

ESTATE INSPECTION REPORT FORM

Estate: CHURCHILL PLACE/MILTON ROAD			
Names of person inspecting:	David Worrall (housing Officer), Debra Doyle (Caretaking Supervisor), Otis Baptiste (Asset Management)	Date of last inspection:	08/10/2024
		Date of current inspection:	28/05/2025
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
CHURCHILL PLACE				
1 – 14	Floor tiles missing	Yes	TBC	PIT?
15 – 28	Blocked drain outside rear door of block – Full block drain maintenance to 1-42	Yes	WO0001028208	14/07/2025
15-28	Glass panes in main entrance door to be repaired/replaced	Yes	WO0001027532	12/06/2025
15-28	Downpipe missing outside front of block	Yes	WO0001028247	15/07/2025
43-56	Graffiti on external side of block to be removed	Yes	WO0001028312	15/07/2025
43-56	Broken glass panes x2 in main entrance door to be replaced.	Yes	WO0001027574	12/06/2025
43-56	Broken glass pane in rear entrance door to be replaced	Yes	WO0001028210	24/06/2025
43-56	Floor tiles on top floor to be replaced	Yes	TBC	PIT?
43-56	Lock to main entrance door not working	Yes	WO0001028211	24/06/2025
57-70	Floor tiles on ground floor to be replaced	Yes	TBC	PIT?
57-70	Defective/leaking overflow outside no. 62 or no. 54	Yes	WO0001028214	15/07/2025
71-84	Graffiti on external side of block to be removed	Yes	WO0001028313	15/07/2025

Address/Location	Description of Defect/Action Required -	Is this a Health and safety concern?	Repairs Reference No/s	Repairs Target Completion Date
CHURCHILL PLACE				
85-98	Secure trunking to electrical wiring, 1 st floor by stairs	Yes	WO0001028212	24/06/2025
85-98	Floor tiling on stairs to be replaced	Yes	WO0001028249	24/06/2025
85-98	Adjustment to internal light sensor required. Area too dark during daylight hours – Referring to M&E as this would an upgrade and not maintenance	Yes	TBC	M&E
Garage area	Secure access to area below 57-70	Yes	WO0001028282	15/07/2025
MILTON ROAD				
1 – 6 All Clear	Trades button not working – tenants requested to switched off due criminal activity	Yes	N/A	N/A
7 – 10 All Clear				
Car park	Metal post needs resetting	Yes	WO0001028310	15/07/2025
Rear of blocks	Boundary fencing panel to be replaced, c. 1.5m H x 2m L	Yes	WO0001028274	15/07/2025

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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
Churchill Place				
1 – 14	Bikes under stairwell, rubbish outside flat 13	Yes	HO/Estate Svcs	Wait for date ES
1-14	Graffiti on all floors to be removed	Yes	Est. Services	Refer to repairs for internal repainting
15-28	Washing machine outside no. 27. Tenant to be instructed to move it	Yes	HO	TBC
15-28	Blocked rubbish chute, 2 nd floor	Yes	Est. Services	Done
15-28	Items on top floor to be removed	Yes	Est. Services	Done
15-28	Faeces outside front of block to be removed	Yes	Est. Services	Done
29-42	Bike outside intake cupboard & table outside no. 37 to be moved. HO to write to all residents re storing of items in communal areas	Yes	HO	TBC
29-42	Gas bottle by 2 nd floor chute to be removed	Yes	Est. Services	Done
43-56	Items outside 51, 52, 53 & 56 37 to be moved. HO to write to all residents re storing of items in communal areas	Yes	HO	TBC
57-70	Bike blocking intake cupboard door. HO to write to all residents re storing of items in communal areas	Yes	HO	TBC
57-70	Refuse by chute on 1 st floor & on external area of top floor to be removed	Yes	Est. Services	Done
71-84	Refuse outside rear entrance door to be removed	Yes	Est. Services	Done

Address/Location	Description of Defect/ Action Required -	Is this a Health and safety concern?	Person/ team Action required from	Target Completion Date
71-84	Items outside no. 76. HO to write to all resident re storing of items in communal areas	Yes	HO	TBC
85-98	Items under stairs to be removed. HO to write to all residents re storing of items in communal areas	Yes	HO	TBC
Milton Rd				
1-6	Cabinet outside front of block and refuse in bin area to be removed	Yes	Est. Services	Done
7-12	Refuse by rear shed area and child's trampoline to be removed by stairs to roof access door	Yes	Est. Services	Rubbish removed

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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	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
<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 "works in progress":

Inspections report completed by David Worrall	Signature	Date 04/06/2025