



NO Estate Inspection form - from 1 November 2021

11 Jan 2022 / Solarium Court / Lisa Cole & Jk

Complete

Score	86.67%	Failed items	4	Actions	1
Site conducted	Solarium Court, Southwark, SE1				
Conducted on	11 Jan 2022 13:57 GMT				
Prepared by	Lisa Cole & Jk				

Failed Items & Actions

4 failed, 1 action

Failed items

4 failed, 0 actions

Internal Cleaning Inspection (if not required proceed to page 4) / Cleanliness of Internal Areas - Mark 5 (high) to 1 (low) / Areas free from

Cobwebs

No



Photo 17



Photo 18

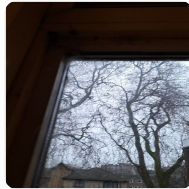


Photo 19



Photo 20

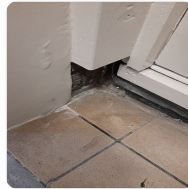


Photo 21

Internal Cleaning Inspection (if not required proceed to page 4) / Cleanliness of Internal Areas - Mark 5 (high) to 1 (low) / Areas free from

Rubbish and flytipping

No

Neat flats 16 & 17



Photo 22

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

Leaves

No



Photo 28



Photo 29



Photo 30



Photo 31

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

Moss

No

To be jet washed on roof terrace & area to the right hand side



Photo 32



Photo 33



Photo 34



Photo 35

Other actions

1 action

Internal Cleaning Inspection (if not required proceed to page 4) / Cleanliness of Internal Areas - Mark 5 (high) to 1 (low)

Windows and Cills

2



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12

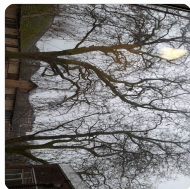


Photo 13



Photo 14



Photo 15

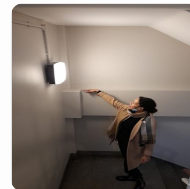


Photo 16

To do | Priority Low | Due 18 Jan 2022 14:20 GMT | Created by Lisa Cole
Windows not cleaned - when will they be done?

Inspection

78.95%

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

100%

Is there a noticeboard?

Yes

No smoking signs

Yes

Estate inspection dates

Yes

Rubbish disposal arrangements

N/A

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

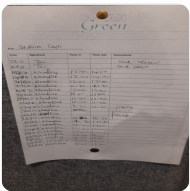


Photo 1

Landlord Electrical Supply

Meter Number

D03A 10777

Location

Meter cupboard on Ground floor

Reading

59414



Photo 2

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?

Fire risk and health & safety hazards

80%

Escape routes clear

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

Repairs and other estate issues

66.67%

Are there any communal repairs required?

No

Abandoned vehicles

No

Overgrown gardens

No

Are any Estate Improvements required?

Location

Description

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

1 action, 2 failed, 86%

Are cleaning services provided at the site?	Cleaning
Floors	5
Signs and noticeboards	5
Walls	4



Photo 3

Doors

4



Photo 4



Photo 5

Windows and Cills

2



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10

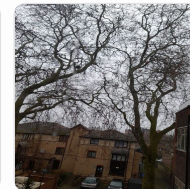


Photo 11



Photo 12

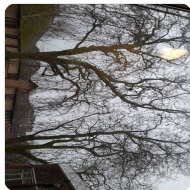


Photo 13



Photo 14

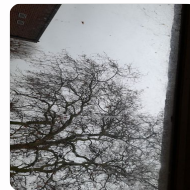


Photo 15

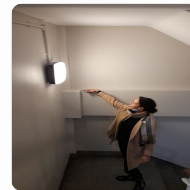

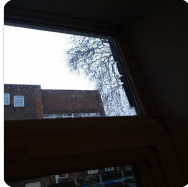
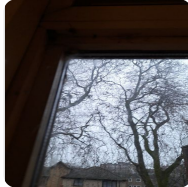

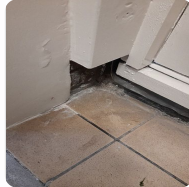
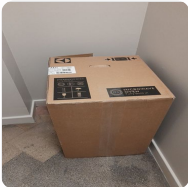


Photo 16

To do | Priority Low | Due 18 Jan 2022 14:20 GMT | Created by Lisa Cole

Windows not cleaned - when will they be done?

Skirtings	5
Handrails and bannisters	5

Lifts	N/A
Light fittings	5
Areas free from	2 failed, 60%
Litter	Yes
Cobwebs	No
     <p>Photo 17 Photo 18 Photo 19 Photo 20 Photo 21</p>	
Rubbish and flytipping	No
Neat flats 16 & 17	
 <p>Photo 22</p>	
Graffiti	Yes
Other issues	100%
Are there other issues required to improve the site?	Yes

External Cleaning and Grounds Maintenance

2 failed, 90.2%

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

2 failed, 90.2%

Are grounds maintenance services provided?

Grounds Maintenance

Paved areas

5

Bulky Rubbish/Flytipping

4



Photo 23

Photo 24

Graffiti

N/A

Canopies

N/A

Light Fittings

N/A

Shrub beds

4



Photo 25

Photo 26

Photo 27

Hedges

N/A

Grass

N/A

Bin area / Bin store

80%

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 failed, 60%

Litter

Yes

Faeces

Yes

Leaves

No



Photo 28



Photo 29

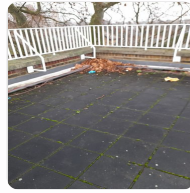


Photo 30

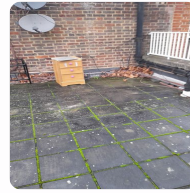


Photo 31

Moss

No

To be jet washed on roof terrace & area to the right hand side



Photo 32



Photo 33

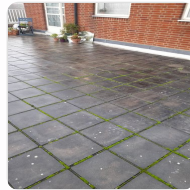


Photo 34



Photo 35

Weeds

Yes

Other issues

100%

Are there other issues required to improve the site?

Yes

Appendix

GLOAN Green

Sustainable Energy Solutions

Site: Stadium Carri

Date	Signature	Time in	Time out	Comments
3/8/21	Jaw			cont clean
10/8/21	Jaw			cont clean
17/8/21	Nordine	13:00	14:00	
24/8/21	Nordine	13:00	14:00	
31/8/21	Nordine	12:00	13:00	
7/9/21	Nordine	11:30	12:30	
14/9/21	Nordine	12:00	13:00	
21/9/21	Nordine	12:00	13:00	
28/9/21	Nordine	12:00	13:00	
5/10/21	Nordine	10:40	11:40	
12/10/21	Nordine	9:30	10:30	paint
19/10/21	Nordine	10:00		paint
26/10/21	Nordine			paint
2/11/21	Nordine	11:30	12:30	
9/11/21	Nordine	11:30	12:30	
16/11/21	Nordine	12:00	13:00	
23/11/21	Nordine	12:00	13:00	
30/11/21	Nordine	12:00	13:00	
7/12/21	Nordine	12:00	13:00	
14/12/21	Nordine	12:00	13:00	
21/12/21	Nordine	12:00	13:00	
28/12/21	Nordine	12:00	13:00	
4/1/22	Nordine	12:00	13:00	

Photo 1



Photo 2



Photo 3



Photo 4



Photo 5

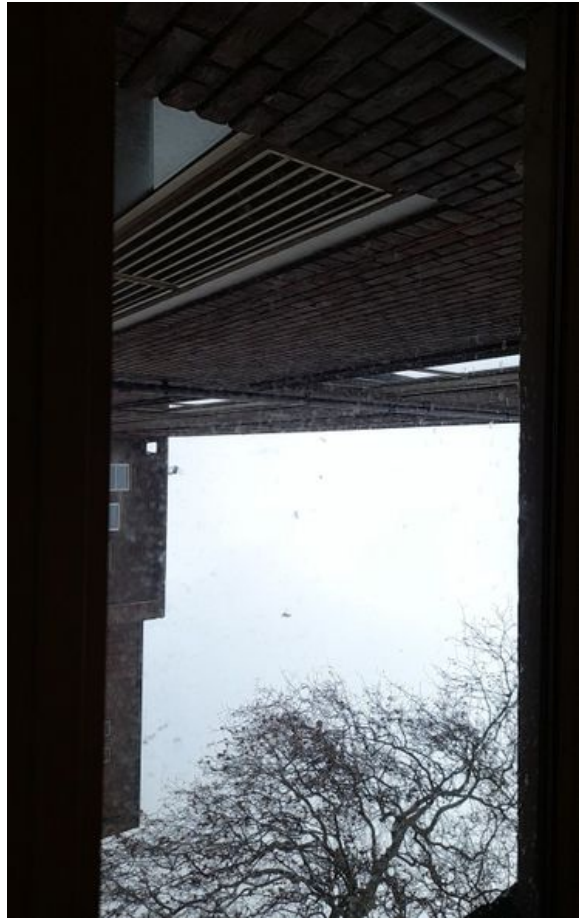


Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15

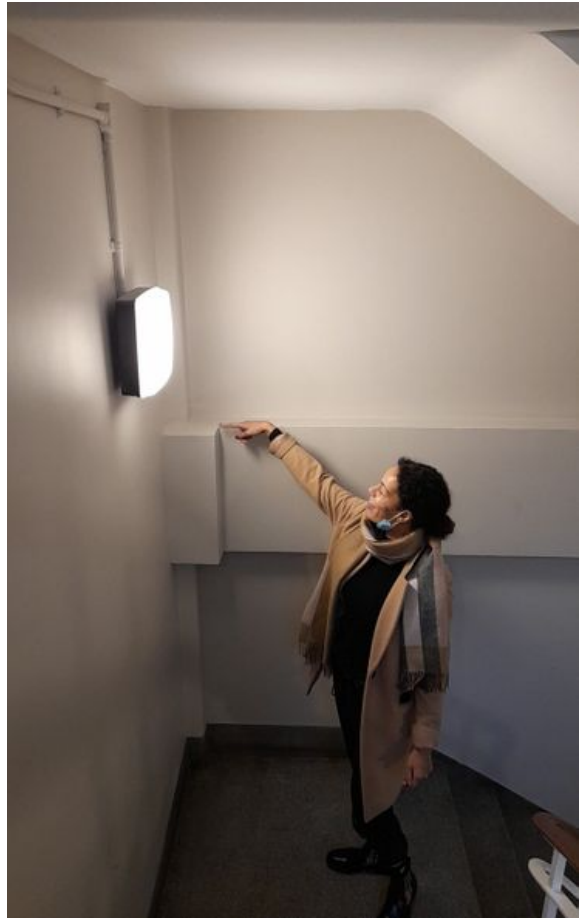


Photo 16



Photo 17

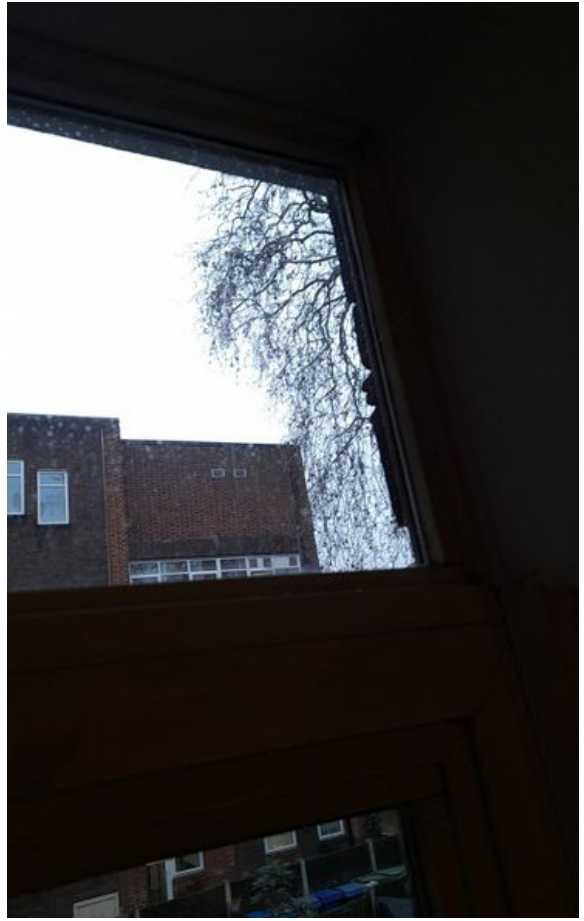


Photo 18



Photo 19

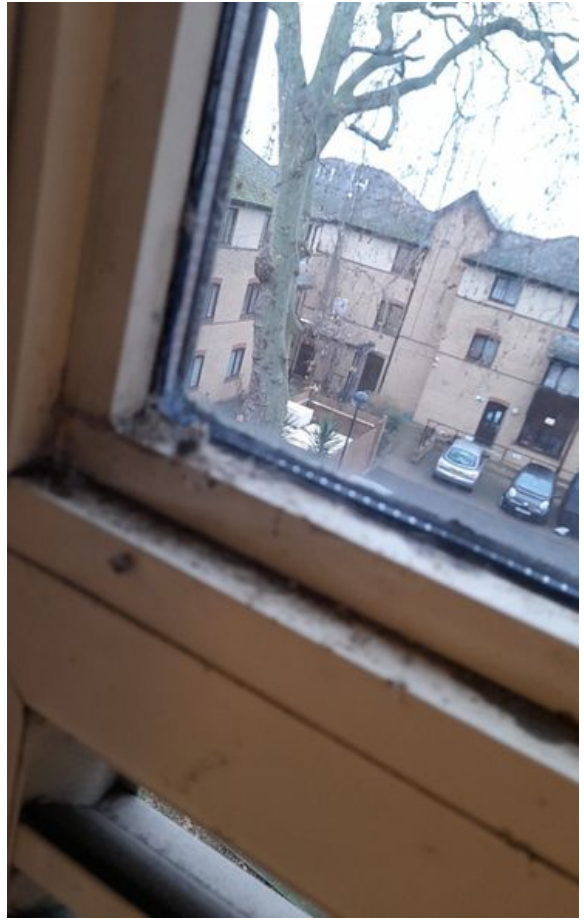


Photo 20



Photo 21

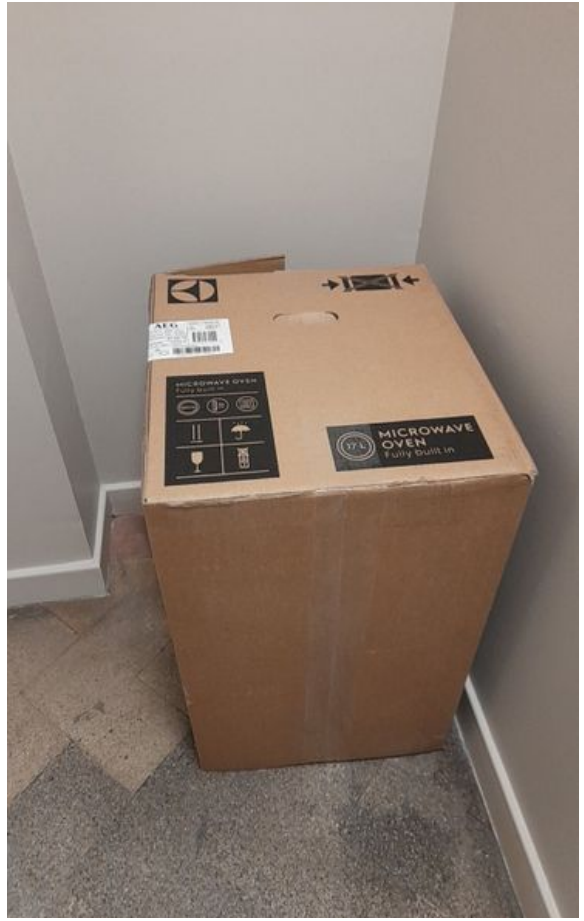


Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31

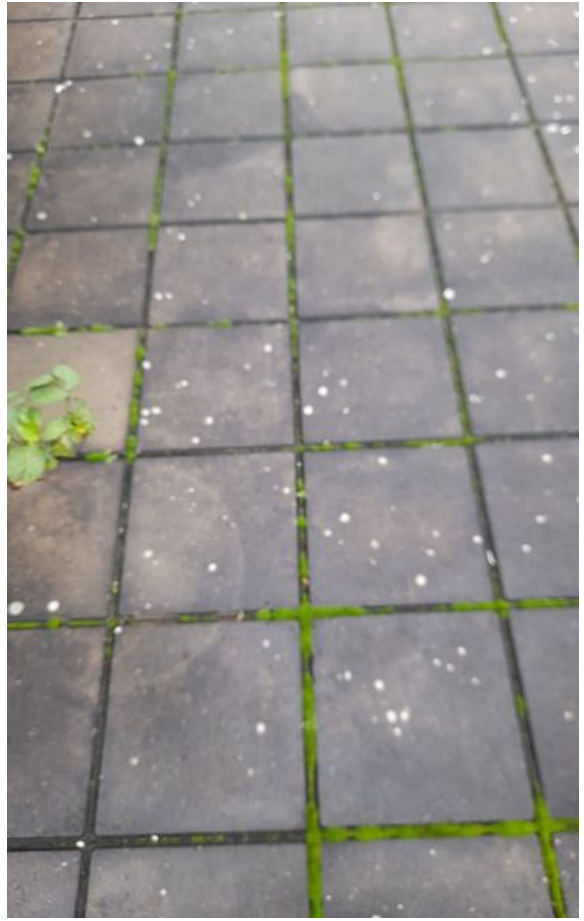


Photo 32



Photo 33

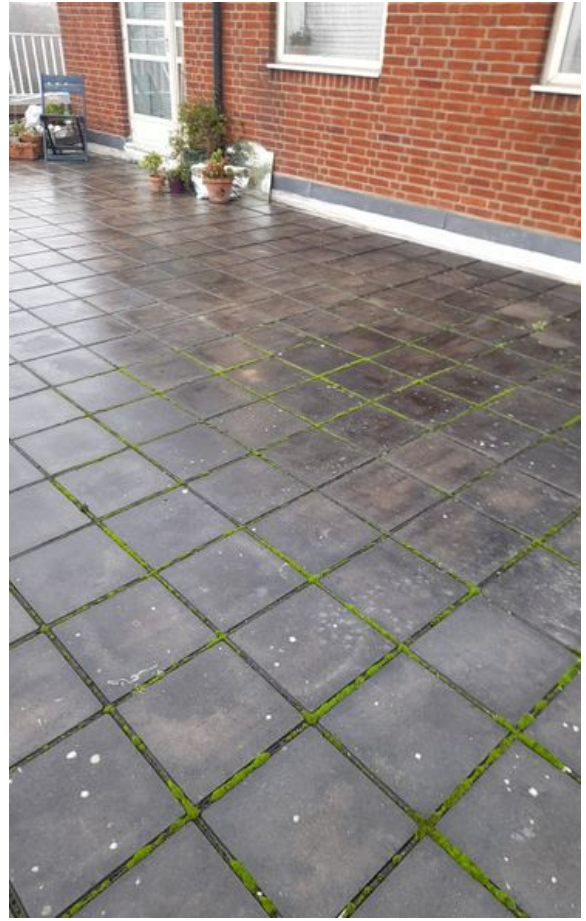


Photo 34



Photo 35