

ESTATE INSPECTION REPORT FORM

Estate: Northolt Road			
Name of person inspecting:	Rita Contractor Emma, Otise	Date of last inspection:	15/05/25
		Date of current inspection:	27/11/24
Others in attendance (record status, eg. Councillor, resident, etc):			
Report circulated to Attendees plus			

Repairs identified

Address / Location	Description of Defect/ Action Required –	Is this a Health and safety concern?	Repairs Reference No/s	Repairs Target Completion Date
Northolt Road Flats, external staircase outside Garages 17-20	Staircase a trip hazard	yes		
Outside Block 15-28	Electric junction box is damaged	No		
Cowen Avenue				
Block 1-14	Trades button not working	No	WO000102 6281	
Block 54-56	Lock missing from communal entrance door	No		
Block 15-28	Window handles missing, 1 st and 2 nd floor	No	WO000102 6278	

ESTATE INSPECTION REPORT FORM

Hornbuckle Close – communal green, behind Alma Court	The communal green works not completed following heat pumps installation at Alma Court. The area needs to be returfed. Also shape objects sticking out which caused an injury to a tenant's child	Yes	Referred matter to Simba	
Northolt Road/Cowen Ave playground	Barriers left in the playground which is a trip hazard for children	Yes	Simba raised order on 15/05/25 to tarmac the area	

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
Northolt Rd Flats, outside flats 117A, 121A & 119A	Items stored on landing area – letters to be sent	yes	Rita Contractor	
Cowen Ave				
Outside Block 29-46	Desk left on 2 nd floor landing needs collecting	Yes	Estates Team	
Block 47-55	Items stored inside communal areas – letters to be sent	Yes	Rita Contractor	
Hornbuckle Close – communal green, behind Alma Court	The communal green works not completed following heat pumps installation at Alma Court. The area needs returfing. Also shape objects sticking out which caused an injury to a tenant's child	Yes	Maintenance Team	

ESTATE INSPECTION REPORT FORM

Hornbuckle Close, Communal green behind Alma Court	2 x bags of tree waste left which needs to be collected	No	Estates Services	

ESTATE INSPECTION REPORT FORM

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

ESTATE INSPECTION REPORT FORM

Estate Action Plan	Name of Estate
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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)
<input type="checkbox"/> None made <input type="checkbox"/> New recommendations / suggestions:

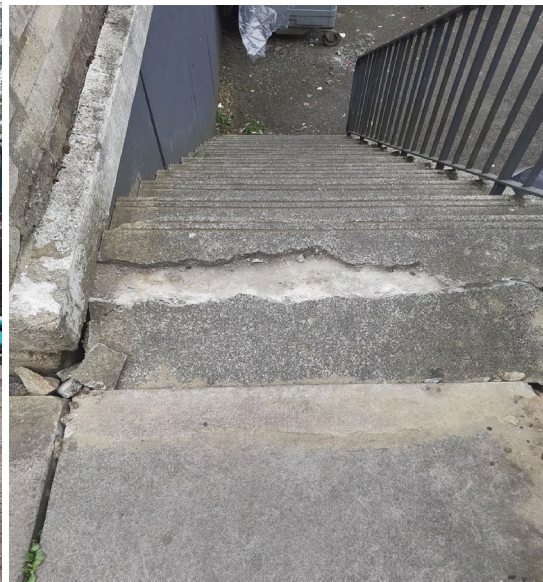
Update on recommendations / proposals from previous Estate Inspections
<input type="checkbox"/> None under consideration <input type="checkbox"/> Details on “work in progress”:

Inspection report completed by	Signature	Date

ESTATE INSPECTION REPORT FORM



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