

ESTATE INSPECTION REPORT FORM

Estate: Courtenay Avenue (Odds) : Boniface Gdns, Boniface Walk, Tillotson Rd, Ufford Rd, Ufford Cl, Long Elmes, Theobald Cres, Juxon Close, Augustine Rd, Bancroft Gardens

Names of person inspecting: Debbie Edwards

Date of last inspection: 09/11/2021

Date of current inspection: 03/05/2022

Others in attendance (record status, eg. Councillor, resident, etc): Don Raymond - Building Surveyor, Debra Doyle - Senior Caretaker
 Report circulated to Attendees plus Cllr Ramji Chauhan, Matthew Goodwin, Cllr Stephen Greek, Cllr Susan Hall, Cllr Pritesh Patel, Estate Services

Repairs identified

Address/Location	Description of Defect/Action Required -	Is this a Health and safety concern?	Repairs Reference No/s	Repairs Target Completion Date
Juxon Close				
Block 17 -23	Replace missing washing line to drying area	N	6841378	31/05/22
	Fill cracking to entrance paths causing a trip hazards	Y	6841389	31/05/22
Augustine Road				
Block 2 - 8	Fill cracking to entrance path causing a trip hazard	Y	6841390	31/05/22
	Replace missing latch to front gate plus overhaul gate	N	6841403	31/05/22
	Rehang double gates plus place spurs to posts rear of block	N	6841414	31/05/22
	Backfill hole to metal railings beside gate rear of block	N	6841425	31/05/22

Block 18 -24 & Block 32 -36	Lights on during the day suspect no light sensor investigate and report with costs	N	6841458	31/05/22
Block 38 - 40 & Block 42 - 48	Lights on during the day 'suspect no light sensor investigate and report with costs	N	6841470	31/05/22
Block 40 - 43	Overhaul gate to front entrance path	N	6841436	31/05/22
Block 44 - 47	Replace missing section of front entrance fence	Y	6841447	31/05/22
Tillotson Road				
Block 39 - 46	Refix and glue black vinyl skirting to communal area including stairs	N	6841481	31/05/22

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Non-Repair issues identified

Address/Location	Description of Defect/ Action Required -	Is this a Health and safety concern?	Person/	Target
Pinewood Avenue	No issues found			
Boniface Gardens/Boniface Walk	No issues found			
Tillotson Road				
Block 39 -46	Garden of flat 39 very overgrown Tenant spoken to - follow up letter to be sent	N	Housing Officer	31/05/2022
	Garden of flat 43 overgrown Letter to be sent to tenant	N	Housing Officer	31/05/22
	Garden of flat 45 overgrown Tenants are on Assisted Gardening Scheme - H/O to chase	N	Estate Services	
Block 47 -53	Garden of flat 51 overgrown Tenant to be put on Assisted Gardening Scheme - H/O to arrange	N	Housing Officer	31/05/22
	Bags of rubbish, ladder, hose, wellies on landing between 51/53 Tenants to be written to	Y	Housing Officer	31/05/22
Ufford Road/Ufford Close	No issues found			
Long Elmes				
Flats 237 - 259 above shops	On-going issues with overflowing bins and flytips NB: Situation improved since last Inspection			
	Grafitti on stairwell - to be removed	N	Estate Services	31/05/22
Theobald Crescent				
Block 2A - 2D	Plastic plant pot outside 2B by intake cupboard Tenant promised to remove	Y	Housing Officer	Monitor

Block 2E - 2H	No issues found			
Juxon Close				
Garage area	Fence panel dumped by elec sub station Caretaker to remove	N	Estate Services	31/05/22
	Litter pick needed	N	Estate Services	
Block 1 - 7	No issues found			
Block 2 - 8	Mobility scooter stored outside flat 2 - beside elec in-take cupboard. Tenant to be written to.	Y	Housing Officer	31/05/22
Block 9 -15	No issues found			
Block 10 - 16	Flat 16 has curtain over front door - potential fire hazard Final warning to be sent and H/O to arrange clearance	Y	Housing Officer	30/6/22
Block 17 - 23	No issues found			
Augustine Road				
Car park by 50 -58	Large fly tip at entrance to the car park Caretakers to remove	N	Estate Services	06/05/22
	Abandoned vehicle PE54 HGK If no Mot, Warning Notice to be put on vehicle	N	Housing officer	31/05/22
Block 2 - 8	No issues found			
Block 10 - 16	No issues found			
Block 18 - 32	No issues found			
Block 34 - 40	No issues found			
Block 42 - 48	No issues found			
Bancroft Gardens				
Block 40 - 43	Go-cart on stairwell between 42-43 Tenants to be written to	Y	Housing Officer	31/05/22
Block 43 -47	Shoes and shoe rack outside flat 4y6. Tenant spoken to and items removed	Y		Monitor

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OUTSTANDING ACTIONS

This is a list of works which were identified on the previous estate inspection report that remain outstanding

Outstanding Repairs

Address / Location	Description of Defect/ Action Required	Is this a Health and safety concern?	Repairs Reference No/s	Summary of actions taken to rectify (with dates) and current status
	-			

Outstanding Non-Repair issues

Address / Location	Description of Defect/ Action Required -	Is this a Health and safety concern?	Person / team Action required from	Target Completion Date
Augustine Road Old garage area behind 139 -153	Abandoned vehicle - Mercedes LO65 LDC	N	Resident Services	

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Estate Action Plan	Name of Estate
n/a	n/a

Where we receive requests for improvements / replacement of items or identify work to prevent specific problems such as anti-social behaviour and which are not considered day to day repairs, a list of suggested improvements for each estate is kept. We call this an estate action plan.

We consider whether these items should be done and how we might fund the work.

New Recommendations arising from this Estate Inspection (if made)
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- None
- New recommendations / suggestions

Update on recommendations / proposals from previous Estate Inspections

- None under consideration
- Details on "works in progress":

Inspections report completed by	Signature	Date