

# Inspection Report

<b>Company Name</b> Pioneer Group	<b>Scheduled Start Date</b> 27/02/2025	<b>Inspection Completed on</b> 27/02/2025
<b>Location of Inspection</b> CHIVNOR HOUSE, B35 7HY, CHI294000C	<b>Scheduled Time of Inspection</b> 9:09 AM	<b>Inspection Submission Time</b> 10:25 AM
<b>Inspector that undertook inspection</b> James Horsfall	<b>Template Used</b> Block Inspection CHIVNOR HOUSE/ TOPCLIFFE HOUSE	<b>PDF Sent to</b> gerald.bembridge@cvch.org.uk

Inspection Score and Overall Grade		
<b>Actual Score</b>	<b>Max Score</b>	<b>Inspection %</b>
0	0	0
<b>Banding Name</b> Default Banding	<b>Overall Inspection Result</b> Default Banding Item	

1 Lower Ground		
<b>1.1 - Question</b> Internal and External Fire Escape Routs and Exits Are Clear of Obstruction	<b>1.1 - Responses</b> Pass	
<b>1.2 - Question</b> Laundry Room	<b>1.2 - Responses</b> Pass	
<b>1.3 - Question</b> Tank Room (Visual Check for Water Leak)	<b>1.3 - Responses</b> Pass	
<b>1.4 - Question</b> Dry-riser & Electric Cupboards Clear of Rubbish, no Holes or Large Cracks in The Walls, Ceiling or Floor	<b>1.4 - Responses</b> Pass	
<b>1.5 - Question</b> Cleaning, In Line With The Specification	<b>1.5 - Responses</b> Pass	
<b>1.6 - Question</b> Toilets are in Working Order	<b>1.6 - Responses</b> Pass	
<b>1.7 - Question</b> Lighting, in Working Order	<b>1.7 - Responses</b> Pass	
<b>1.8 - Question</b> Fire Safety Issues (Tenants Store or Leave items in Communal Areas)	<b>1.8 - Responses</b> Pass	
<b>1.9 - Question</b> Fire Doors (Making Sure The Seals, Self Closing Devices, Signs are present and The Doors Close Properly)	<b>1.9 - Responses</b> Pass	
<b>1.10 - Question</b> Any Other Issues to Report?	<b>1.10 - Responses</b> N	

2 Ground Floor		
<b>2.1 - Question</b> Chute Room	<b>2.1 - Responses</b> Pass	
<b>2.2 - Question</b> Internal and External Fire Escape Routs and Exits Are Clear of Obstruction	<b>2.2 - Responses</b> Pass	
<b>2.3 - Question</b> Fire Alarm Test/ Call Point Tested (Please indicate Which Call Point was Triggered)	<b>2.3 - Responses</b> 32	
<b>2.4 - Question</b> Lighting in Working Order	<b>2.4 - Responses</b> Pass	
<b>2.5 - Question</b> Fire Safety Issues (Tenants Store or Leave items in Communal Areas)	<b>2.5 - Responses</b> Pass	
<b>2.6 - Question</b> Toilets Are in Working Order	<b>2.6 - Responses</b> Pass	
<b>2.7 - Question</b> Lifts in working Order	<b>2.7 - Responses</b> Pass	
<b>2.8 - Question</b> Dry-riser & Electric Cupboards Clear of Rubbish, no Holes or Large Cracks in The Walls, Ceiling or Floor	<b>2.8 - Responses</b> Pass	
<b>2.9 - Question</b> Disabled Alarm (Check In all 3 Toilets)	<b>2.9 - Responses</b> Pass	
<b>2.10 - Question</b> Fire Doors (Making Sure The Seals, Self Closing Devices, Signs are present and The Doors Close Properly)	<b>2.10 - Responses</b> Pass	
<b>2.11 - Question</b> Cleaning, In Line With The Specification	<b>2.11 - Responses</b> Pass	
<b>2.12 - Question</b> First Aid Box Present And Stocked Up (Communal Kitchen)	<b>2.12 - Responses</b> Y	
<b>2.13 - Question</b> Pullcord Test in Communal Room	<b>2.13 - Responses</b> Y	
<b>2.14 - Question</b> Any Other Issues to Report?	<b>2.14 - Responses</b> Y	<b>2.14 - Comments</b> 27/02/2025 wire strip hanging down from the ceiling been reported
<b>Q 2.14 - Photo</b> 		

3 1st Floor		
<b>3.1 - Question</b> Chute Room	<b>3.1 - Responses</b> Pass	
<b>3.2 - Question</b> Fire Doors (Making Sure The Seals, Self Closing Devices, Signs are present and The Doors Close Properly)	<b>3.2 - Responses</b> Pass	

<b>3.3 - Question</b> Dry-riser & Electric Cupboards Clear of Rubbish, no Holes or Large Cracks in The Walls, Ceiling or Floor	<b>3.3 - Responses</b> Pass	
<b>3.4 - Question</b> Lighting in Working Order	<b>3.4 - Responses</b> Pass	
<b>3.5 - Question</b> Fire Safety Issues (Tenants Store or Leave items in Communal Areas)	<b>3.5 - Responses</b> Pass	
<b>3.6 - Question</b> Cleaning Meet The Required Standard	<b>3.6 - Responses</b> Pass	
<b>3.7 - Question</b> Any Other Issues to Report?	<b>3.7 - Responses</b> N	

#### 4 2nd Floor

<b>4.1 - Question</b> Chute Room	<b>4.1 - Responses</b> Pass	
<b>4.2 - Question</b> Fire Doors (Making Sure The Seals, Self Closing Devices, Signs are present and The Doors Close Properly)	<b>4.2 - Responses</b> Pass	
<b>4.3 - Question</b> Lighting in Working Order	<b>4.3 - Responses</b> Pass	
<b>4.4 - Question</b> Dry-riser & Electric Cupboards Clear of Rubbish, no Holes or Large Cracks in The Walls, Ceiling or Floor	<b>4.4 - Responses</b> Pass	
<b>4.5 - Question</b> Fire Safety Issues (Tenants Store or Leave items in Communal Areas)	<b>4.5 - Responses</b> Pass	
<b>4.6 - Question</b> Cleaning, In Line With The Specification	<b>4.6 - Responses</b> Pass	
<b>4.7 - Question</b> Any Other Issues to Report	<b>4.7 - Responses</b> N	

#### 5 3rd Floor

<b>5.1 - Question</b> Chute Room	<b>5.1 - Responses</b> Pass	
<b>5.2 - Question</b> Fire Fire Doors (Making Sure The Seals, Self Closing Devices, Signs are present and The Doors Close Properly)	<b>5.2 - Responses</b> Pass	
<b>5.3 - Question</b> Lighting in Working Order	<b>5.3 - Responses</b> Pass	
<b>5.4 - Question</b> Dry-riser & Electric Cupboards Clear of Rubbish, no Holes or Large Cracks in The Walls, Ceiling or Floor	<b>5.4 - Responses</b> Pass	
<b>5.5 - Question</b> Fire Safety Issues (Tenants Store or Leave items in Communal Areas)	<b>5.5 - Responses</b> Pass	
<b>5.6 - Question</b> Cleaning, In Line With The Specification	<b>5.6 - Responses</b> Pass	
<b>5.7 - Question</b>	<b>5.7 - Responses</b>	

Any Other Issues to Report?	N	
-----------------------------	---	--

6 4th Floor		
<b>6.1 - Question</b> Chute Room	<b>6.1 - Responses</b> Pass	
<b>6.2 - Question</b> Fire Doors (Making Sure The Seals, Self Closing Devices, Signs are present and The Doors Close Properly)	<b>6.2 - Responses</b> Pass	
<b>6.3 - Question</b> Lighting In Working Order	<b>6.3 - Responses</b> Pass	
<b>6.4 - Question</b> Dry-riser & Electric Cupboards Clear of Rubbish, no Holes or Large Cracks in The Walls, Ceiling or Floor	<b>6.4 - Responses</b> Pass	
<b>6.5 - Question</b> Fire Safety Issues (Tenants Store or Leave items in Communal Areas)	<b>6.5 - Responses</b> Pass	
<b>6.6 - Question</b> Cleaning, In Line With The Specification	<b>6.6 - Responses</b> Pass	
<b>6.7 - Question</b> Any Other Issues to Report?	<b>6.7 - Responses</b> N	

7 5th Floor		
<b>7.1 - Question</b> Chute Room	<b>7.1 - Responses</b> Pass	
<b>7.2 - Question</b> Fire Doors (Making Sure The Seals, Self Closing Devices, Signs are present and The Doors Close Properly)	<b>7.2 - Responses</b> Pass	
<b>7.3 - Question</b> Lighting in Working Order	<b>7.3 - Responses</b> Pass	
<b>7.4 - Question</b> Dry-riser & Electric Cupboards Clear of Rubbish, no Holes or Large Cracks in The Walls, Ceiling or Floor	<b>7.4 - Responses</b> Pass	
<b>7.5 - Question</b> Fire Safety Issues (Tenants Store or Leave items in Communal Areas)	<b>7.5 - Responses</b> Pass	
<b>7.6 - Question</b> Cleaning, In Line With The Specification	<b>7.6 - Responses</b> Pass	
<b>7.7 - Question</b> Any Other Issues to Report?	<b>7.7 - Responses</b> N	

8 6th Floor		
<b>8.1 - Question</b> Chute Room	<b>8.1 - Responses</b> Pass	
<b>8.2 - Question</b> Fire Doors (Making Sure The Seals, Self Closing Devices, Signs are present and The Doors Close Properly)	<b>8.2 - Responses</b> Pass	
<b>8.3 - Question</b> Lighting in Working Order	<b>8.3 - Responses</b> Pass	

<b>8.4 - Question</b> Dry-riser & Electric Cupboards Clear of Rubbish, no Holes or Large Cracks in The Walls, Ceiling or Floor	<b>8.4 - Responses</b> Pass	
<b>8.5 - Question</b> Fire Safety Issues (Tenants Store or Leave items in Communal Areas)	<b>8.5 - Responses</b> Pass	
<b>8.6 - Question</b> Cleaning, In Line With The Specification	<b>8.6 - Responses</b> Pass	
<b>8.7 - Question</b> Any Other Issues to Report?	<b>8.7 - Responses</b> N	

### 9 7th Floor

<b>9.1 - Question</b> Chute Room	<b>9.1 - Responses</b> Pass	
<b>9.2 - Question</b> Fire Doors (Making Sure The Seals, Self Closing Devices, Signs are present and The Doors Close Properly)	<b>9.2 - Responses</b> Pass	
<b>9.3 - Question</b> Lighting, Working Order	<b>9.3 - Responses</b> Pass	
<b>9.4 - Question</b> Dry-riser & Electric Cupboards Clear of Rubbish, no Holes or Large Cracks in The Walls, Ceiling or Floor	<b>9.4 - Responses</b> Pass	
<b>9.5 - Question</b> Fire Safety Issues (Tenants Store or Leave items in Communal Areas)	<b>9.5 - Responses</b> Pass	
<b>9.6 - Question</b> Cleaning, In Line With The Specification	<b>9.6 - Responses</b> Pass	
<b>9.7 - Question</b> Any Other Issues to Report?	<b>9.7 - Responses</b> N	

### 10 8th Floor

<b>10.1 - Question</b> Chute Room	<b>10.1 - Responses</b> Pass	
<b>10.2 - Question</b> Fire Doors (Making Sure The Seals, Self Closing Devices, Signs are present and The Doors Close Properly)	<b>10.2 - Responses</b> Pass	
<b>10.3 - Question</b> Lighting, in Working Order	<b>10.3 - Responses</b> Pass	
<b>10.4 - Question</b> Dry-riser & Electric Cupboards Clear of Rubbish, no Holes or Large Cracks in The Walls, Ceiling or Floor	<b>10.4 - Responses</b> Pass	
<b>10.5 - Question</b> Fire Safety Issues (Tenants Store or Leave items in Communal Areas)	<b>10.5 - Responses</b> Pass	
<b>10.6 - Question</b> Cleaning, In Line With The Specification	<b>10.6 - Responses</b> Pass	
<b>10.7 - Question</b> Any Other Issues to Report?	<b>10.7 - Responses</b> N	

11 9th Floor		
<b>11.1 - Question</b> Chute Room	<b>11.1 - Responses</b> Pass	
<b>11.2 - Question</b> Fire Doors (Making Sure The Seals, Self Closing Devices, Signs are present and The Doors Close Properly)	<b>11.2 - Responses</b> Pass	
<b>11.3 - Question</b> Lighting, in Working Order	<b>11.3 - Responses</b> Pass	
<b>11.4 - Question</b> Dry-riser & Electric Cupboards Clear of Rubbish, no Holes or Large Cracks in The Walls, Ceiling or Floor	<b>11.4 - Responses</b> Pass	
<b>11.5 - Question</b> Fire Safety Issues (Tenants Store or Leave items in Communal Areas)	<b>11.5 - Responses</b> Pass	
<b>11.6 - Question</b> Cleaning, In Line With The Specification	<b>11.6 - Responses</b> Pass	
<b>11.7 - Question</b> Any Other Issues to Report?	<b>11.7 - Responses</b> N	

12 10th Floor		
<b>12.1 - Question</b> Chute Room	<b>12.1 - Responses</b> Pass	
<b>12.2 - Question</b> Fire Doors (Making Sure The Seals, Self Closing Devices, Signs are present and The Doors Close Properly)	<b>12.2 - Responses</b> Pass	
<b>12.3 - Question</b> Lighting, in Working Order	<b>12.3 - Responses</b> Pass	
<b>12.4 - Question</b> Dry-riser & Electric Cupboards Clear of Rubbish, no Holes or Large Cracks in The Walls, Ceiling or Floor	<b>12.4 - Responses</b> Pass	
<b>12.5 - Question</b> Fire Safety Issues (Tenants Store or Leave items in Communal Areas)	<b>12.5 - Responses</b> Pass	
<b>12.6 - Question</b> Cleaning, In Line With The Specification	<b>12.6 - Responses</b> Pass	
<b>12.7 - Question</b> Roof Door Secure	<b>12.7 - Responses</b> Pass	
<b>12.8 - Question</b> Any Other Issues to Report?	<b>12.8 - Responses</b> N	

13 External		
<b>13.1 - Question</b> Parking Area Clear and Tidy	<b>13.1 - Responses</b> Pass	
<b>13.2 - Question</b> Binroom, Make Sure Its Clean, Chutes Are Not Blocked and Switch Bins If Needed)	<b>13.2 - Responses</b> Pass	
<b>13.3 - Question</b> Ground Maintenance	<b>13.3 - Responses</b> Fail	<b>13.3 - Comments</b>

		27/02/2025 uneven slabs on footpath leading to the nursery
<b>13.4 - Question</b> Litter & Flytip	<b>13.4 - Responses</b> Pass	
<b>13.5 - Question</b> Lighting in Working Order	<b>13.5 - Responses</b> Pass	
<b>13.6 - Question</b> Front, Side & Rear Fire Exit Are Clear From Obstruction	<b>13.6 - Responses</b> Pass	
<b>13.7 - Question</b> Balconies (Make Sure no Combustible Items Stored)	<b>13.7 - Responses</b> Pass	
<b>13.8 - Question</b> Any Other Issues to Report?	<b>13.8 - Responses</b> N	

#### 14 Scooter Charging Area

<b>14.1 - Question</b> Scooter Charging Area	<b>14.1 - Responses</b> Pass	
---	---------------------------------	--

#### 15 Bin Room Sprinkler System

<b>15.1 - Question</b> Sprinkler Panel power Light On	<b>15.1 - Responses</b> Pass	
<b>15.2 - Question</b> Sprinkler Head Present	<b>15.2 - Responses</b> Pass	

#### 16 Disabled Toilet Pull Cords Test

<b>16.1 - Question</b> Disabled Toilet Basement	<b>16.1 - Responses</b> Y	
<b>16.2 - Question</b> Disabled Toilets Lobby	<b>16.2 - Responses</b> Y	