>st</sup> floor at Eynsford House</p>	<p>Email sent for repair to be raised.</p>
<p>Pane of glass missing</p> 	<p>On 2<sup>nd</sup> floor stairwell leading up to flat 15 at Brenley House</p>	<p>Email sent for repair to be raised.</p>
<p>Broken panes of glass</p>  	<p>On the top floor stairwell leading up to flat 38 Brenley House</p>	<p>Email sent for repair to be raised.</p>

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)
<b>Estate Cleanliness (Interior and Exterior)</b>	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.
<b>Gardening and grounds</b>	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.