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**SOUTHGATE ROAD. 13/03/2025,  
10:36**

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Quarterly inspection

Thursday 13 March 2025

22 Issues Identified



### **ISSUE 1 INTERNAL LIGHTING.**

All lights working.



### **ISSUE 2. EXTERNAL LIGHTING.**

Lights come on by night sensor.



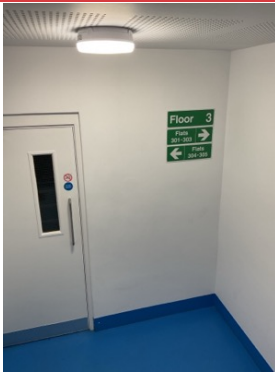
### **ISSUE 3 AOVS**

Tested on all landings. All healthy.



### **ISSUE 4. PIB**

Documents inside.



### **ISSUE 5. FIRE SIGNAGE.**

In place all landings.



### **ISSUE 6. DRY RISER OUTLETS.**

Secure on all landings.



### **ISSUE 7. INTERNAL DOORS.**

All healthy.



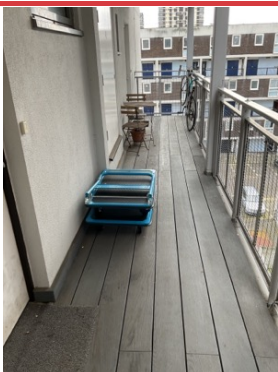
### **ISSUE 8. COMMUNAL OBSTRUCTION**

To flats 601-603. Tort notice has been served 7 March.



### **ISSUE 9 COMMUNAL OBSTRUCTION**

To flats 204-205. Tort notice has been served 7 March.



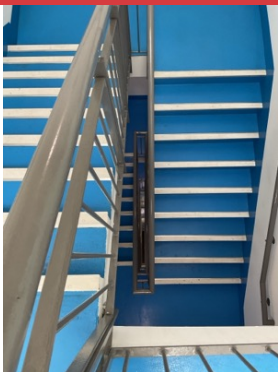
### **ISSUE 10. COMMUNAL OBSTRUCTION**

To flats 404-405. Tort notice has been served 7 March.



### **ISSUE 11 LIFT.**

Lift in service. Phone working loud and clear.



### **ISSUE 12. MAIN STAIRWELL.**

Stair nosing and handrails all secure.



#### **ISSUE 14 CCTV**

Cameras all working. Date and time correct.



#### **ISSUE 13 FIRE BRIGADE ACCESS.**

Free from obstruction.



#### **ISSUE 15. BULK**

Minor bulk. To leave until further notice.



#### **ISSUE 16. ELECTRIC CUPBOARD.**

Earth bar secure.



### **ISSUE 17 GAS METER CUPBOARDS**

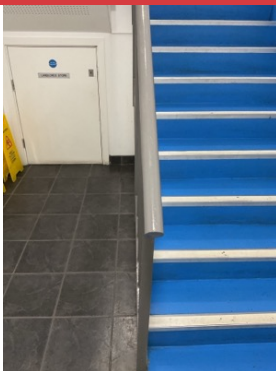
Assigned To Accuro

All secure. Vented doors need cleaning.



### **ISSUE 18. COMMUNAL WATER SYSTEM.**

Healthy.



### **ISSUE 19. CLEANING**

No concerns.



### **ISSUE 20. GROUND MAINTENANCE**

Assigned To Accuro.

Bike store needs cleaning.



### **ISSUE 21. REPAIRS.**

Assigned To FDH.

External tap leaning. Have shut off water supply.

Work order 047214.



### **ISSUE 22. REPAIRS.**

Assigned To MNM.

FB2 lock faulty. Ground floor courtyard cupboards.

Work order 047215.