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Block Inspection Report V1

Sep 15, 2026

Complete

Score	0 / 0 (0%)	Flagged items	0	Actions	0

Block Name	Ben Jonson House
Conducted on	15 Sep 2026 14:00 BST
Prepared by	Curtis Bannister-Pond
Accompanied By (RTA Rep/Resident)	Fiona Lean
Cleaner(s) Responsible for this area	

Communal Areas

Communal Areas

Include floor or staircase numbers as needed;

Staircase 61
Image 1 - where does this vent lead to, smell coming from vent is an issue - PROPERTY SERVICES
Image 2 - door trim has come away, is this trim suitable? Needs repairing. - PROPERTY SERVICES
Image 3 - check these are emergency lights - Yes emergency lights only.
Image 4 - rubbish in dry risers check them all - ESTATE SERVICES
Loose floor panels all floors - PROPERTY SERVICES
Lots of seized cupboard locks can there be a routine of maintenance? - PROPERTY SERVICES

5TH FLOOR
Images 5 - 8 further cleaning items to be pick up - present in last inspection - ESTATE SERVICES
Image 9 - Discussion to be had around planting in communal external spaces. - RESIDENT SERVICES
Image 10&11 build up of calcium needs removing - ESTATE SERVICES
Image 12 - plan for broken slab replacements - PROPERTY SERVICES
Image 13 - cleaning of light fixtures in external spaces - some resolved since last inspection, some still outstanding. ESTATE SERVICES

3rd FLOOR
Image 22 - door frame damaged - PROPERTY SERVICES
Image 23 - damaged tile - PROPERTY SERVICES
Image 24 - vents need dusting - ESTATE SERVICES
Image 25 - dry riser not closing correctly - PROPERTY SERVICES
Image 26 - drainage by window frames is there a plan to keep clear? - PROPERTY SERVICES
Image 27 - lights out in stores 1088-1093 - PROPERTY SERVICES
Image 28 - socket in corridor outside 340 and 338 is loose - PROPERTY SERVICES
Image 29 - dust the vents - ESTATE SERVICES
Image 30 - missing glass section above door 318 - PROEPRTY SERVICES
Image 31 - paint around lifts not binding properly - PROPERTY SERVICES

2ND FLOOR
Image 32 - Missing cover on socket outside stores 999-1003 - PROPERTY SERVICES
Image 33 - light out in stores 999-1003 - PROPERTY SERVICES
Image 34 - Windows of stores need cleaning - ESTATE SERVICES
Image 35 - check all glass pieces above doors and clean and put back. - ESTATE SERVICES
Image 36 - socket outside 240 is loose CHECK ALL SOCKETS - PROPERTY SERVICES
Image 37 - lights out in tenant stores 1019-1028 also items need clearing (images 38&39) PROPERTY SERVICES

Staircase 62
Water ingress coming in from podium level and going down stairs - PROPERTY SERVICES
Image 14 - scuff on wall 5th floor can this be cleaned off? - ESTATE SERVICES
Image 15 - Storage units area 1107-1111 - drainage issues and water marks - PROPERTY SERVICES
Image 16 loose screw on switch - PROPERTY SERVICES
Image 17 slab is missing a pad so is wonky - PROPERTY SERVICES
Image 18 - yellow divider, plastic

Staircase 64
Image 19 - Light out 5th floor - PROPERTY SERVICES
Image 20 - Light out 4th floor - PROPERTY SERVICES
Image 21 - Tiles need polishing - ESTATE SERVICES

6TH FLOOR
image 38 - damage in tenant stores 1054-1058 - PROPERTY SERVICES
Image 39 - plants out on 6th floor fire escape area - RESIDENT SERVICES

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Photo 1

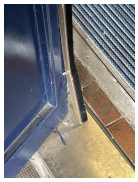

Photo 2


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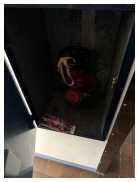
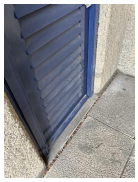

Photo 4


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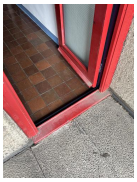

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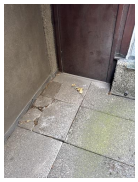

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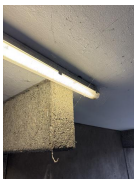

Photo 13


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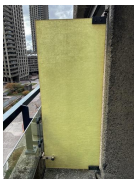
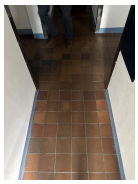
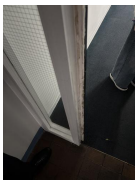
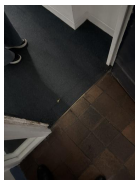

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Photo 21


Photo 22

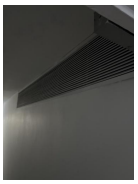

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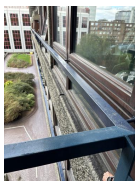

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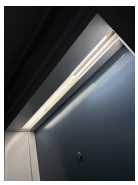

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Photo 32


Photo 33


Photo 34

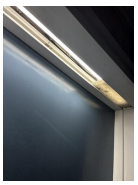
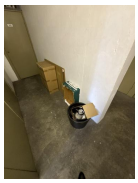
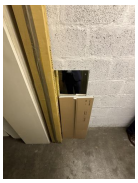

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Photo 38


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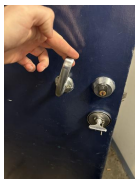

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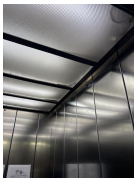
Photo 41

Photo 42

Lifts

Please include lift numbers for reference;

Broken glass panel in lift 63 - PROPERTY SERVICES


Photo 43

Repairs

List repairs noted on inspection here;

Lights

Include floor or staircase number as needed;

Car Parks

Cleaning issues, items for removals and other issues

Car park drains are they working? - PROPERTY SERVICES

Door handle SC 64 broken - PROPERTY SERVICES

What is this white drainage pipe for? - PROPERTY SERVICES

Door out to car park from SC 63 - door handle is loose, screw missing - PROPERTY SERVICES

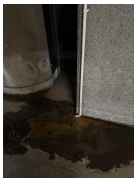

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Photo 46

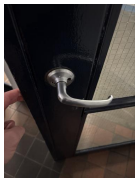

Photo 47


Photo 48


Photo 49

Officer Comments/feedback

BEO Update Requests
- Update on glass divider replacements, some are a different colour/material, what is the plan for these?
- Update on balcony slab replacements? Some are different and many are cracked, what is the plan for replacement of these?
ACTION: CBP to request information from Property Services and share an update via the App.

COMPLETED CLEANING ITEMS FROM LAST INSPECTION
- It was noted that external communal areas around tenant stores had seen a noticeable improvement in cleanliness, areas had been swept and dusted, however there was still improvements to be made which have been noted in the report and further improvement will look to be achieved for the next inspection. (Images 5-8). The rubbish and abandoned items in these areas that were noted in the last inspection were all cleared.

Media summary



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Photo 2



Photo 3

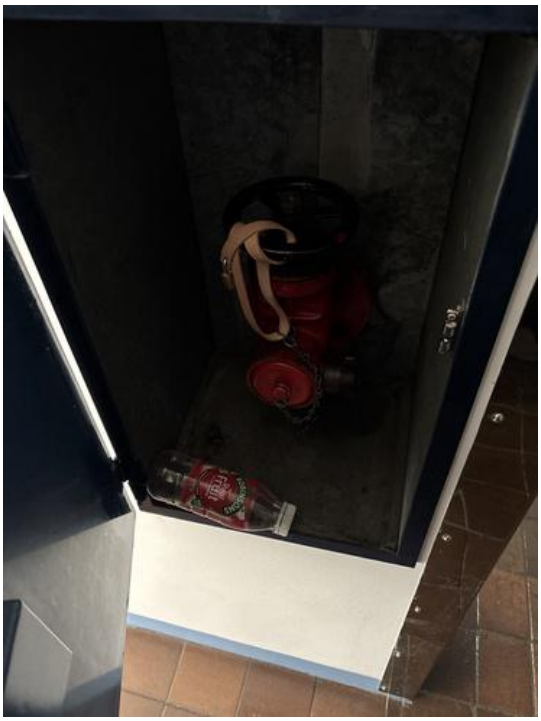


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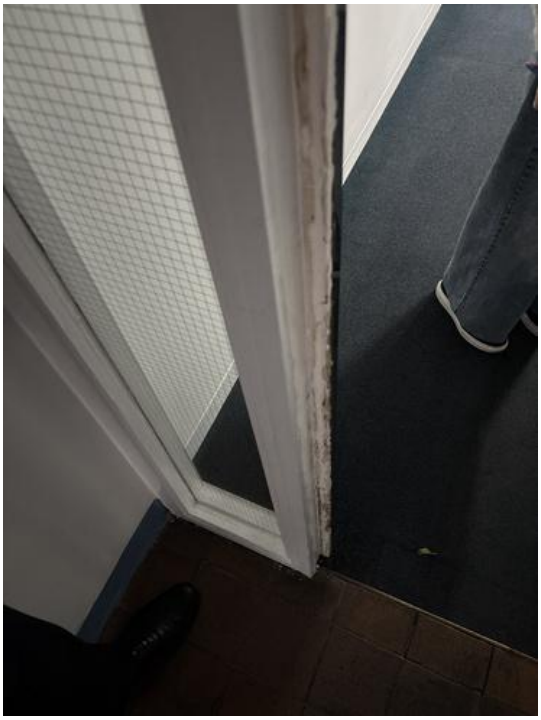


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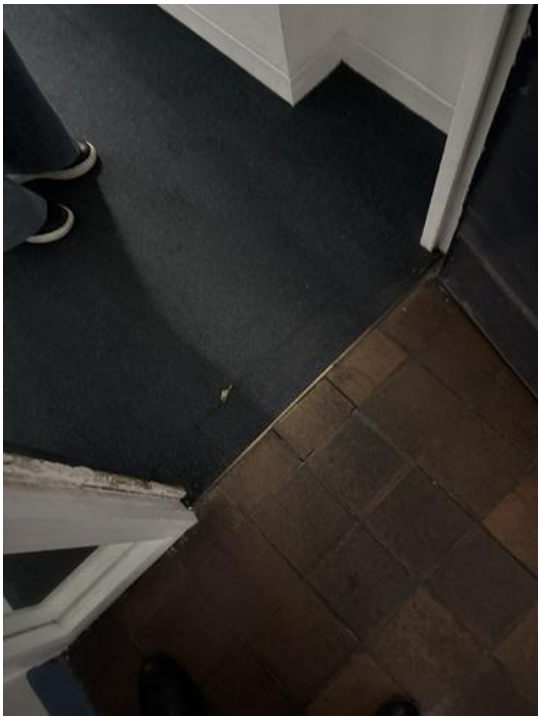


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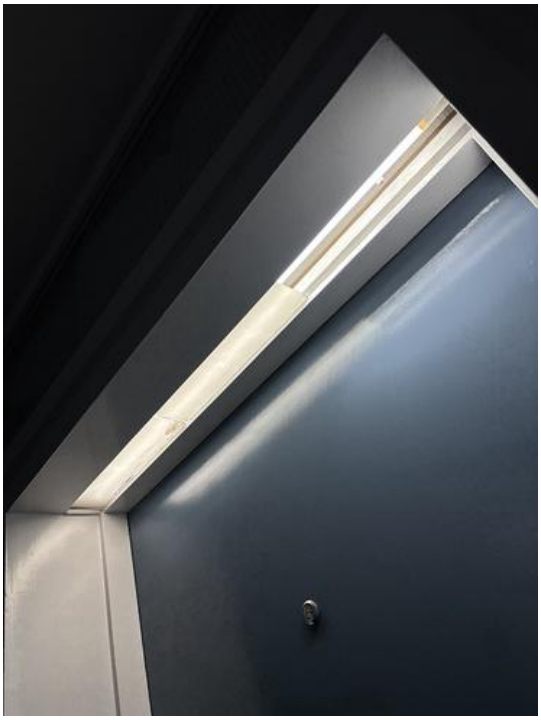


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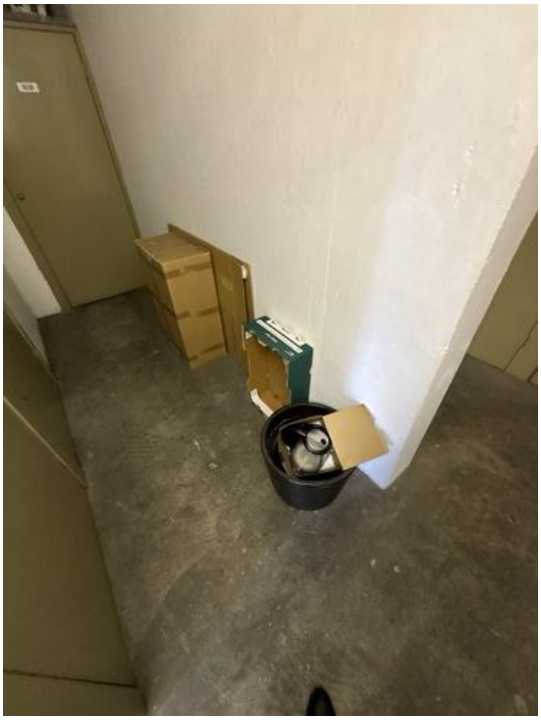


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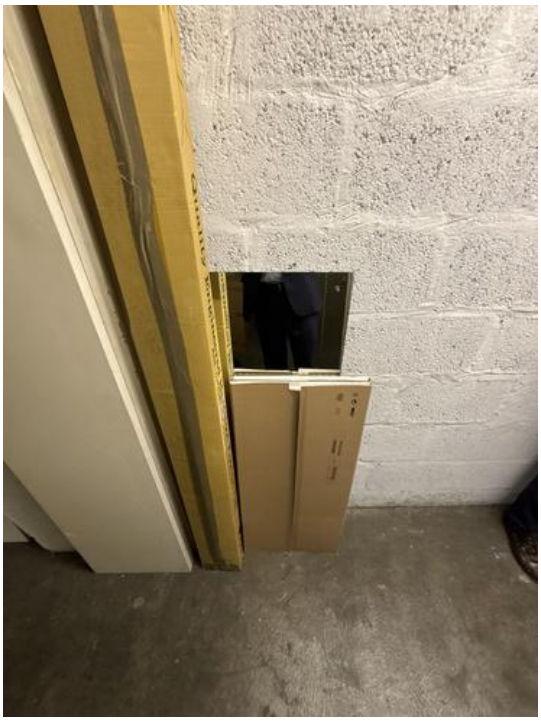


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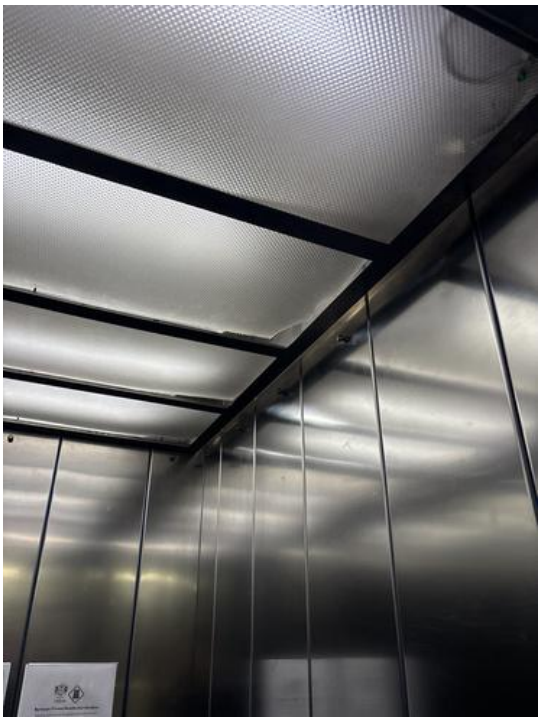


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