

**Company Name:** R. Mead Phase 1 (Swindon) Management Company Limited

**Inspector Name:** Thomas Dellow MIRPM

**Inspection Date:** 25 October 2023

### Purpose

This site inspection record is used when undertaking regular site inspections and is solely for the purpose of recording and monitoring the common (communal) parts on behalf of the above company.

### What Is Included

The below report comments on the general condition of the interior and exterior communal parts (where applicable) as they were found at the time of this inspection.



**Please note:** This inspection is carried out visually by the property manager or a competent person instructed by the property manager and should not be used for any other purpose than to comment and record the general state and condition of the common (communal) parts that are inspected during a routine site visit. Where further investigation, testing or remedial work is required, a competent person is instructed by the property manager.



Internal Inspection	Acceptable	Not Acceptable	N/A	Comments	Action
<b>Entrances</b> (Main doors)	✓			Entrances were secure at time of inspection. The mag locks would benefit from adjustment for ease of access, an engineer has been engaged to review	Review
<b>Hallway</b> (Communal Lobbies and Stairs)	✓			The hallways were accessible and in good visual condition. It was noted that some items are being stored in the areas and should be removed.	Review
<b>Lighting</b> (Standard and Emergency Lighting)	✓			A 'flick test' was carried out with minor remedial action noted. Consideration could be given to replace the units with modern sensor LED.	Review
<b>Internal Doors</b> (Compartment Doors)	✓			The internal compartmenting doors were accessible and in good visual condition.	None
<b>Cupboard Doors</b> (Electrical Cupboard Doors)	✓			The cupboard doors were secured and accessible.	None
<b>Windows</b> (Communal Windows)	✓			The communal windows were in good visual condition. Consideration could be given to replacing restrictors.	None
<b>Signage</b> (Communal Notices)	✓			The communal notice boards were accessible and up to date.	None
<b>Additional Comments</b>					None

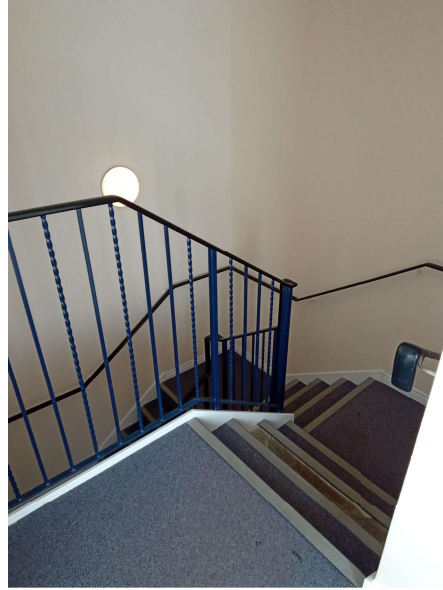


External Inspection	Acceptable	Not Acceptable	N/A	Comments	Action
<b>Exterior Structure</b> (The Building)	✓			The exterior appeared in good visual condition.	None
<b>Guttering</b> (Gutters and Fascia)	✓			The guttering appeared in good visual condition.	None
<b>Roofing</b> (Tiles and Cladding)	✓			The roof was inspected at ground level and appeared in good visual condition.	None
<b>Communal Grounds</b> (Gardens and Common Areas)	✓			The communal grounds were tidy and accessible. Consideration could be given to replanting some areas where plants have died off.	Review
<b>Bin Store</b> (Waste Disposal Areas)	✓			The bin stores appeared in good visual condition.	None
<b>Car Park</b> (Vehicle Parking)	✓			The car park was accessible.	None
<b>Bike Store</b> (Bicycle Areas)	✓			The bike stores were accessible.	None
<b>Additional Comments</b>					None

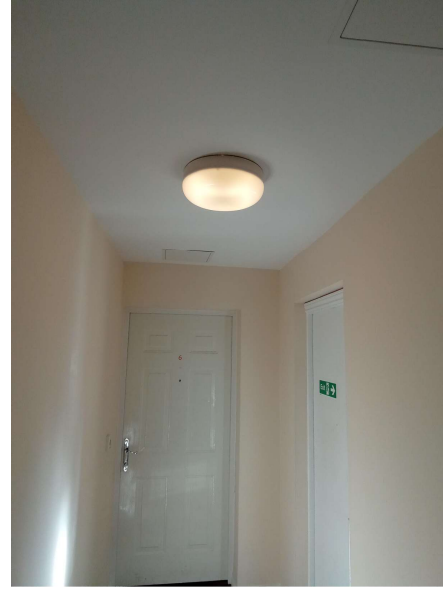
**Entrances (Main Doors)**



**Hallway (Communal Lobbies and Stairs)**



**Lighting (Standard and Emergency Lights)**



**Internal Doors (Compartment Doors)**



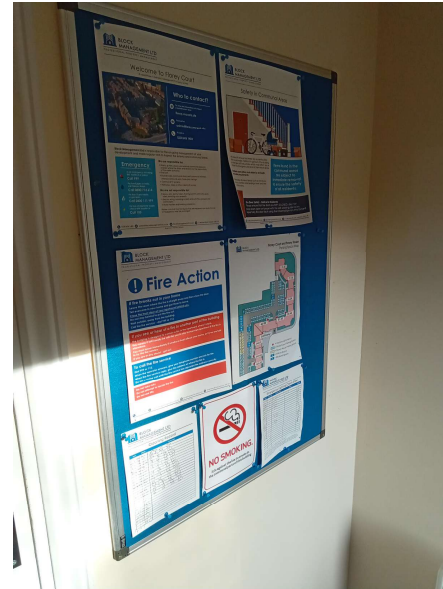
**Cupboard Doors (Electrical Cupboard Doors)**



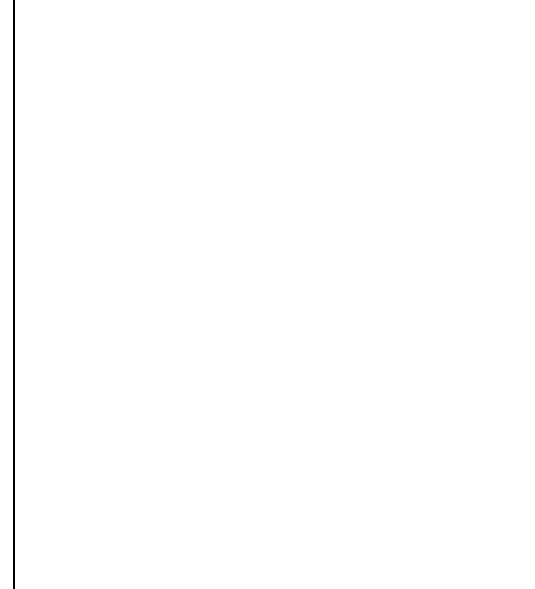
**Windows (Communal Windows)**



**Signage (Communal Notices)**



**Additional Photos**



**Exterior Structure (The Building)**



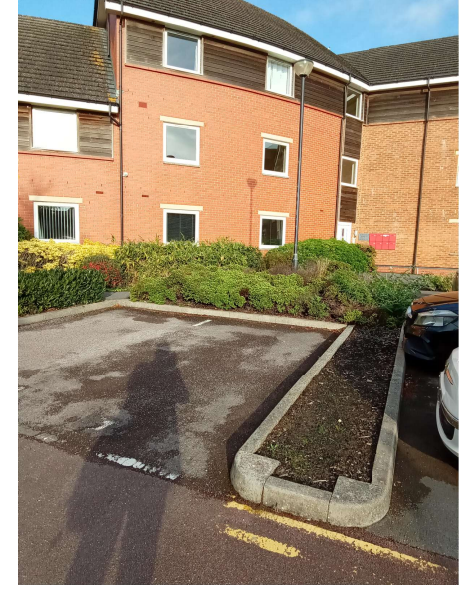
**Guttering (Gutters and Fascia)**



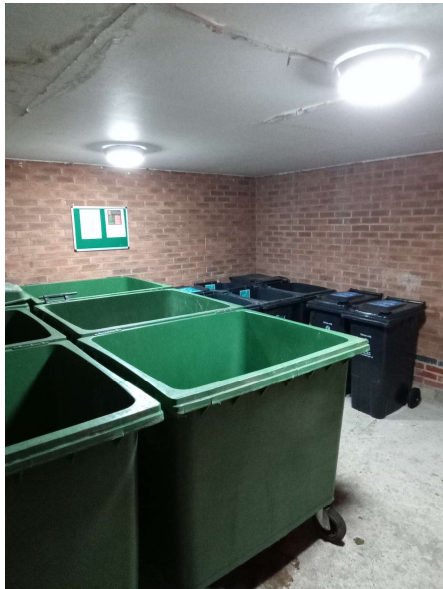
**Roofing (Tiles and Cladding)**



**Communal Grounds (Gardens and Common Areas)**



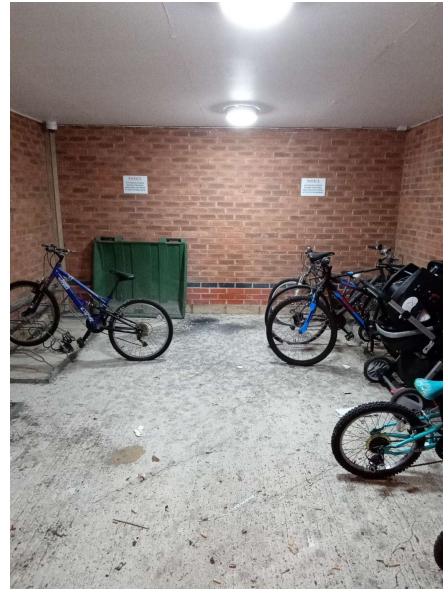
**Bin Store (Waste Disposal Area)**



**Car Park (Vehicle Parking)**



**Bike Store (Bicycle Areas)**



**Additional Photos**

