



**NO Estate Inspection form - from 1 November 2021**

31 May 2022 / Solarium Court / Lisa Cole

**Complete**

<b>Score</b>	<b>86.67%</b>	<b>Flagged items</b>	<b>4</b>	<b>Actions</b>	<b>1</b>
<b>Site conducted</b>	Southwark, SE1, Solarium Court				
<b>Conducted on</b>	31 May 2022 11:07 BST				
<b>Prepared by</b>	Lisa Cole				

**Flagged Items & Actions**

4 flagged, 1 action

**Flagged items**

4 flagged, 0 actions

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

**Cobwebs**

No



Photo 17



Photo 18

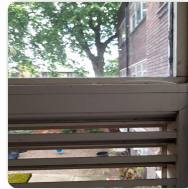


Photo 19

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

**Litter**

No



Photo 20

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

**Leaves**

No

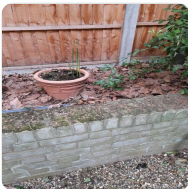


Photo 21



Photo 22

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

**Weeds**

No



Photo 23

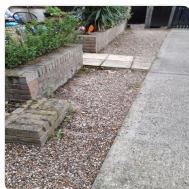


Photo 24

**Other actions**

1 action

**Repairs and other estate issues**

**Are there any communal repairs required?**

Yes

To Do | Priority Low | Due 7 Jun 2022 11:30 BST | Created by Lisa Cole

outstanding items to be chased

**Inspection**

80%

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

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

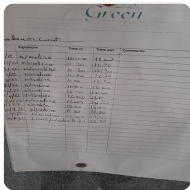


Photo 1

**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, 80%

Are cleaning services provided at the site?

Cleaning

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

1 flagged, 80%

Floors

3

Cleaner was only here yesterday??

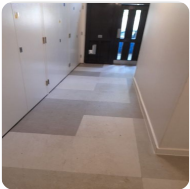


Photo 2

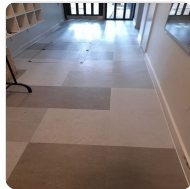


Photo 3

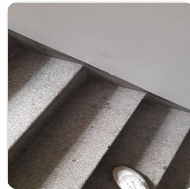


Photo 4



Photo 5

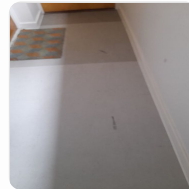


Photo 6

Signs and noticeboards

5

Walls

4



Photo 7

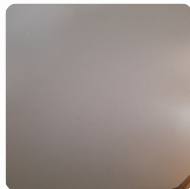


Photo 8



Photo 9

Doors

3



Photo 10

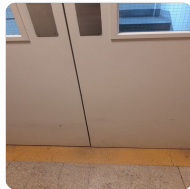


Photo 11

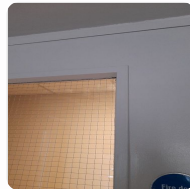


Photo 12

Windows and Cills

3



Photo 13

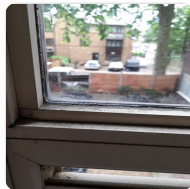


Photo 14

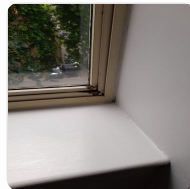


Photo 15

Skirtings

3



Photo 16

**Handrails and bannisters**

5

**Lifts**

N/A

**Light fittings**

5

**Areas free from**

1 flagged, 80%

**Litter**

Yes

**Cobwebs**

No

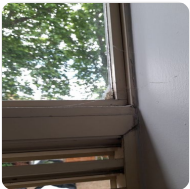


Photo 17



Photo 18

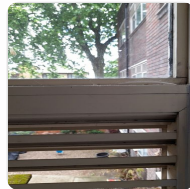


Photo 19

**Rubbish and flytipping**

Yes

**Graffiti**

Yes

**Other issues**

100%

**Are there other issues required to improve the site?**

Yes

**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

3 flagged, 92%

Are grounds maintenance services provided?

Grounds Maintenance

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

3 flagged, 92%

Paved areas	5
Bulky Rubbish/Flytipping	5
Graffiti	N/A
Canopies	N/A
Light Fittings	5
Shrub beds	5
Hedges	5
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?

3 flagged, 40%

Litter No

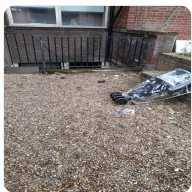


Photo 20

Faeces Yes

Leaves No

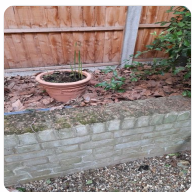


Photo 21

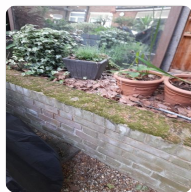


Photo 22

**Moss**

Yes

**Weeds**

No



Photo 23

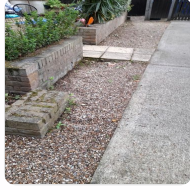


Photo 24

**Repairs and other estate issues**

1 action, 100%

**Are there any communal repairs required?**

Yes

To Do | Priority Low | Due 7 Jun 2022 11:30 BST | Created by Lisa Cole

outstanding items to be chased

**Abandon vehicles**

No

**Overgrown gardens**

No

Estate Improvements and other issues

## Are any Estate Improvements required?

Location

Description

Are there other issues required to improve the site?

N/A

Appendix

Green

class cut

	Signature	Time in	Time out	Comments
1/22	Nardine	12:00	13:00	
2/22	Nardine	11:30	12:20	
3/22	Nardine	11:30	12:30	
3/22	Nardine	11:30	12:30	
3/22	Nardine	11:30	12:30	
13/22	Nardine	11:00	12:00	
14/22	Nardine	12:00	13:00	
14/22	Nardine	12:00	13:00	
14/22	Nardine	12:00	13:00	
15/22	Nardine	12:00	13:00	
16/22	Nardine	11:30	12:30	
23/22	Nardine	12:00	13:00	
30/22	Lina/Nardine	11:30	12:30	

Photo 1

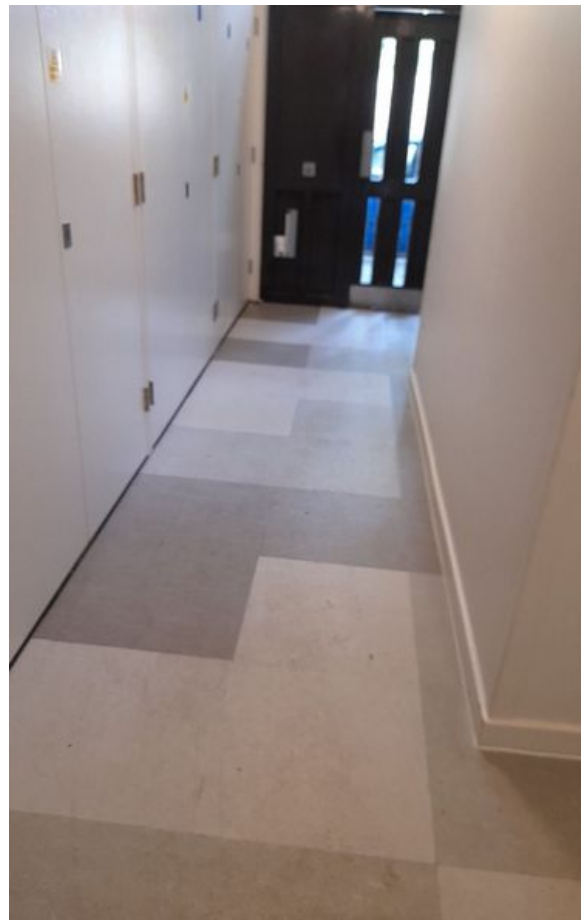


Photo 2



Photo 3

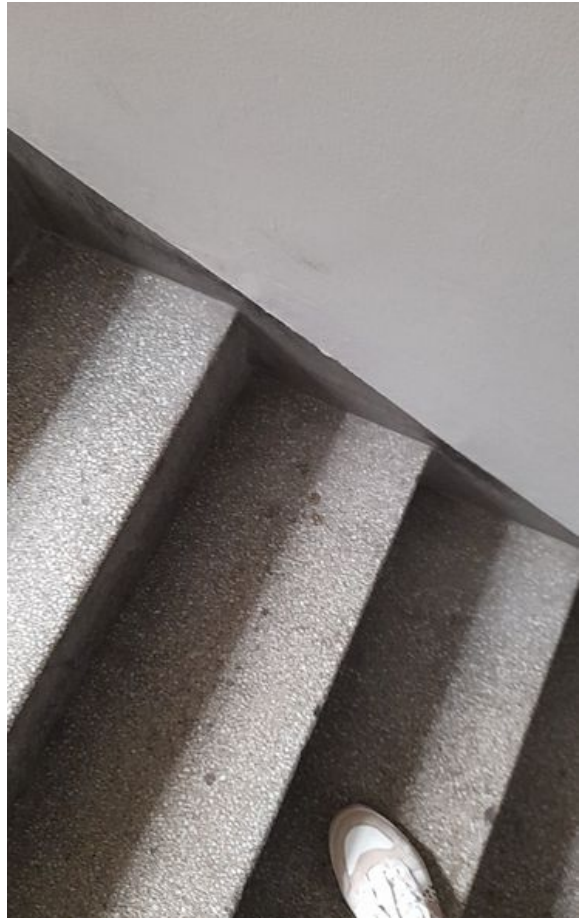


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Photo 5

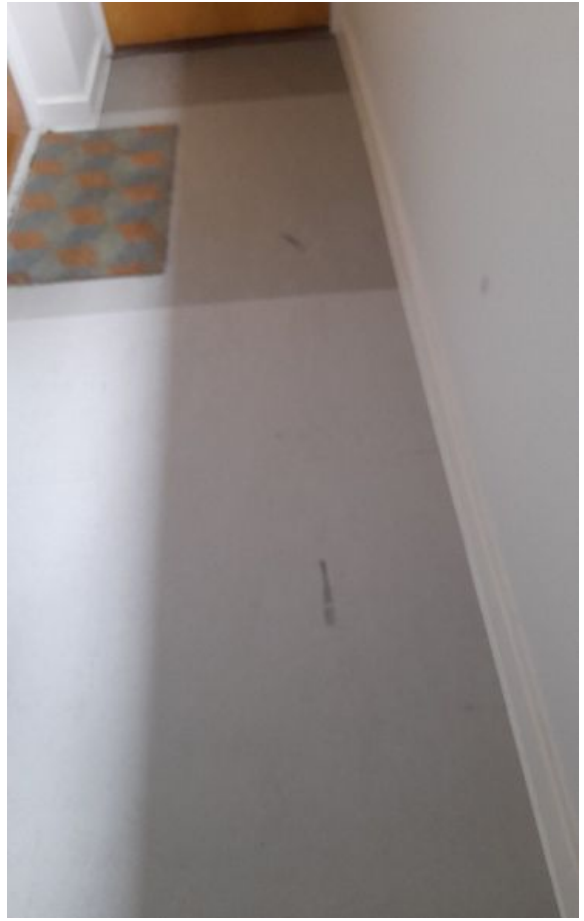


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Photo 7



Photo 8





Photo 9

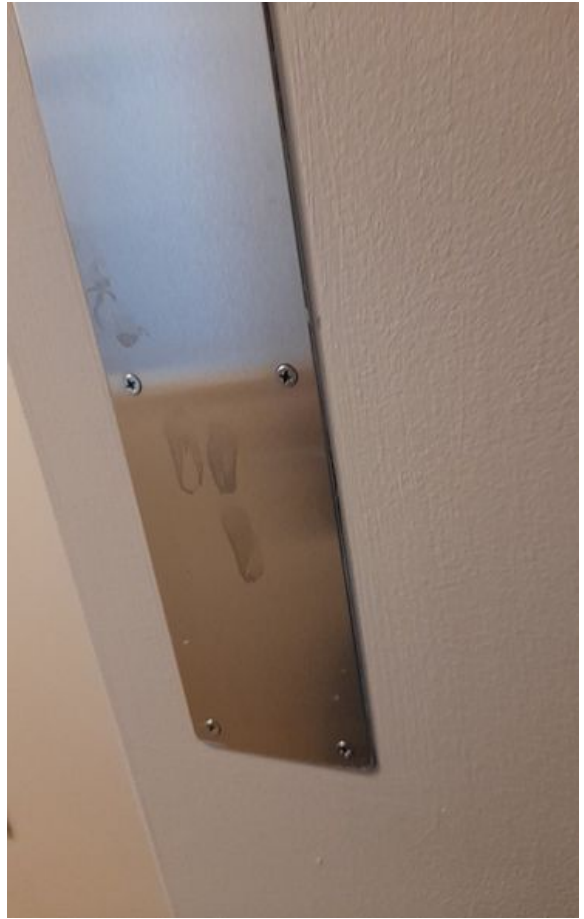


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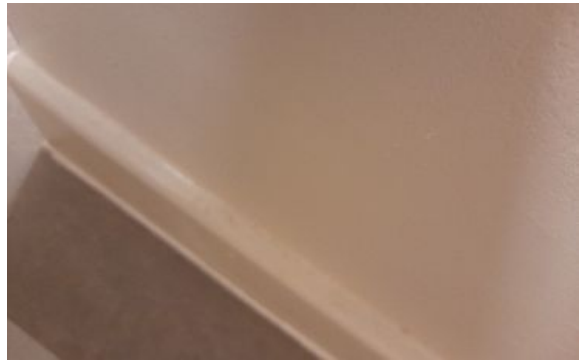


Photo 16



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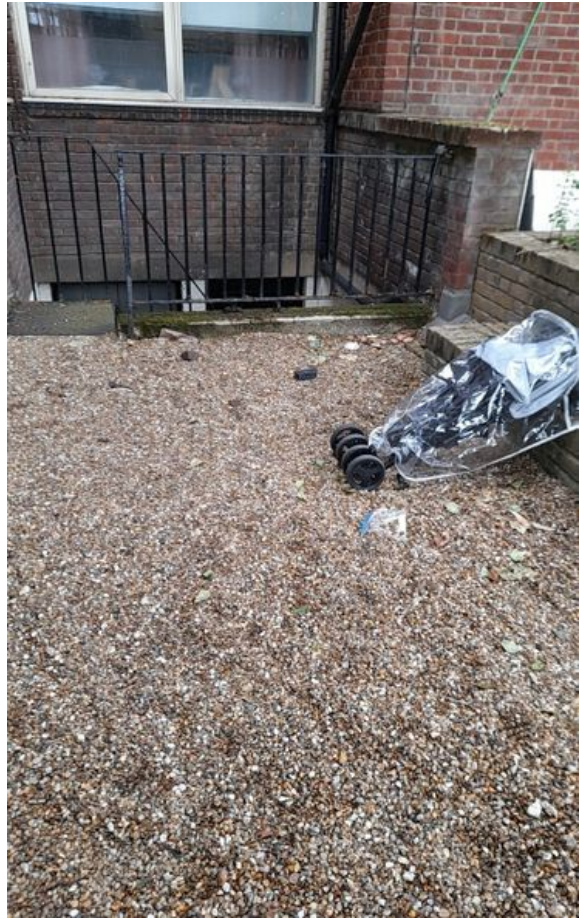


Photo 20



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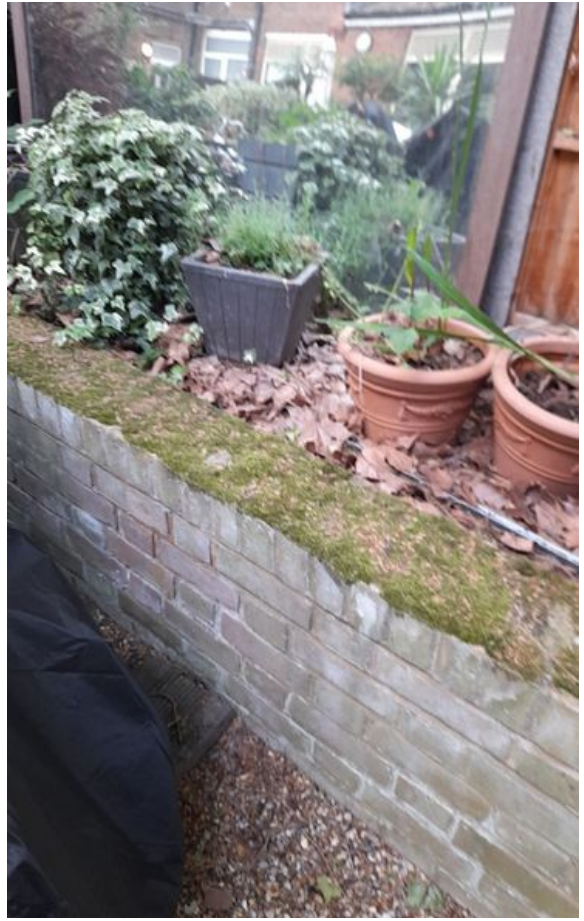


Photo 22



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Photo 24



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