



NO Estate Inspection form - from 1 November 2021

25 Apr 2022 / Solarium Court / Lisa Cole

Complete

Score	87.6%	Flagged items	5	Actions	0
Site conducted	Southwark, SE1, Solarium Court				
Conducted on	25 Apr 2022 15:34 BST				
Prepared by	Lisa Cole				

Flagged Items

5 flagged

Inspection / Check noticeboards and confirm if the following are present

Estate inspection dates

No

Lisa to update

Internal Cleaning Inspection / Cleanliness of Internal Areas - Mark 5 (high) to 1 (low) / Areas free from

Cobwebs

No



Photo 12



Photo 13

External Cleaning and Grounds Maintenance / Cleanliness of External Areas - Mark 5 (high) to 1 (low) / Areas free from?

Leaves

No



Photo 15

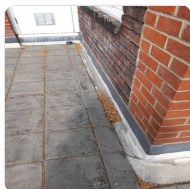


Photo 16



Photo 17



Photo 18

External Cleaning and Grounds Maintenance / Cleanliness of External Areas - Mark 5 (high) to 1 (low) / Areas free from?

Weeds

No

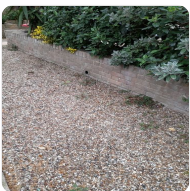


Photo 19



Photo 20

Estate Improvements and other issues

Are there other issues required to improve the site?

No

Inspection

1 flagged, 70%

Is the Estate Champion or a tenant in attendance (if yes note name of resident)

No

Check noticeboards and confirm if the following are present

1 flagged, 87.5%

Is there a noticeboard?

Yes

No smoking signs

Yes

Estate inspection dates

No

Lisa to update

Rubbish disposal arrangements

Yes

Neighbourhood Officer and Hexagon contact details

Yes

Notice to keep hallways and communal areas clear

Yes

Cleaning & Grounds Maintenance Standards sheet (to include the actual month that 3 & 6 monthly tasks due for completion)

Yes

Cleaning attendance sheet

Yes

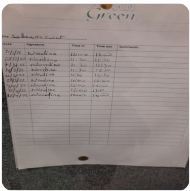


Photo 1

Landlord Electrical Supply

Meter Number

Location

Reading

Reading

Landlord Water Supply

0%

Meter Number

Location

Reading

Reading

CCTV

0%

Does the scheme have CCTV

No

Outstanding actions

Are there outstanding actions from the last inspection?

Internal Cleaning Inspection

1 flagged, 86%

Are cleaning services provided at the site?

Cleaning

Cleanliness of Internal Areas - Mark 5 (high) to 1 (low)

1 flagged, 86%

Floors

3



Photo 2



Photo 3



Photo 4

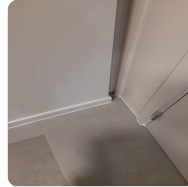


Photo 5

Signs and noticeboards

5

Walls

4



Photo 6

Doors

4

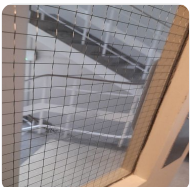


Photo 7



Photo 8

Windows and Cills

4



Photo 9



Photo 10

Skirtings

4

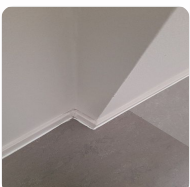

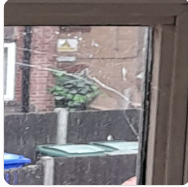



Photo 11

Handrails and bannisters	5
Lifts	N/A
Light fittings	5
Areas free from	1 flagged, 80%
Litter	Yes
Cobwebs	No
 	
Photo 12 Photo 13	
Rubbish and flytipping	Yes
Graffiti	Yes
Other issues	100%
Are there other issues required to improve the site?	Yes
Dust the ledge between the 1st & ground floors	
	
Photo 14	

Fire risk and health & safety standards

100%

Fire risk and health & safety hazards

100%

Escape routes clear	Pass
No health and safety hazards	Pass
No trip hazards	Pass
Communal areas free of belongings?	Pass
No other fire hazards	Pass
Fire safety signage visible	Pass
Bike store and / or communal cupboards free from belongings	Pass

External Cleaning and Grounds Maintenance	2 flagged, 94%
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Are grounds maintenance services provided?	Grounds Maintenance
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Cleanliness of External Areas - Mark 5 (high) to 1 (low)	2 flagged, 94%
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Paved areas	5
Bulky Rubbish/Flytipping	5
Graffiti	5
Canopies	N/A
Light Fittings	5
Shrub beds	5
Hedges	N/A
Grass	N/A

Bin area / Bin store	80%
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Is the area free from bulky waste?	Yes
Are all the bins in working order	Yes
Is the area clean?	Yes
Have the recycling / general waste / food bins been emptied?	Yes

Areas free from?	2 flagged, 60%
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Litter	Yes
Faeces	Yes
Leaves	No



Photo 15

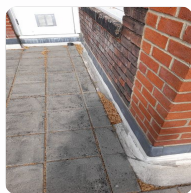


Photo 16



Photo 17



Photo 18

Moss	Yes
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Weeds	No
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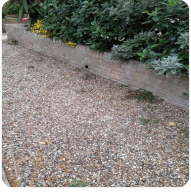


Photo 19

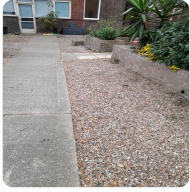


Photo 20

Repairs and other estate issues

66.67%

Are there any communal repairs required?

No

Abandon vehicles

No

Overgrown gardens

No gardens

Are any Estate Improvements required?

Location

Description

Are there other issues required to improve the site?

No

Appendix

Site Solaus court

Date	Signature	Time in	Time out	Comments
21/2/22	Nardine	12:00	13:00	
28/2/22	Nardine	11:30	12:20	
7/3/22	Nardine	11:30	12:30	
14/3/22	Nardine	11:30	12:30	
21/3/22	Nardine	11:30	12:30	
28/3/22	Nardine	11:00	12:00	
4/4/22	Nardine	12:00	13:00	
11/4/22	Nardine	12:00	13:00	
25/4/22	Nardine	12:00	13:00	

Photo 1

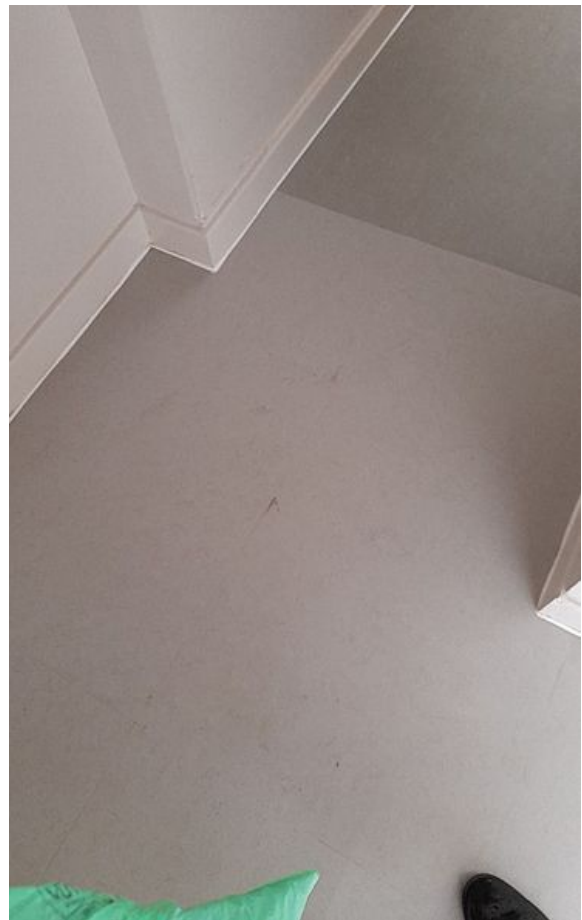


Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7

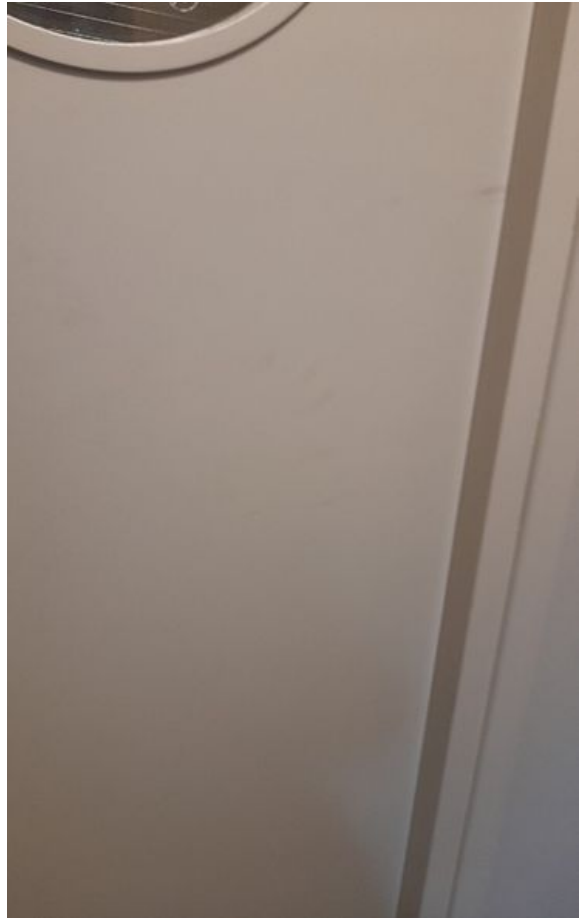


Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15

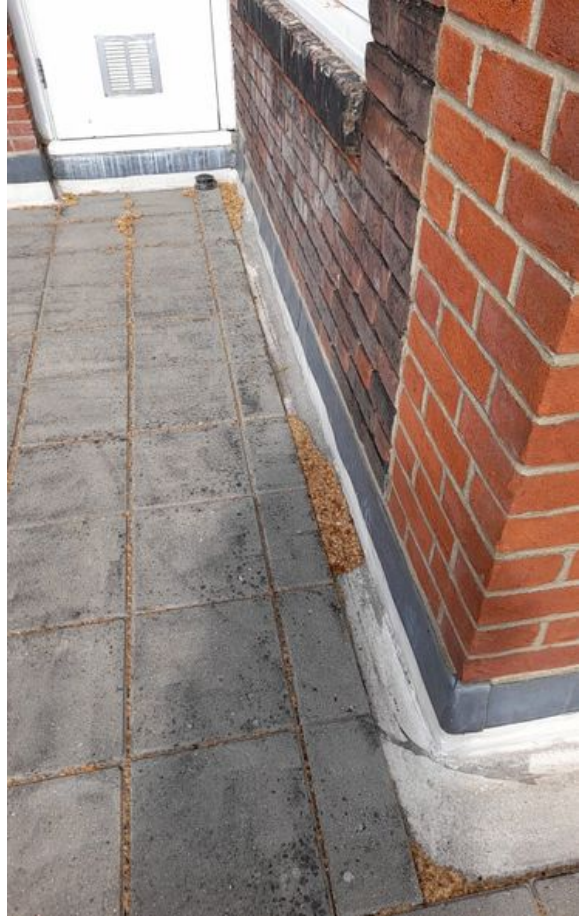


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Photo 18



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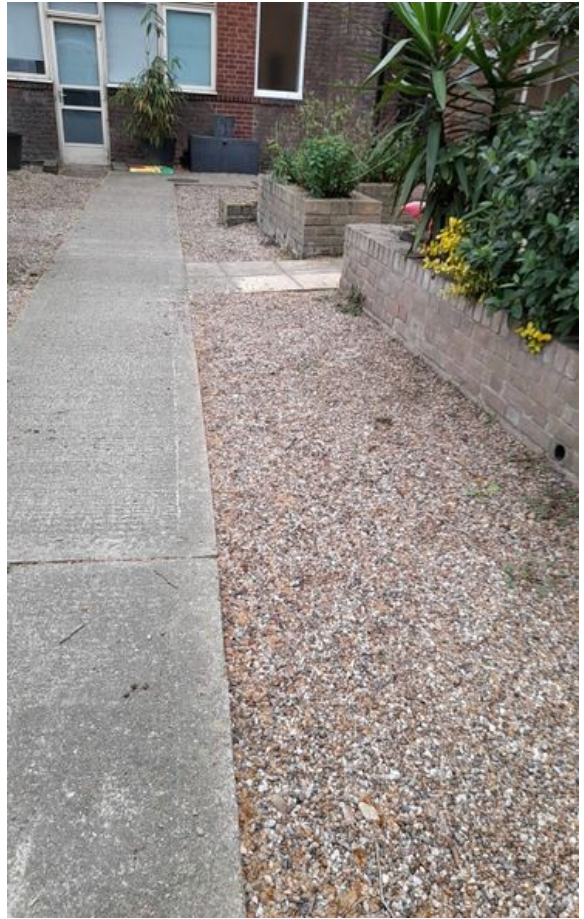


Photo 20