

# Inspection Report

<b>Company Name</b> Pioneer Group	<b>Scheduled Start Date</b> 22/04/2025	<b>Inspection Completed on</b> 22/04/2025
<b>Location of Inspection</b> TOPCLIFFE HOUSE, B35 6BT, TOP521000C	<b>Scheduled Time of Inspection</b> 8:36 AM	<b>Inspection Submission Time</b> 8:40 AM
<b>Inspector that undertook inspection</b> Matthew Barrington	<b>Template Used</b> TOPCLIFFE HOUSE INSPECTION	<b>PDF Sent to</b> muso.sediqi@cvch.org.uk;fran.cruise@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> Tank Room Clear/Tidy (Visual Check for Water Leak)	<b>1.2 - Responses</b> Pass	
<b>1.3 - Question</b> Dry-riser & Electric Cupboards Clear of Rubbish, no Holes or Large Cracks in The Walls, Celling or Floor	<b>1.3 - Responses</b> Pass	
<b>1.4 - Question</b> Cleaning, In Line With The Specification	<b>1.4 - Responses</b> Pass	
<b>1.5 - Question</b> Lighting, in Working Order	<b>1.5 - Responses</b> Pass	
<b>1.6 - Question</b> Fire Safety Issues (Tenants Store or Leave items in Communal Areas)	<b>1.6 - Responses</b> Pass	
<b>1.7 - Question</b> Fire Doors (Making Sure The Seals, Self Closing Devices, Signs are present and The Doors Close Properly)	<b>1.7 - Responses</b> Pass	
<b>1.8 - Question</b> Any Other Issues to Report?	<b>1.8 - Responses</b> N	

2 Ground Floor		
<b>2.1 - Question</b> Internal and External Fire Escape Routs and Exits Are Clear of Obstruction	<b>2.1 - Responses</b> Pass	

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 Notice Board Make sure all relevant Information are visible/not blocked (Remove out of date flyers)	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

3 1st Floor		
<b>3.1 - Question</b> Chute Room Clear of Rubbish (chute not Blocked)	<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 In Line With The Specification	<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 Clear of Rubbish (chute not Blocked)	<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 Clear of Rubbish (chute not Blocked)	<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> Any Other Issues to Report?	<b>5.7 - Responses</b> N	

6 4th Floor		
<b>6.1 - Question</b> Chute Room Clear of Rubbish (chute not Blocked)	<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 Clear of Rubbish (chute not Blocked)	<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 Clear of Rubbish (chute not Blocked)	<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 Clear of Rubbish (chute not Blocked)	<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 Clear of Rubbish (chute not Blocked)	<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 Clear of Rubbish (chute not Blocked)	<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 Clear of Rubbish (chute not Blocked)	<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>13.2 - Comments</b> 22/04/2025 due to bin strike the rubbish is on the floor and the bins are full.

<b>13.3 - Question</b> Ground Maintenance In Line With The Specification	<b>13.3 - Responses</b> Pass	
<b>13.4 - Question</b> Litter & Flytip	<b>13.4 - Responses</b> Pass	<b>13.4 - Comments</b> 22/04/2025 some fly tipping in the old bin area to be collected later.
<b>13.5 - Question</b> Lighting in Working Order	<b>13.5 - Responses</b> Pass	
<b>13.6 - Question</b> Front, Side 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 Bin Room Sprinkler System		
<b>14.1 - Question</b> Sprinkler Panel power Light On	<b>14.1 - Responses</b> Pass	
<b>14.2 - Question</b> Sprinkler Head Present	<b>14.2 - Responses</b> Pass	
<b>14.3 - Question</b> Flush The tap in Bin Room	<b>14.3 - Responses</b> Y	