

ESTATE INSPECTION REPORT FORM

Estate: Courtenay Avenue (EVENS)

Names of person inspecting: Debbie Edwards

Date of last inspection: 07/12/2021

Date of current inspection: 31/05/2022

Others in attendance (record status, eg. Councillor, resident, etc): Bhavin Mistry - Senior Surveyor, Debra Doyle - Senior Caretaker

Report circulated to Attendees plus Cllr Ramji Chauhan, Cllr 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	Repairs Target
Whittlesea Road				
Grassed area outside 91	Remove centre bollard and replace with collapsible bollard to allow for garden maintenance team to access to cut grass – £200	No	6844128	14/07/2022
	Replace No Dumping Sign with like for like – See pic – P3 – 0881003 x 1	No	6844140	14/07/2022
Block 99 - 05	Rear communal garden - Fence on LH side - 1.8m high Repair fence on left hand side - Circa 5LM - Repair fence using metspurs, galvanised repair brackets	Yes	6848006	
Block 107 - 113	Renew 1.2m high gate and post to front of block – 021002 x 1	No	6844059	
	Remove hedge to block to match with block 99-105 - £150	No	6844082	
Long Elmes		No		

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Non-Repair issues identified

Address/Location	Description of Defect/ Action Required -	Is this a Health and safety concern?	Person/ team Action required from	Target Completion Date
Chicheley Gardens	No issues found			
Chicheley Road	No issues found			
Hutton Gardens/Hutton Walk	No issues found			
Hutton Lane South garage area	No issues found			
Hutton Lane North garage area	Abandoned Silver Saab C533 PRN Warning notice issued - needs to be removed	N		
Langton Road	No issues found			
Mepham Crescent	No issues found			
Whittlesea Road				
85	Fridge and rubbish stored in alley way alongside no.85 Potential fire hazard - Tenant spoken to and will remove.	Y	Housing Officer	Monitor
Block 99 - 105	No issues found			
Block 107 - 113	Mattress fly-tipped by tree outside this block Caretakers to remove	N	Estate Services	06/06/2022
	Cobwebs on exterior light to the block Caretaker to clear	N	Estate Services	06/06/2022
	Weed clearance needed on rear garden path - refer to grounds maintenance	N	Estate Services	06/06/2022
Flat 113	Rear balcony blocked with tenant's belongings. Tnt difficult to engage - Housing Officer to arrange to meet tnt	Y	Housing Officer	31/07/2022
Long Elmes				

Block 185 - 191	Glass table top in communal front garden Caretaker to remove	N	Estate Services	30/06/2022
	Internal stairwell dirty Caretaker to clean internal areas	N	Estate Services	30/06/2022
Block 193 - 199	No issues			
Carmelite Close				
Block 5 - 8	Gardens very overgrown - tenants are vulnerable H/O to investigate what support is available	N	Housing Officer	On-going
Block 9 - 12	Pushchair stored in hallway Tenant at flat 102 spoken to and will store elsewhere	Y	Housing Officer	Monitor
Carmelite Road				
Block 126 - 132	No issues found			
Block 134 - 140	Bike being stored in hallway o/side 138 Tenant to be written to	Y	Housing Officer	
Block 150 - 156	No issues found			
Block 158 - 164	No issues found			

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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

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Estate Action Plan

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)

- 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