# Photobook Powered by Housemark Inspection Report

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|---|---|---|
| **Company Name**<br>Pioneer Group | **Scheduled Start Date**<br>18/09/2025 | **Inspection Completed on**<br>18/09/2025 |
| **Location of Inspection**<br>CHIVNOR HOUSE, B35 7HY, CHI294000C | **Scheduled Time of Inspection**<br>10:39 AM | **Inspection Submission Time**<br>11:03 AM |
| **Inspector that undertook inspection**<br>James Horsfall | **Template Used**<br>CHIVNOR HOUSE Inspection | **PDF Sent to**<br>steven.baker@cvch.org.uk |

## Inspection Score and Overall Grade

| Actual Score | Max Score | Inspection % |
|---|---|---|
| 0 | 0 | 0 |

| | |
|---|---|
| **Banding Name**<br>Default Banding | **Overall Inspection Result**<br>Default Banding Item |

## 1 Lower Ground

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|---|---|---|
| **1.1 - Question**<br>Internal and External Fire Escape Routs and Exits Are Clear of Obstruction | **1.1 - Responses**<br>Pass | |
| **1.2 - Question**<br>Laundry Room clean and tidy | **1.2 - Responses**<br>Pass | |
| **1.3 - Question**<br>Flush Hot & Cold Taps in Laundry Room | **1.3 - Responses**<br>Y | |
| **1.4 - Question**<br>Tank Room (Visual Check for Water Leak) | **1.4 - Responses**<br>Pass | |
| **1.5 - Question**<br>Dry-riser & Electric Cupboards Clear of Rubbish, no Holes or Large Cracks in The Walls, Celling or Floor | **1.5 - Responses**<br>Pass | |
| **1.6 - Question**<br>Cleaning, In Line With The Specification | **1.6 - Responses**<br>Pass | |
| **1.7 - Question**<br>Disabled Toilet Clean and in Working Order | **1.7 - Responses**<br>Pass | |
| **1.8 - Question**<br>Disabled Toilet Flush Hot & Cold Including Service Taps | **1.8 - Responses**<br>Y | |
| **1.9 - Question**<br>Disabled Toilet Test Pullcord | **1.9 - Responses**<br>Y | |
| **1.10 - Question**<br>Lighting, in Working Order | **1.10 - Responses**<br>Fail | **1.10 - Comments**<br>18/09/2025 light flickering by basement door |
| **Q 1.10 - Photo** | | |

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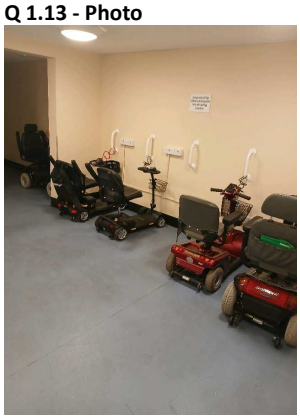
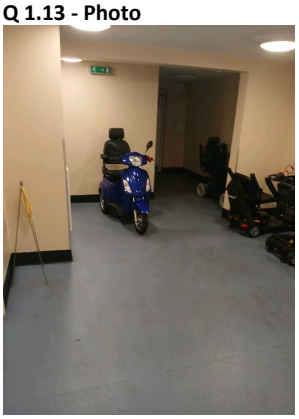
| **1.11 - Question**<br>Fire Safety Issues (Tenants Store or Leave items in Communal Areas) | **1.11 - Responses**<br>Pass | |
| **1.12 - Question**<br>Fire Doors (Making Sure The Seals, Self Closing Devices, Signs are present and The Doors Close Properly) | **1.12 - Responses**<br>Pass | |
| **1.13 - Question**<br>Mobility Scooter Charging Area Clean And Tidy | **1.13 - Responses**<br>Y | **1.13 - Comments**<br>18/09/2025 nowhere to put the scooters |
| **Q 1.13 - Photo**<br>  | **Q 1.13 - Photo**<br>  | |
| **1.14 - Question**<br>Any Other Issues to Report? | **1.14 - Responses**<br>Y | |
| **Q 1.14 - Photo**<br> | | |

| 2 Ground Floor | | |
|---|---|---|
| **2.1 - Question**<br>Chute Room Clear of Rubbish (chute not Blocked) | **2.1 - Responses**<br>Pass | |
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|---|---|---|
| **2.2 - Question**<br>Internal and External Fire Escape Routs and Exits Are Clear of Obstruction | **2.2 - Responses**<br>Pass | |
| **2.3 - Question**<br>Fire Alarm Test | **2.3 - Responses**<br>Y | |
| **2.4 - Question**<br>Call Point Tested (Please indicate Which Call Point was Triggered) | **2.4 - Responses**<br>first floor hallway | |
| **2.5 - Question**<br>Lighting in Working Order | **2.5 - Responses**<br>Pass | |
| **2.6 - Question**<br>Fire Safety Issues (Tenants Store or Leave items in Communal Areas) | **2.6 - Responses**<br>Pass | |
| **2.7 - Question**<br>Toilets Are Clean and in Working Order | **2.7 - Responses**<br>Pass | |
| **2.8 - Question**<br>Toilets Flush Hot & Cold Taps in Both Toilets | **2.8 - Responses**<br>Pass | |
| **2.9 - Question**<br>Test Pull Cords in Toilets | **2.9 - Responses**<br>Y | |
| **2.10 - Question**<br>Lifts Clean and in working Order | **2.10 - Responses**<br>Pass | |
| **2.11 - Question**<br>Dry-riser & Electric Cupboards Clear of Rubbish, no Holes or Large Cracks in The Walls, Celling or Floor | **2.11 - Responses**<br>Pass | |
| **2.12 - Question**<br>Fire Doors (Making Sure The Seals, Self Closing Devices, Signs are present and The Doors Close Properly) | **2.12 - Responses**<br>Pass | |
| **2.13 - Question**<br>Cleaning, In Line With The Specification | **2.13 - Responses**<br>Pass | |
| **2.14 - Question**<br>Flush Tap in Cleaning Cupboard | **2.14 - Responses**<br>Y | |
| **2.15 - Question**<br>Key Safe Make Sure All Relevant Keys Are Present | **2.15 - Responses**<br>Y | |
| **2.16 - Question**<br>Notice Board Make Sure Safety Information Not Blocked, remove outdated flyers. | **2.16 - Responses**<br>Y | |
| **2.17 - Question**<br>Any Other Issues to Report? | **2.17 - Responses**<br>N | |

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

| 4 1st Floor | | |
|---|---|---|
| **4.1 - Question**<br>Chute Room Clear of Rubbish (chute not Blocked) | **4.1 - Responses**<br>Pass | |
| **4.2 - Question**<br>Fire Doors (Making Sure The Seals, Self Closing Devices, Signs are present and The Doors Close Properly) | **4.2 - Responses**<br>Pass | |
| **4.3 - Question**<br>Dry-riser & Electric Cupboards Clear of Rubbish, no Holes or Large Cracks in The Walls, Celling or Floor | **4.3 - Responses**<br>Pass | |
| **4.4 - Question**<br>Lighting in Working Order | **4.4 - Responses**<br>Pass | |
| **4.5 - Question**<br>Fire Safety Issues (Tenants Store or Leave items in Communal Areas) | **4.5 - Responses**<br>Pass | |
| **4.6 - Question**<br>Cleaning, In Line With The Specification | **4.6 - Responses**<br>Pass | |
| **4.7 - Question**<br>Any Other Issues to Report? | **4.7 - Responses**<br>N | |

| 5 2nd Floor | | |
|---|---|---|
| **5.1 - Question**<br>Chute Room Clear of Rubbish (chute not Blocked) | **5.1 - Responses**<br>Pass | |
| **5.2 - Question**<br>Fire Doors (Making Sure The Seals, Self Closing Devices, Signs are present and The Doors Close Properly) | **5.2 - Responses**<br>Pass | |
| **5.3 - Question**<br>Lighting in Working Order | **5.3 - Responses**<br>Pass | |
| **5.4 - Question**<br>Dry-riser & Electric Cupboards Clear of Rubbish, no Holes or Large Cracks in The Walls, Celling or Floor | **5.4 - Responses**<br>Pass | |
| **5.5 - Question**<br>Fire Safety Issues (Tenants Store or Leave items in Communal Areas) | **5.5 - Responses**<br>Pass | |
| **5.6 - Question**<br>Cleaning, In Line With The Specification | **5.6 - Responses**<br>Pass | |
| **5.7 - Question**<br>Any Other Issues to Report | **5.7 - Responses**<br>Y | **5.7 - Comments**<br>18/09/2025 chute door coming away from brickwork |
| **Q 5.7 - Photo** | | |

| 6 3rd Floor | | |
|---|---|---|
| **6.1 - Question**<br>Chute Room Clear of Rubbish (chute not Blocked) | **6.1 - Responses**<br>Pass | |
| **6.2 - Question**<br>Fire Fire Doors (Making Sure The Seals, Self Closing Devices, Signs are present and The Doors Close Properly) | **6.2 - Responses**<br>Pass | |
| **6.3 - Question**<br>Lighting in Working Order | **6.3 - Responses**<br>Pass | |
| **6.4 - Question**<br>Dry-riser & Electric Cupboards Clear of Rubbish, no Holes or Large Cracks in The Walls, Celling or Floor | **6.4 - Responses**<br>Pass | |
| **6.5 - Question**<br>Fire Safety Issues (Tenants Store or Leave items in Communal Areas) | **6.5 - Responses**<br>Pass | |
| **6.6 - Question**<br>Cleaning, In Line With The Specification | **6.6 - Responses**<br>Pass | |
| **6.7 - Question**<br>Any Other Issues to Report? | **6.7 - Responses**<br>N | |

| 7 4th Floor | | |
|---|---|---|
| **7.1 - Question**<br>Chute Room Clear of Rubbish (chute not Blocked) | **7.1 - Responses**<br>Pass | |
| **7.2 - Question**<br>Fire Doors (Making Sure The Seals, Self Closing Devices, Signs are present and The Doors Close Properly) | **7.2 - Responses**<br>Pass | |
| **7.3 - Question**<br>Lighting In Working Order | **7.3 - Responses**<br>Pass | |
| **7.4 - Question**<br>Dry-riser & Electric Cupboards Clear of Rubbish, no Holes or Large Cracks in The Walls, Celling or Floor | **7.4 - Responses**<br>Pass | |
| **7.5 - Question**<br>Fire Safety Issues (Tenants Store or Leave items in Communal Areas) | **7.5 - Responses**<br>Pass | |
| **7.6 - Question**<br>Cleaning, In Line With The Specification | **7.6 - Responses**<br>Pass | |

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|---|---|---|
| **7.7 - Question**<br>Any Other Issues to Report? | **7.7 - Responses**<br>N | |

| 8 5th Floor | | |
|---|---|---|
| **8.1 - Question**<br>Chute Room Clear of Rubbish (chute not Blocked) | **8.1 - Responses**<br>Pass | |
| **8.2 - Question**<br>Fire Doors (Making Sure The Seals, Self Closing Devices, Signs are present and The Doors Close Properly) | **8.2 - Responses**<br>Pass | |
| **8.3 - Question**<br>Lighting in Working Order | **8.3 - Responses**<br>Pass | |
| **8.4 - Question**<br>Dry-riser & Electric Cupboards Clear of Rubbish, no Holes or Large Cracks in The Walls, Celling or Floor | **8.4 - Responses**<br>Pass | |
| **8.5 - Question**<br>Fire Safety Issues (Tenants Store or Leave items in Communal Areas) | **8.5 - Responses**<br>Pass | |
| **8.6 - Question**<br>Cleaning, In Line With The Specification | **8.6 - Responses**<br>Pass | |
| **8.7 - Question**<br>Any Other Issues to Report? | **8.7 - Responses**<br>N | |

| 9 6th Floor | | |
|---|---|---|
| **9.1 - Question**<br>Chute Room Clear of Rubbish (chute not Blocked) | **9.1 - Responses**<br>Pass | |
| **9.2 - Question**<br>Fire Doors (Making Sure The Seals, Self Closing Devices, Signs are present and The Doors Close Properly) | **9.2 - Responses**<br>Pass | |
| **9.3 - Question**<br>Lighting in Working Order | **9.3 - Responses**<br>Pass | |
| **9.4 - Question**<br>Dry-riser & Electric Cupboards Clear of Rubbish, no Holes or Large Cracks in The Walls, Celling or Floor | **9.4 - Responses**<br>Pass | |
| **9.5 - Question**<br>Fire Safety Issues (Tenants Store or Leave items in Communal Areas) | **9.5 - Responses**<br>Pass | |
| **9.6 - Question**<br>Cleaning, In Line With The Specification | **9.6 - Responses**<br>Pass | |
| **9.7 - Question**<br>Any Other Issues to Report? | **9.7 - Responses**<br>N | |

| 10 7th Floor | | |
|---|---|---|
| **10.1 - Question**<br>Chute Room Clear of Rubbish (chute not Blocked) | **10.1 - Responses**<br>Pass | |
| **10.2 - Question** | **10.2 - Responses**<br>Pass | |

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

| 11 8th Floor | | |
|---|---|---|
| **11.1 - Question**<br>Chute Room Clear of Rubbish (chute not Blocked) | **11.1 - Responses**<br>Pass | |
| **11.2 - Question**<br>Fire Doors (Making Sure The Seals, Self Closing Devices, Signs are present and The Doors Close Properly) | **11.2 - Responses**<br>Pass | |
| **11.3 - Question**<br>Lighting, in Working Order | **11.3 - Responses**<br>Pass | |
| **11.4 - Question**<br>Dry-riser & Electric Cupboards Clear of Rubbish, no Holes or Large Cracks in The Walls, Celling or Floor | **11.4 - Responses**<br>Pass | |
| **11.5 - Question**<br>Fire Safety Issues (Tenants Store or Leave items in Communal Areas) | **11.5 - Responses**<br>Pass | |
| **11.6 - Question**<br>Cleaning, In Line With The Specification | **11.6 - Responses**<br>Pass | |
| **11.7 - Question**<br>Any Other Issues to Report? | **11.7 - Responses**<br>N | |

| 12 9th Floor | | |
|---|---|---|
| **12.1 - Question**<br>Chute Room Clear of Rubbish (chute not Blocked) | **12.1 - Responses**<br>Pass | |
| **12.2 - Question**<br>Fire Doors (Making Sure The Seals, Self Closing Devices, Signs are present and The Doors Close Properly) | **12.2 - Responses**<br>Pass | |
| **12.3 - Question**<br>Lighting, in Working Order | **12.3 - Responses**<br>Pass | |
| **12.4 - Question**<br>Dry-riser & Electric Cupboards Clear of Rubbish, no Holes or Large Cracks in The Walls, Celling or Floor | **12.4 - Responses**<br>Pass | |
| **12.5 - Question** | **12.5 - Responses** | |

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|---|---|---|
| Fire Safety Issues (Tenants Store or Leave items in Communal Areas) | Pass | |
| **12.6 - Question**<br>Cleaning, In Line With The Specification | **12.6 - Responses**<br>Pass | |
| **12.7 - Question**<br>Any Other Issues to Report? | **12.7 - Responses**<br>N | |

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

| 14 External | | |
|---|---|---|
| **14.1 - Question**<br>Parking Area Clean and Tidy | **14.1 - Responses**<br>Pass | |
| **14.2 - Question**<br>Ground Maintenance in Line With The Specification | **14.2 - Responses**<br>Pass | |
| **14.3 - Question**<br>Litter Pick, sweep up and Remove Fly tip | **14.3 - Responses**<br>Pass | |
| **14.4 - Question**<br>Lighting in Working Order | **14.4 - Responses**<br>Pass | |
| **14.5 - Question**<br>Front, Side & Rear Fire Exit Are Clear From Obstruction | **14.5 - Responses**<br>Pass | |
| **14.6 - Question**<br>Balconies (Make Sure no Combustible Items Stored) | **14.6 - Responses**<br>Pass | |
| **14.7 - Question**<br>Any Other Issues to Report? | **14.7 - Responses**<br>Y | **14.7 - Comments**<br>18/09/2025 uneven and loose slabs side of block by basement |
| **Q 14.7 - Photo** | **Q 14.7 - Photo** | |

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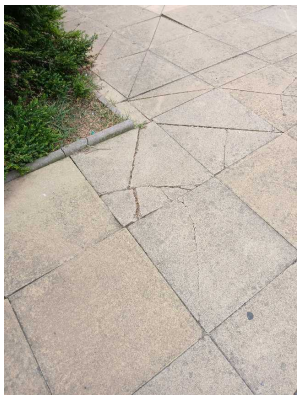
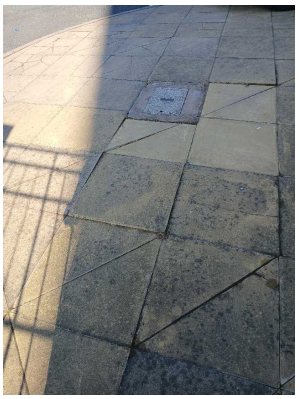
|---|---|---|
|  |  | |

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