

ESTATE INSPECTION REPORT FORM

Estate: Eastcote Lane

Names of person inspecting: David Worrall (housing officer), Keith Bunker (caretaker)

Date of last inspection: 11/01/2022

Date of current inspection: 05/07/2022

Others in attendance (record status, eg. Councillor, resident, etc): Frank Woods (ELTRA), Cllr M Henson, Cllr G Henson

Repairs identified

Address/Location	Description of Defect/Action Required -	Is this a Health and safety concern?	Repairs Reference No/s	Repairs Target Completion Date
Block 4 Stuart Avenue	Replace bottom panel of Georgian wired glass in rear entrance door	Yes	6878677	16/09/2022
Block 4 Stuart Avenue	Tree overhanging from car park into rear garden of 53 Kings Rd; prune back			
Block 6 Stuart Avenue	Replace bottom panel of Georgian wired glass in rear entrance door	Yes	6878702	16/09/2022
Between blocks 4 & 6 Stuart Avenue	Close board fencing and gate leading to rear entrances of blocks to be replaced; c. 6m length x 2m height	Yes	6878860	16/09/2022
Block 6 Stuart Avenue	Trip hazard on concrete pathway/pavement to main entrance	Yes	6878860	16/09/2022
Block 6 Stuart Avenue	Repair to fencing at side/rear of block adjacent to service road	Yes	6878871	16/09/2022
Service road adjacent to 6 Stuart Avenue	Potholes to be filled in	Yes	6878893	16/09/2022
Grassed area, adjacent to 8 The Bungalows, Kings Rd	Close board fencing to be reinstated, c. 4m length x 2m height	Yes		
1 The Bungalows, Kings Rd	Noticeboard lock to be replaced	Yes	6878757	16/09/2022
Bin shed, Thomas Hewlett House	Bin shed door to be replaced	Yes	6878735	16/09/2022

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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
Block 28 Stuart Avenue	Residents of no.'s 6, 7, 9 & 12 to be instructed to remove items on landings.	Yes	Housing Officer/Leasehold team	TBC
Block 6 Stuart Avenue	Residents of no.10 to be instructed to remove items on landings.	Yes	Housing Officer/Leasehold team	TBC
13 The Bungalows, Kings Rd	Instruct tenant to cut back & maintain front garden	Yes	Housing officer	TBC
2 The Bungalows, Kings Rd	Front garden overgrown. Tenant has moved to care home	Yes	Housing Officer	TBC

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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

Damage is being caused to walls in Francis Road due to bikes being carried up the stairs. A bike storage facility at the rear of the flats would prevent this ongoing damage.

The block paving at each end of the rear access is still constantly being broken and causes a trip hazard. This is an ongoing issue since the major works were done. No progress on this

Details on "works in progress":

Inspections report completed by	Signature	Date
David Worrall		05/07/2022