

# Inspection Report

<b>Company Name</b> Pioneer Group	<b>Scheduled Start Date</b> 05/06/2025	<b>Inspection Completed on</b> 05/06/2025
<b>Location of Inspection</b> CHIVNOR HOUSE, B35 7HY, CHI294000C	<b>Scheduled Time of Inspection</b> 10:43 AM	<b>Inspection Submission Time</b> 10:49 AM
<b>Inspector that undertook inspection</b> James Horsfall	<b>Template Used</b> CHIVNOR HOUSE Inspection	<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 clean and tidy	<b>1.2 - Responses</b> Pass	
<b>1.3 - Question</b> Flush Hot & Cold Taps in Laundry Room	<b>1.3 - Responses</b> Y	
<b>1.4 - Question</b> Tank Room (Visual Check for Water Leak)	<b>1.4 - Responses</b> Pass	
<b>1.5 - Question</b> Dry-riser & Electric Cupboards Clear of Rubbish, no Holes or Large Cracks in The Walls, Ceiling or Floor	<b>1.5 - Responses</b> Pass	
<b>1.6 - Question</b> Cleaning, In Line With The Specification	<b>1.6 - Responses</b> Pass	
<b>1.7 - Question</b> Disabled Toilet Clean and in Working Order	<b>1.7 - Responses</b> Pass	
<b>1.8 - Question</b> Disabled Toilet Flush Hot & Cold Including Service Taps	<b>1.8 - Responses</b> Y	
<b>1.9 - Question</b> Disabled Toilet Test Pullcord	<b>1.9 - Responses</b> Y	
<b>1.10 - Question</b> Lighting, in Working Order	<b>1.10 - Responses</b> Pass	
<b>1.11 - Question</b> Fire Safety Issues (Tenants Store or Leave items in Communal Areas)	<b>1.11 - Responses</b> Pass	

<b>1.12 - Question</b> Fire Doors (Making Sure The Seals, Self Closing Devices, Signs are present and The Doors Close Properly)	<b>1.12 - Responses</b> Pass	
<b>1.13 - Question</b> Mobility Scooter Charging Area Clean And Tidy	<b>1.13 - Responses</b> Y	
<b>1.14 - Question</b> Any Other Issues to Report?	<b>1.14 - Responses</b> N	


2 Ground Floor		
<b>2.1 - Question</b> Chute Room Clear of Rubbish (chute not Blocked)	<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	<b>2.3 - Responses</b> Y	
<b>2.4 - Question</b> Call Point Tested (Please indicate Which Call Point was Triggered)	<b>2.4 - Responses</b> 10th floor hallway	
<b>2.5 - Question</b> Lighting in Working Order	<b>2.5 - Responses</b> Pass	
<b>2.6 - Question</b> Fire Safety Issues (Tenants Store or Leave items in Communal Areas)	<b>2.6 - Responses</b> Pass	
<b>2.7 - Question</b> Toilets Are Clean and in Working Order	<b>2.7 - Responses</b> Pass	
<b>2.8 - Question</b> Toilets Flush Hot & Cold Taps in Both Toilets	<b>2.8 - Responses</b> Pass	
<b>2.9 - Question</b> Test Pull Cords in Toilets	<b>2.9 - Responses</b> Y	
<b>2.10 - Question</b> Lifts Clean and in working Order	<b>2.10 - Responses</b> Pass	
<b>2.11 - Question</b> Dry-riser & Electric Cupboards Clear of Rubbish, no Holes or Large Cracks in The Walls, Ceiling or Floor	<b>2.11 - Responses</b> Pass	
<b>2.12 - Question</b> Fire Doors (Making Sure The Seals, Self Closing Devices, Signs are present and The Doors Close Properly)	<b>2.12 - Responses</b> Pass	
<b>2.13 - Question</b> Cleaning, In Line With The Specification	<b>2.13 - Responses</b> Pass	
<b>2.14 - Question</b> Flush Tap in Cleaning Cupboard	<b>2.14 - Responses</b> Y	
<b>2.15 - Question</b> Key Safe Make Sure All Relevant Keys Are Present	<b>2.15 - Responses</b> Y	
<b>2.16 - Question</b> Notice Board Make Sure Safety Information Not Blocked, remove outdated flyers.	<b>2.16 - Responses</b> Y	
<b>2.17 - Question</b>	<b>2.17 - Responses</b>	

Any Other Issues to Report?	N	
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3 Communal Room/Kitchen		
<b>3.1 - Question</b> Communal Room/Kitchen Clean and Tidy	<b>3.1 - Responses</b> Y	
<b>3.2 - Question</b> Communal Room Pullcord Test	<b>3.2 - Responses</b> Y	
<b>3.3 - Question</b> Flush Hot & Cold Taps in Both Sink	<b>3.3 - Responses</b> Y	
<b>3.4 - Question</b> Flush Hot & Cold Taps in Wash Basin	<b>3.4 - Responses</b> Y	
<b>3.5 - Question</b> First Aid Kit Present And Stocked Up	<b>3.5 - Responses</b> Y	

4 1st 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> Dry-riser & Electric Cupboards Clear of Rubbish, no Holes or Large Cracks in The Walls, Ceiling or Floor	<b>4.3 - Responses</b> Pass	
<b>4.4 - Question</b> Lighting in Working Order	<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 2nd 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 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> Y	<b>5.7 - Comments</b> 05/06/2025 door in chute is loose
<b>Q 5.7 - Photo</b> 		

6 3rd 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 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 4th 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 5th 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> Y	<b>8.7 - Comments</b> 05/06/2025 fire door not shutting properly
<b>Q 8.7 - Photo</b>		
		

9 6th 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 in 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 7th 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, 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 8th 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	
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## 12 9th 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> Any Other Issues to Report?	<b>12.7 - Responses</b> N	

## 13 10th Floor

<b>13.1 - Question</b> Chute Room Clear of Rubbish (chute not Blocked)	<b>13.1 - Responses</b> Pass	
<b>13.2 - Question</b> Fire Doors (Making Sure The Seals, Self Closing Devices, Signs are present and The Doors Close Properly)	<b>13.2 - Responses</b> Pass	
<b>13.3 - Question</b> Lighting, in Working Order	<b>13.3 - Responses</b> Pass	
<b>13.4 - Question</b> Dry-riser & Electric Cupboards Clear of Rubbish, no Holes or Large Cracks in The Walls, Ceiling or Floor	<b>13.4 - Responses</b> Pass	
<b>13.5 - Question</b> Fire Safety Issues (Tenants Store or Leave items in Communal Areas)	<b>13.5 - Responses</b> Pass	
<b>13.6 - Question</b> Cleaning, In Line With The Specification	<b>13.6 - Responses</b> Pass	
<b>13.7 - Question</b> Roof Door Secure	<b>13.7 - Responses</b> Pass	
<b>13.8 - Question</b> Any Other Issues to Report?	<b>13.8 - Responses</b> N	

## 14 External

<b>14.1 - Question</b> Parking Area Clean and Tidy	<b>14.1 - Responses</b> Pass	
<b>14.2 - Question</b>	<b>14.2 - Responses</b>	

Ground Maintenance in Line With The Specification	Pass	
<b>14.3 - Question</b> Litter Pick, sweep up and Remove Fly tip	<b>14.3 - Responses</b> Pass	
<b>14.4 - Question</b> Lighting in Working Order	<b>14.4 - Responses</b> Pass	
<b>14.5 - Question</b> Front, Side & Rear Fire Exit Are Clear From Obstruction	<b>14.5 - Responses</b> Pass	
<b>14.6 - Question</b> Balconies (Make Sure no Combustible Items Stored)	<b>14.6 - Responses</b> Pass	
<b>14.7 - Question</b> Any Other Issues to Report?	<b>14.7 - Responses</b> Y	<b>14.7 - Comments</b> 05/06/2025 uneven and loose slabs on pathway at front of block and side <b>14.7 - Comments</b> 05/06/2025 coping Stone has broke and fell
<b>Q 14.7 - Photo</b> 	<b>Q 14.7 - Photo</b> 	<b>Q 14.7 - Photo</b> 

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	
<b>15.3 - Question</b> Bin room, Make Sure Its Clean, Chutes Are Not Blocked and Switch Bins If Needed)	<b>15.3 - Responses</b> Y	<b>15.3 - Comments</b> 05/06/2025 bins not been emptied
<b>15.4 - Question</b> Flush the tap in bin room	<b>15.4 - Responses</b> Y	