

Inspection Report

Company Name Pioneer Group	Scheduled Start Date 11/09/2025	Inspection Completed on 11/09/2025
Location of Inspection CHIVNOR HOUSE, B35 7HY, CHI294000C	Scheduled Time of Inspection 10:10 AM	Inspection Submission Time 10:25 AM
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, Ceiling 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 Fail	1.12 - Comments 11/09/2025 basement door still broke doesn't shut properly needs urgent repair
Q 1.12 - Photo 	Q 1.12 - Photo 	
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 11/09/2025 handle missing on double doors
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 ground floor	
Q 2.4 - Photo		



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, Ceiling 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	3.3 - Responses	

Flush Hot & Cold Taps in Both Sink	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, Ceiling 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, 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 Y	5.7 - Comments 11/09/2025 chute door coming away from brickwork
Q 5.7 - Photo		



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, 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 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, 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 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, 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 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, 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 7th 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, 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 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, 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 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, 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 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, Ceiling 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 Front, Side & Rear Fire Exit Are Clear From Obstruction	14.5 - Responses 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 11/09/2025 council pathway front and side by basement have uneven and loose slabs

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	