

Estate Inspection

Estate Inspection Area: QP15 St James's House

Date of Inspection: 24/02/17

Neighbourhood Officer: Becky Keast

Attendees:

Please note: There is work planned for many of the windows on the south elevation and the tenants affected have been written to.

Date	No.	Floor	Description of problem	Action taken/Sent to	Job number/reference	Re-inspection date
24/03/17			<p><u>South side stairs ground to 15th</u></p> <p>Floors 15,14, 11, 10, 9, 8 hand rails which have been installed have not been made good. On each there are 3 areas where it is attached to wall which are unfinished.</p> <p>Windows – frames are rotting and paint peeling off mostly on the upper floors, i.e. 15, 14 1/2, 11 1/2, 10 1/2, 9, and to a lesser degree on other floors including 4 1/2.</p>	<p>Mears</p> <p>Mears</p>		

			<p>Windows jammed or not opening or shutting include:</p> <p>Fl 141/2 one not opening, one not shutting 131/2 – left and right need attention 111/2 - left window 101/2 – left window 9 – two windows won't move There are other windows that need attention, although not so much on the lower floors</p>	Mears		
24/03/17		13 10 91/2 61/2 5 4 31/2 3	<p><u>North side stairs ground to 15th</u></p> <p>Areas of peeling paint bottom of stairs Peeling paintwork Paintwork stained, black marks Windows – left and middle won't close Black pencil/pen line on walls, stained and scuffed Pencil/pen line continues, scuffed marked walls Pencil/pen line continues, scuffed marked walls Left window won't close Pencil/pen line of wall continues</p>	Mears		

24/03/17		14 12 11 8 7	<p><u>Upvc Windows east and west by lifts</u></p> <p>West – stiff and squeaky closure East – loose closure not opening West opposite dry riser - stained brown spillage all over window and won't open West – locked or jammed shut East – handle closure doesn't go down West – handle squeaky and stiff West – closure stiff and squeaky and closure won't move. East – no handle on window</p>	Mears		
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		5 2 1	East – squeaky and stiff, closure not shutting West opp dry riser - handle missing West – stiff will not handle, handle broken East - won't open East – won't open			
24/03/17			<u>Areas of peeling paintwork and plaster around east and west windows near lifts include floors; –</u> 7 (large area), 6, peeling badly back to brick, fls 5, 4, 3, 2, 1	Requested surveyor to inspect.		
		13	Flats 101-104 paintwork is stained and discoloured, looks like a long spillage	estates		
		12	2 window blinds and cardboard tube opposite lift	estates		
		9	doormat	Letter to resident		
		5	No smoking sign ripped – needs replacing	estates		
		5	doormat	Letter to resident		

Date	No.	floor	Description of problem	Action taken	Job number/ reference	Re-inspection date
		3	Brass bedhead opposite dry riser	Removal notice applied Estates to remove if not taken		
		2-3	South stairs, walls marked with white, black scuff marks	estates		
		Ground - 1 st	North stairs, pitted all over	Mears		