Photobook Powered by Housemark Inspection Report

Company Name Pioneer Group	**Scheduled Start Date** 14/08/2025	**Inspection Completed on** 14/08/2025
Location of Inspection CHIVNOR HOUSE, B35 7HY, CHI294000C	**Scheduled Time of Inspection** 10:00 AM	**Inspection Submission Time** 12:01 PM
Inspector that undertook inspection James Horsfall	**Template Used** CHIVNOR HOUSE Inspection	**PDF Sent to** steven.baker@cvch.org.uk

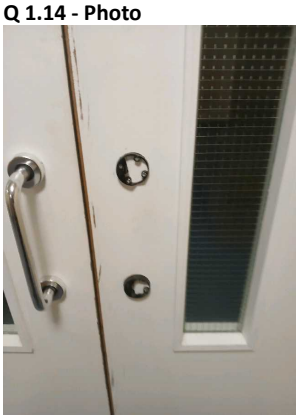
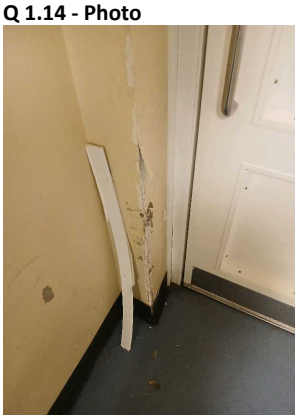
Inspection Score and Overall Grade

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 Laundry Room clean and tidy	**1.2 - Responses** Pass	
1.3 - Question Flush Hot & Cold Taps in Laundry Room	**1.3 - Responses** Y	
1.4 - Question Tank Room (Visual Check for Water Leak)	**1.4 - Responses** Pass	
1.5 - Question Dry-riser & Electric Cupboards Clear of Rubbish, no Holes or Large Cracks in The Walls, Celling or Floor	**1.5 - Responses** Pass	
1.6 - Question Cleaning, In Line With The Specification	**1.6 - Responses** Pass	
1.7 - Question Disabled Toilet Clean and in Working Order	**1.7 - Responses** Pass	
1.8 - Question Disabled Toilet Flush Hot & Cold Including Service Taps	**1.8 - Responses** Y	
1.9 - Question Disabled Toilet Test Pullcord	**1.9 - Responses** Y	
1.10 - Question Lighting, in Working Order	**1.10 - Responses** Pass	
1.11 - Question Fire Safety Issues (Tenants Store or Leave items in Communal Areas)	**1.11 - Responses** Pass	

1.12 - Question Fire Doors (Making Sure The Seals, Self Closing Devices, Signs are present and The Doors Close Properly)	**1.12 - Responses** Pass	
1.13 - Question Mobility Scooter Charging Area Clean And Tidy	**1.13 - Responses** Y	
1.14 - Question Any Other Issues to Report?	**1.14 - Responses** Y	**1.14 - Comments** 14/08/2025 handle broke on double doors **1.14 - Comments** 14/08/2025 basement door broke been reported needs repairing
Q 1.14 - Photo 	**Q 1.14 - Photo** 	**Q 1.14 - Photo** 

2 Ground Floor		
2.1 - Question Chute Room Clear of Rubbish (chute not Blocked)	**2.1 - Responses** Pass	
2.2 - Question Internal and External Fire Escape Routs and Exits Are Clear of Obstruction	**2.2 - Responses** Pass	
2.3 - Question Fire Alarm Test	**2.3 - Responses** Y	
2.4 - Question Call Point Tested (Please indicate Which Call Point was Triggered)	**2.4 - Responses** 10th floor hallway	
2.5 - Question Lighting in Working Order	**2.5 - Responses** Pass	
2.6 - Question Fire Safety Issues (Tenants Store or Leave items in Communal Areas)	**2.6 - Responses** Pass	
2.7 - Question Toilets Are Clean and in Working Order	**2.7 - Responses** Pass	
2.8 - Question Toilets Flush Hot & Cold Taps in Both Toilets	**2.8 - Responses** Pass	
2.9 - Question Test Pull Cords in Toilets	**2.9 - Responses** Y	
2.10 - Question Lifts Clean and in working Order	**2.10 - Responses** Pass	
2.11 - Question Dry-riser & Electric Cupboards Clear of Rubbish, no Holes or Large Cracks in The Walls, Celling or Floor	**2.11 - Responses** Pass	

2.12 - Question Fire Doors (Making Sure The Seals, Self Closing Devices, Signs are present and The Doors Close Properly)	**2.12 - Responses** Pass	
2.13 - Question Cleaning, In Line With The Specification	**2.13 - Responses** Pass	
2.14 - Question Flush Tap in Cleaning Cupboard	**2.14 - Responses** Y	
2.15 - Question Key Safe Make Sure All Relevant Keys Are Present	**2.15 - Responses** Y	
2.16 - Question Notice Board Make Sure Safety Information Not Blocked, remove outdated flyers.	**2.16 - Responses** Y	
2.17 - Question Any Other Issues to Report?	**2.17 - Responses** N	

3 Communal Room/Kitchen		
3.1 - Question Communal Room/Kitchen Clean and Tidy	**3.1 - Responses** Y	
3.2 - Question Communal Room Pullcord Test	**3.2 - Responses** Y	
3.3 - Question Flush Hot & Cold Taps in Both Sink	**3.3 - Responses** Y	
3.4 - Question Flush Hot & Cold Taps in Wash Basin	**3.4 - Responses** Y	
3.5 - Question First Aid Kit Present And Stocked Up	**3.5 - Responses** Y	

4 1st 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 Dry-riser & Electric Cupboards Clear of Rubbish, no Holes or Large Cracks in The Walls, Celling or Floor	**4.3 - Responses** Pass	
4.4 - Question Lighting in Working Order	**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 2nd Floor		
5.1 - Question Chute Room Clear of Rubbish (chute not Blocked)	**5.1 - Responses** Pass	
5.2 - Question 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, Celling 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** Y	**5.7 - Comments** 14/08/2025 chute door loose coming away from brickwork

6 3rd Floor		
6.1 - Question Chute Room Clear of Rubbish (chute not Blocked)	**6.1 - Responses** Pass	
6.2 - Question Fire 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, Celling 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 4th 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, Celling 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	

8 5th 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, Celling 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 6th 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 in Working Order	**9.3 - Responses** Pass	
9.4 - Question Dry-riser & Electric Cupboards Clear of Rubbish, no Holes or Large Cracks in The Walls, Celling 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	**9.6 - Responses**	

Cleaning, In Line With The Specification	Pass	
9.7 - Question Any Other Issues to Report?	**9.7 - Responses** N	

10 7th Floor		
10.1 - Question Chute Room Clear of Rubbish (chute not Blocked)	**10.1 - Responses** Pass	
10.2 - Question Fire Doors (Making Sure The Seals, Self Closing Devices, Signs are present and The Doors Close Properly)	**10.2 - Responses** Pass	
10.3 - Question Lighting, Working Order	**10.3 - Responses** Pass	
10.4 - Question Dry-riser & Electric Cupboards Clear of Rubbish, no Holes or Large Cracks in The Walls, Celling 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	

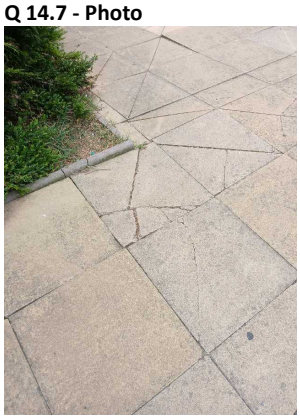
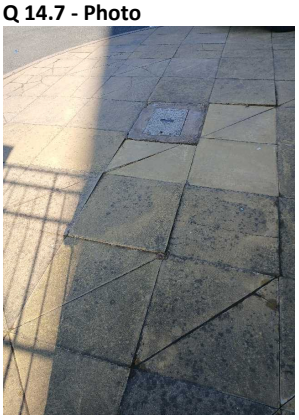
11 8th Floor		
11.1 - Question Chute Room Clear of Rubbish (chute not Blocked)	**11.1 - Responses** Pass	
11.2 - Question Fire Doors (Making Sure The Seals, Self Closing Devices, Signs are present and The Doors Close Properly)	**11.2 - Responses** Pass	
11.3 - Question Lighting, in Working Order	**11.3 - Responses** Pass	
11.4 - Question Dry-riser & Electric Cupboards Clear of Rubbish, no Holes or Large Cracks in The Walls, Celling 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 9th 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, Celling or Floor	**12.4 - Responses** Pass	
12.5 - Question Fire Safety Issues (Tenants Store or Leave items in Communal Areas)	**12.5 - Responses** Pass	
12.6 - Question Cleaning, In Line With The Specification	**12.6 - Responses** Pass	
12.7 - Question Any Other Issues to Report?	**12.7 - Responses** N	

13 10th Floor		
13.1 - Question Chute Room Clear of Rubbish (chute not Blocked)	**13.1 - Responses** Pass	
13.2 - Question Fire Doors (Making Sure The Seals, Self Closing Devices, Signs are present and The Doors Close Properly)	**13.2 - Responses** Pass	
13.3 - Question Lighting, in Working Order	**13.3 - Responses** Pass	
13.4 - Question Dry-riser & Electric Cupboards Clear of Rubbish, no Holes or Large Cracks in The Walls, Celling or Floor	**13.4 - Responses** Pass	
13.5 - Question Fire Safety Issues (Tenants Store or Leave items in Communal Areas)	**13.5 - Responses** Pass	
13.6 - Question Cleaning, In Line With The Specification	**13.6 - Responses** Pass	
13.7 - Question Roof Door Secure	**13.7 - Responses** Pass	
13.8 - Question Any Other Issues to Report?	**13.8 - Responses** N	

14 External		
14.1 - Question Parking Area Clean and Tidy	**14.1 - Responses** Pass	
14.2 - Question Ground Maintenance in Line With The Specification	**14.2 - Responses** Pass	
14.3 - Question Litter Pick, sweep up and Remove Fly tip	**14.3 - Responses** Pass	
14.4 - Question Lighting in Working Order	**14.4 - Responses** Pass	
14.5 - Question	**14.5 - Responses**	

Front, Side & Rear Fire Exit Are Clear From Obstruction	Pass	
14.6 - Question Balconies (Make Sure no Combustible Items Stored)	**14.6 - Responses** Pass	
14.7 - Question Any Other Issues to Report?	**14.7 - Responses** Y	**14.7 - Comments** 14/08/2025 uneven and loosenl slabs on council pathway at the front and side of block by basement
Q 14.7 - Photo 	**Q 14.7 - Photo** 	

15 Bin Room /Sprinkler System		
15.1 - Question Sprinkler Panel power Light On	**15.1 - Responses** Pass	
15.2 - Question Sprinkler Head Present	**15.2 - Responses** Pass	
15.3 - Question Bin room, Make Sure Its Clean, Chutes Are Not Blocked and Switch Bins If Needed)	**15.3 - Responses** Y	
15.4 - Question Flush the tap in bin room	**15.4 - Responses** Y	