



Inspection Report

Company Name Pioneer Group	Scheduled Start Date 24/03/2025	Inspection Completed on 24/03/2025
Location of Inspection TOPCLIFFE HOUSE, B35 6BT, TOP521000C	Scheduled Time of Inspection 8:40 AM	Inspection Submission Time 8:49 AM
Inspector that undertook inspection Matthew Barrington	Template Used TOPCLIFFE HOUSE INSPECTION	PDF Sent to muso.sediqi@cvch.org.uk;fran.cruise@cvch.org.uk

Inspection Score and Overall Grade		
Actual Score	Max Score	Inspection %
0	0	0
Banding Name Default Banding	Overall Inspection Result Default Banding Item	

1 Lower Ground		
1.1 - Question Internal and External Fire Escape Routs and Exits Are Clear of Obstruction	1.1 - Responses Pass	
1.2 - Question Tank Room Clear/Tidy (Visual Check for Water Leak)	1.2 - Responses Fail	
Q 1.2 - Photo 	Q 1.2 - Photo 	
1.3 - Question Dry-riser & Electric Cupboards Clear of Rubbish, no Holes or Large Cracks in The Walls, Ceiling or Floor	1.3 - Responses Pass	
1.4 - Question Cleaning, In Line With The Specification	1.4 - Responses Pass	
1.5 - Question Lighting, in Working Order	1.5 - Responses Pass	
1.6 - Question	1.6 - Responses Pass	

Fire Safety Issues (Tenants Store or Leave items in Communal Areas)		
1.7 - Question Fire Doors (Making Sure The Seals, Self Closing Devices, Signs are present and The Doors Close Properly)	1.7 - Responses Pass	1.7 - Comments 24/03/2025 only previously reported problems. New ones.
1.8 - Question Any Other Issues to Report?	1.8 - Responses N	

2 Ground Floor		
2.1 - Question Internal and External Fire Escape Routs and Exits Are Clear of Obstruction	2.1 - Responses Pass	
2.2 - Question Lighting in Working Order	2.2 - Responses Pass	
2.3 - Question Fire Safety Issues (Tenants Store or Leave items in Communal Areas)	2.3 - Responses Pass	
2.4 - Question Lifts in working Order	2.4 - Responses Pass	
2.5 - Question Dry-riser & Electric Cupboards Clear of Rubbish, no Holes or Large Cracks in The Walls, Ceiling or Floor	2.5 - Responses Pass	
2.6 - Question Fire Doors (Making Sure The Seals, Self Closing Devices, Signs are present and The Doors Close Properly)	2.6 - Responses Pass	
2.7 - Question Cleaning, In Line With The Specification	2.7 - Responses Pass	
2.8 - Question Mobility Scooter Room Clean/Tidy free from Hazard	2.8 - Responses Y	
2.9 - Question Key Safe in the lobby (check to make sure all the relevant keys are present)	2.9 - Responses Y	
2.10 - Question Notice Board Make sure all relevant Information are visible/not blocked (Remove out of date flyers)	2.10 - Responses Y	
2.11 - Question Communal Room Tidy/Safe	2.11 - Responses Y	
2.12 - Question Toilet in working Order	2.12 - Responses Y	
2.13 - Question Flush Hot and Cold Taps in The Toilet	2.13 - Responses Y	
2.14 - Question Chute Room Clear of Rubbish (chute not Blocked)	2.14 - Responses Y	
2.15 - Question Any Other Issues to Report?	2.15 - Responses N	

3 1st Floor		
3.1 - Question	3.1 - Responses Fail	3.1 - Comments

Chute Room Clear of Rubbish (chute not Blocked)		24/03/2025 chute backed up with rubbish. The estates team has been called and will clear it this morning. Also, rubbish has been dumped outside of the bin room, this will also be cleared shortly.
3.2 - Question Fire Doors (Making Sure The Seals, Self Closing Devices, Signs are present and The Doors Close Properly)	3.2 - Responses Pass	
3.3 - Question Dry-riser & Electric Cupboards Clear of Rubbish, no Holes or Large Cracks in The Walls, Ceiling or Floor	3.3 - Responses Pass	
3.4 - Question Lighting in Working Order	3.4 - Responses Pass	
3.5 - Question Fire Safety Issues (Tenants Store or Leave items in Communal Areas)	3.5 - Responses Pass	
3.6 - Question Cleaning In Line With The Specification	3.6 - Responses Pass	
3.7 - Question Any Other Issues to Report?	3.7 - Responses N	

4 2nd Floor

4.1 - Question Chute Room Clear of Rubbish (chute not Blocked)	4.1 - Responses Pass	
4.2 - Question Fire Doors (Making Sure The Seals, Self Closing Devices, Signs are present and The Doors Close Properly)	4.2 - Responses Pass	
4.3 - Question Lighting in Working Order	4.3 - Responses Pass	
4.4 - Question Dry-riser & Electric Cupboards Clear of Rubbish, no Holes or Large Cracks in The Walls, Ceiling or Floor	4.4 - Responses Pass	
4.5 - Question Fire Safety Issues (Tenants Store or Leave items in Communal Areas)	4.5 - Responses Pass	
4.6 - Question Cleaning, In Line With The Specification	4.6 - Responses Pass	
4.7 - Question Any Other Issues to Report	4.7 - Responses N	

5 3rd Floor

5.1 - Question Chute Room Clear of Rubbish (chute not Blocked)	5.1 - Responses Pass	
5.2 - Question Fire Fire Doors (Making Sure The Seals, Self Closing Devices, Signs are present and The Doors Close Properly)	5.2 - Responses Pass	
5.3 - Question Lighting in Working Order	5.3 - Responses Pass	

5.4 - Question Dry-riser & Electric Cupboards Clear of Rubbish, no Holes or Large Cracks in The Walls, Ceiling or Floor	5.4 - Responses Pass	
5.5 - Question Fire Safety Issues (Tenants Store or Leave items in Communal Areas)	5.5 - Responses Pass	
5.6 - Question Cleaning, In Line With The Specification	5.6 - Responses Pass	
5.7 - Question Any Other Issues to Report?	5.7 - Responses N	

6 4th Floor		
6.1 - Question Chute Room Clear of Rubbish (chute not Blocked)	6.1 - Responses Pass	
6.2 - Question Fire Doors (Making Sure The Seals, Self Closing Devices, Signs are present and The Doors Close Properly)	6.2 - Responses Pass	
6.3 - Question Lighting In Working Order	6.3 - Responses Pass	
6.4 - Question Dry-riser & Electric Cupboards Clear of Rubbish, no Holes or Large Cracks in The Walls, Ceiling or Floor	6.4 - Responses Pass	
6.5 - Question Fire Safety Issues (Tenants Store or Leave items in Communal Areas)	6.5 - Responses Pass	
6.6 - Question Cleaning, In Line With The Specification	6.6 - Responses Pass	
6.7 - Question Any Other Issues to Report?	6.7 - Responses N	

7 5th Floor		
7.1 - Question Chute Room Clear of Rubbish (chute not Blocked)	7.1 - Responses Pass	
7.2 - Question Fire Doors (Making Sure The Seals, Self Closing Devices, Signs are present and The Doors Close Properly)	7.2 - Responses Pass	
7.3 - Question Lighting in Working Order	7.3 - Responses Pass	
7.4 - Question Dry-riser & Electric Cupboards Clear of Rubbish, no Holes or Large Cracks in The Walls, Ceiling or Floor	7.4 - Responses Pass	
7.5 - Question Fire Safety Issues (Tenants Store or Leave items in Communal Areas)	7.5 - Responses Pass	
7.6 - Question Cleaning, In Line With The Specification	7.6 - Responses Pass	

7.7 - Question Any Other Issues to Report?	7.7 - Responses N	
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8 6th Floor

8.1 - Question Chute Room Clear of Rubbish (chute not Blocked)	8.1 - Responses Pass	
8.2 - Question Fire Doors (Making Sure The Seals, Self Closing Devices, Signs are present and The Doors Close Properly)	8.2 - Responses Pass	
8.3 - Question Lighting in Working Order	8.3 - Responses Pass	
8.4 - Question Dry-riser & Electric Cupboards Clear of Rubbish, no Holes or Large Cracks in The Walls, Ceiling or Floor	8.4 - Responses Pass	
8.5 - Question Fire Safety Issues (Tenants Store or Leave items in Communal Areas)	8.5 - Responses Pass	
8.6 - Question Cleaning, In Line With The Specification	8.6 - Responses Pass	
8.7 - Question Any Other Issues to Report?	8.7 - Responses N	

9 7th Floor

9.1 - Question Chute Room Clear of Rubbish (chute not Blocked)	9.1 - Responses Pass	
9.2 - Question Fire Doors (Making Sure The Seals, Self Closing Devices, Signs are present and The Doors Close Properly)	9.2 - Responses Pass	
9.3 - Question Lighting, Working Order	9.3 - Responses Pass	
9.4 - Question Dry-riser & Electric Cupboards Clear of Rubbish, no Holes or Large Cracks in The Walls, Ceiling or Floor	9.4 - Responses Pass	
9.5 - Question Fire Safety Issues (Tenants Store or Leave items in Communal Areas)	9.5 - Responses Pass	
9.6 - Question Cleaning, In Line With The Specification	9.6 - Responses Pass	
9.7 - Question Any Other Issues to Report?	9.7 - Responses N	

10 8th Floor

10.1 - Question Chute Room Clear of Rubbish (chute not Blocked)	10.1 - Responses Pass	
10.2 - Question	10.2 - Responses Pass	

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

11 9th Floor		
11.1 - Question Chute Room Clear of Rubbish (chute not Blocked)	11.1 - Responses Pass	
11.2 - Question Fire Doors (Making Sure The Seals, Self Closing Devices, Signs are present and The Doors Close Properly)	11.2 - Responses Pass	
11.3 - Question Lighting, in Working Order	11.3 - Responses Pass	
11.4 - Question Dry-riser & Electric Cupboards Clear of Rubbish, no Holes or Large Cracks in The Walls, Ceiling or Floor	11.4 - Responses Pass	
11.5 - Question Fire Safety Issues (Tenants Store or Leave items in Communal Areas)	11.5 - Responses Pass	
11.6 - Question Cleaning, In Line With The Specification	11.6 - Responses Pass	
11.7 - Question Any Other Issues to Report?	11.7 - Responses N	

12 10th Floor		
12.1 - Question Chute Room Clear of Rubbish (chute not Blocked)	12.1 - Responses Pass	
12.2 - Question Fire Doors (Making Sure The Seals, Self Closing Devices, Signs are present and The Doors Close Properly)	12.2 - Responses Pass	
12.3 - Question Lighting, in Working Order	12.3 - Responses Pass	
12.4 - Question Dry-riser & Electric Cupboards Clear of Rubbish, no Holes or Large Cracks in The Walls, Ceiling or Floor	12.4 - Responses Pass	
12.5 - Question	12.5 - Responses	

Fire Safety Issues (Tenants Store or Leave items in Communal Areas)	Pass	
12.6 - Question Cleaning, In Line With The Specification	12.6 - Responses Pass	
12.7 - Question Roof Door Secure	12.7 - Responses Pass	
12.8 - Question Any Other Issues to Report?	12.8 - Responses N	

13 External		
13.1 - Question Parking Area Clear and Tidy	13.1 - Responses Pass	
13.2 - Question Binroom, Make Sure Its Clean, Chutes Are Not Blocked and Switch Bins If Needed)	13.2 - Responses Pass	
13.3 - Question Ground Maintenance In Line With The Specification	13.3 - Responses Pass	
13.4 - Question Litter & Flytip	13.4 - Responses Pass	
13.5 - Question Lighting in Working Order	13.5 - Responses Pass	
13.6 - Question Front, Side Fire Exit Are Clear From Obstruction	13.6 - Responses Pass	
13.7 - Question Balconies (Make Sure no Combustible Items Stored)	13.7 - Responses Pass	
13.8 - Question Any Other Issues to Report?	13.8 - Responses N	

14 Bin Room Sprinkler System		
14.1 - Question Sprinkler Panel power Light On	14.1 - Responses Pass	
14.2 - Question Sprinkler Head Present	14.2 - Responses Pass	
14.3 - Question Flush The tap in Bin Room	14.3 - Responses Y	