

Inspection Report

Company Name Pioneer Group	Scheduled Start Date 13/10/2025	Inspection Completed on 13/10/2025
Location of Inspection TOPCLIFFE HOUSE, B35 6BT, TOP521000C	Scheduled Time of Inspection 11:28 AM	Inspection Submission Time 11:35 AM
Inspector that undertook inspection Matthew Barrington	Template Used TOPCLIFFE HOUSE INSPECTION	PDF Sent to muso.sediqi@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 Tank Room Clear/Tidy (Visual Check for Water Leak)	1.2 - Responses Pass	
1.3 - Question Dry-riser & Electric Cupboards Clear of Rubbish, no Holes or Large Cracks in The Walls, Ceiling or Floor	1.3 - Responses Pass	
1.4 - Question Cleaning, In Line With The Specification	1.4 - Responses Pass	
1.5 - Question Lighting, in Working Order	1.5 - Responses Pass	
1.6 - Question Fire Safety Issues (Tenants Store or Leave items in Communal Areas)	1.6 - Responses Pass	
1.7 - Question Fire Doors (Making Sure The Seals, Self Closing Devices, Signs are present and The Doors Close Properly)	1.7 - Responses Pass	
1.8 - Question Any Other Issues to Report?	1.8 - Responses N	

2 Ground Floor		
2.1 - Question Internal and External Fire Escape Routs and Exits Are Clear of Obstruction	2.1 - Responses Pass	
2.2 - Question	2.2 - Responses	

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2.10 - Question Notice Board Make sure all relevant Information are visible/not blocked (Remove out of date flyers)	2.10 - Responses Y	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

3 1st Floor		
3.1 - Question Chute Room Clear of Rubbish (chute not Blocked)	3.1 - Responses Pass	
3.2 - Question Fire Doors (Making Sure The Seals, Self Closing Devices, Signs are present and The Doors Close Properly)	3.2 - Responses Pass	
3.3 - Question Dry-riser & Electric Cupboards Clear of Rubbish, no Holes or Large Cracks in The Walls, Ceiling or Floor	3.3 - Responses Pass	
3.4 - Question Lighting in Working Order	3.4 - Responses Pass	
3.5 - Question Fire Safety Issues (Tenants Store or Leave items in Communal Areas)	3.5 - Responses Pass	
3.6 - Question	3.6 - Responses	

Cleaning In Line With The Specification	Pass	
3.7 - Question Any Other Issues to Report?	3.7 - Responses N	

4 2nd 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 Lighting in Working Order	4.3 - Responses Pass	
4.4 - Question Dry-riser & Electric Cupboards Clear of Rubbish, no Holes or Large Cracks in The Walls, Ceiling or Floor	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 3rd Floor		
5.1 - Question Chute Room Clear of Rubbish (chute not Blocked)	5.1 - Responses Pass	
5.2 - Question Fire 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 N	

6 4th Floor		
6.1 - Question Chute Room Clear of Rubbish (chute not Blocked)	6.1 - Responses Pass	
6.2 - Question	6.2 - Responses	

Fire Doors (Making Sure The Seals, Self Closing Devices, Signs are present and The Doors Close Properly)	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 5th 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	

8 6th 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	8.5 - Responses	

Fire Safety Issues (Tenants Store or Leave items in Communal Areas)	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 7th 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, 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 8th 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, in 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 9th 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 10th 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 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 Roof Door Secure	12.7 - Responses Pass	
12.8 - Question Any Other Issues to Report?	12.8 - Responses Y	12.8 - Comments 13/10/2025 infestation of small flies at the very top of the stairs and around the door/floor /walls of the roof landing. Thousands of them!

13 External		
13.1 - Question Parking Area Clear and Tidy	13.1 - Responses Pass	
13.2 - Question Binroom, Make Sure Its Clean, Chutes Are Not Blocked and Switch Bins If Needed)	13.2 - Responses Pass	

13.3 - Question Ground Maintenance In Line With The Specification	13.3 - Responses Pass	
13.4 - Question Litter & Flytip	13.4 - Responses Pass	
13.5 - Question Lighting in Working Order	13.5 - Responses Pass	
13.6 - Question Front, Side Fire Exit Are Clear From Obstruction	13.6 - Responses Pass	
13.7 - Question Balconies (Make Sure no Combustible Items Stored)	13.7 - Responses Pass	
13.8 - Question Any Other Issues to Report?	13.8 - Responses N	

14 Bin Room Sprinkler System		
14.1 - Question Sprinkler Panel power Light On	14.1 - Responses Pass	
14.2 - Question Sprinkler Head Present	14.2 - Responses Pass	
14.3 - Question Flush The tap in Bin Room	14.3 - Responses Y	