

Estate Inspection – Results Summary

Block inspected	Tabard North – Abinger House, Becket House, Selbourne House, Shere House, Pilgrimage Street	Date Inspected	26 October 2016
Area Borough & Bankside	Previous score 28/9/16	Today's inspection score	Comment
Estate cleanliness - Interiors	8	8	
Estate cleanliness - Exteriors	8	8	
Gardening and grounds (Grassed Areas)	8	8	
TOTAL	24	24	
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




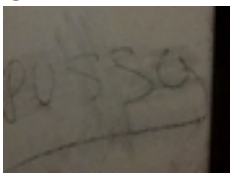
Estate signs and paving		CCTV monitoring
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Meter readings (if required)	Serial Number	Reading
Gas		
Electricity		

Block inspected	Tabard North	Date inspected	26/10/16
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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
Bulk 	Left on the grass behind the shops at Pilgrimage Street	Email sent to cleaning supervisor to arrange removal
Bulk 	Left by the gate at Abinger House – Nebraska St end	Email sent to cleaning supervisor to arrange removal
Bulk 	Left outside block 1-7 Shere House	Email sent to cleaning supervisor to arrange removal
Graffiti 	On wall by the intake cupboard at 1-8 Selbourne House	Email sent to cleaning supervisor to arrange removal asap.

Split tree branch		
	Opposite block 26 – 70 Becket House	Email sent to Arboricultural officer to arrange inspection and any necessary works.

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.