



NO Estate Inspection form - from 1 November 2021

23 Mar 2022 / Solarium Court / Lisa Cole

Complete

Score	81.15%	Flagged items	4	Actions	0
Site conducted	Southwark, SE1, Solarium Court				
Conducted on	23 Mar 2022 13:03 GMT				
Prepared by	Lisa Cole				

Flagged Items

4 flagged

External Cleaning and Grounds Maintenance / Cleanliness of External Areas - Mark 5 (high) to 1 (low) / Bin area / Bin store

No



Photo 10

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

Leaves

No



Photo 11



Photo 12

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

Weeds

No



Photo 13



Photo 14

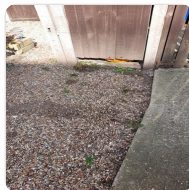


Photo 15

Estate Improvements and other issues

Are there other issues required to improve the site?

No

Inspection

90%

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

Yes

Mrs Turner

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

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

D03A10777

Location

Ground floor cupboard

Reading

59995

Reading

Landlord Water Supply

0%

Meter Number

Location

Reading

Reading

CCTV


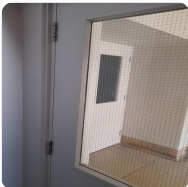
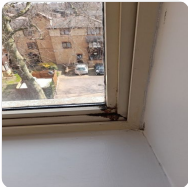


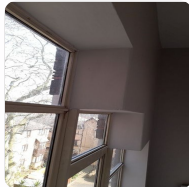
0%

Does the scheme have CCTV

No

Outstanding actions

Are there outstanding actions from the last inspection?

Internal Cleaning Inspection		90%
Are cleaning services provided at the site?	Cleaning	
Cleanliness of Internal Areas - Mark 5 (high) to 1 (low)		90%
Floors	5	
Signs and noticeboards	5	
Walls	4	
		
Photo 2		
Doors	4	
		
Photo 3		
Windows and Cills	3	
   		
Photo 4 Photo 5 Photo 6 Photo 7		
Skirtings	5	
Handrails and bannisters	5	
Lifts	N/A	
Light fittings	N/A	
Areas free from	80%	
Litter	Yes	
Cobwebs	Yes	
Rubbish and flytipping	Yes	
Graffiti	Yes	

Other issues

0%

Are there other issues required to improve the site?

No

Fire risk and health & safety standards

87.5%

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

3 failed, 72%

Are grounds maintenance services provided?

Grounds Maintenance

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

3 failed, 72%

Paved areas

4



Photo 8

Bulky Rubbish/Flytipping

5

Graffiti

5

Canopies

5

Light Fittings

5

Shrub beds

5

Hedges

Grass

Bin area / Bin store

1 failed, 80%

Is the area free from bulky waste?

Yes

Are all the bins in working order

Yes

Is the area clean?

Yes

Although some bags on the floor as bins all full



Photo 9

Have the recycling / general waste / food bins been emptied?

Yes

No



Photo 10

Areas free from?

2 failed, 60%

Litter

Yes

Faeces

Yes

Leaves

No



Photo 11



Photo 12

Moss

Yes

Weeds

No



Photo 13



Photo 14

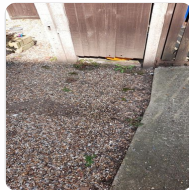


Photo 15

Repairs and other estate issues

66.67%

Are there any communal repairs required?

No

Abandon vehicles

No

Overgrown gardens

No

Are any Estate Improvements required?

Location

Description

Are there other issues required to improve the site?

No

Appendix

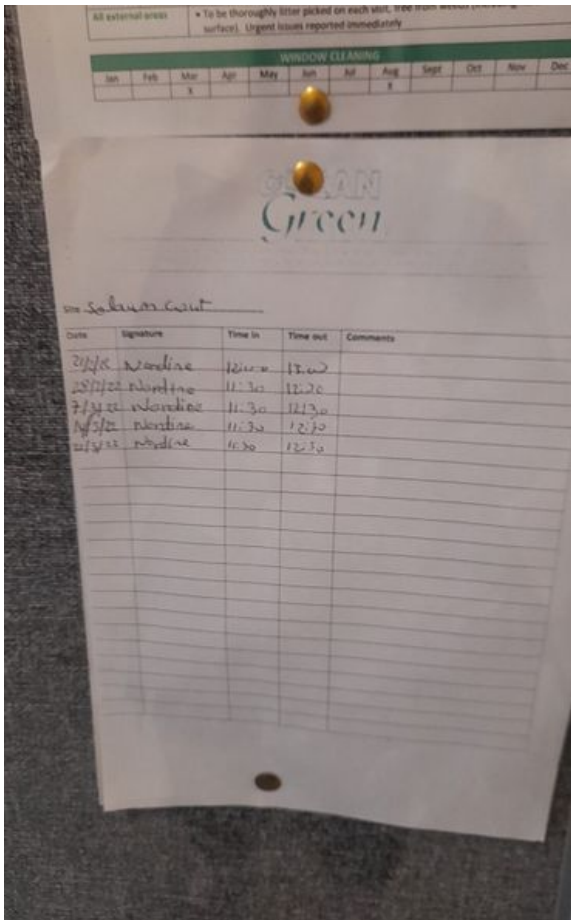


Photo 1



Photo 2



Photo 3

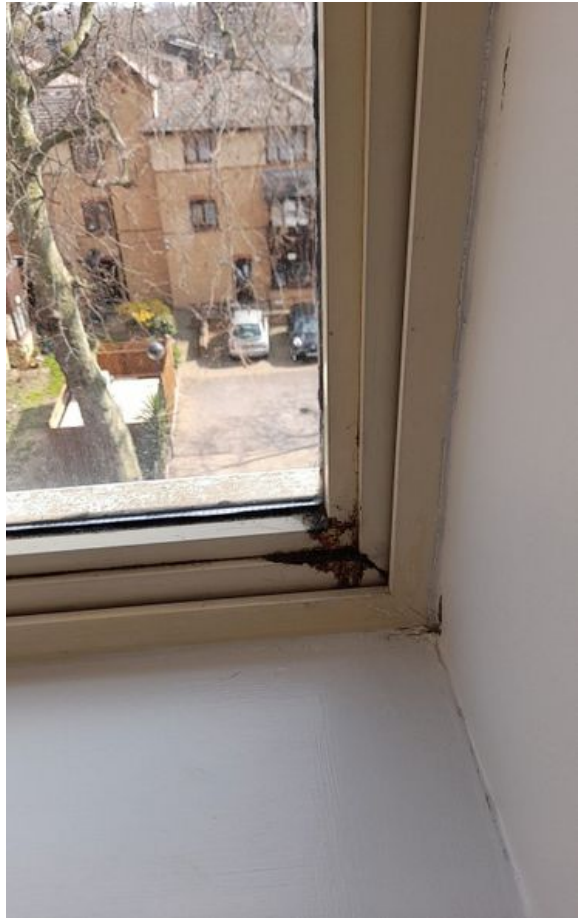


Photo 4



Photo 5

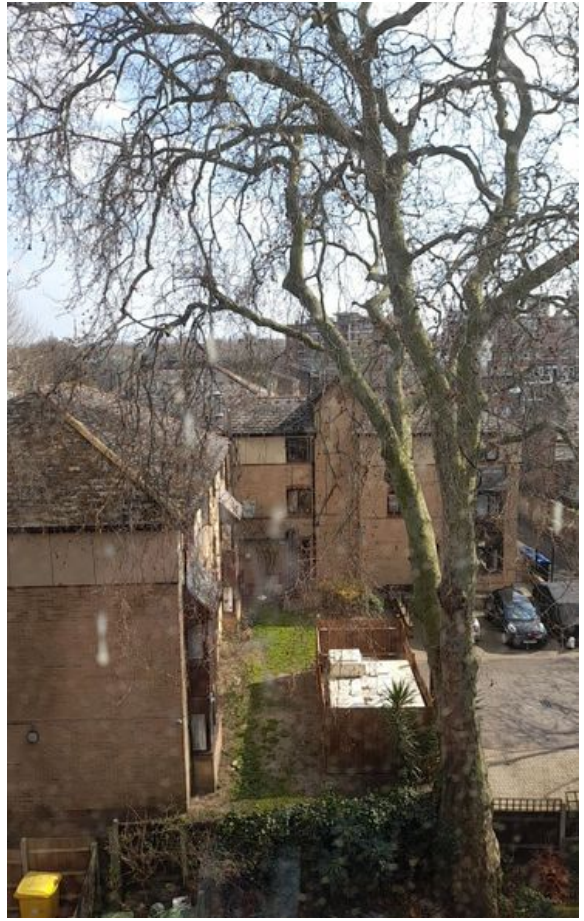


Photo 6



Photo 7

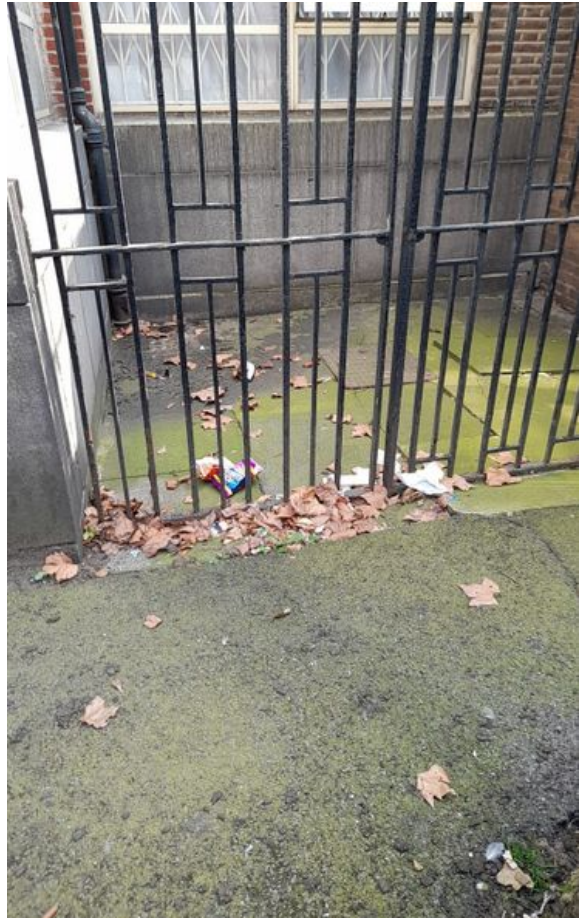


Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15