

ESTATE INSPECTION REPORT FORM

Estate: Woodlands Estate			
Names of person inspecting:	Terri Devine (Housing Officer), Debra Doyle (Senior Caretaker), Otis Baptiste (Repairs/Maintenance)	Date of last inspection:	21/11/???
		Date of current inspection:	22/05/2025
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
1-10 The Bungalows 43 Binyon Crescent	Clean/clear all gutters and unblock downpipes around the bungalows, realign, renew fittings and clips as necessary	Yes	TBC	
	Unblock/service all drain runs coming off the bungalows, front and back, lift all manhole covers checking for blockages – pictures demonstrating clear drain runs	Yes	TBC	
31-41A Binyon Cres	Clean/clear all gutters [front/back] and unblock downpipes around block via tower plus moves, realign, renew fittings, clips and carry out minor works repairs as necessary	Yes	WO0001027275	30/06/2025
	Unblock/service all drain runs coming off the block, front and back, lift all manhole covers checking for blockages – pictures demonstrating clear drain runs	Yes	WO0001027839	08/07/2025
31A-41A Binyon Cres	Resecure hanging wires at rear of block – investigating with M&E	Yes	TBC	
47-57A Binyon Cres	Renew all rainwater goods, new fascia and cement eaves to rear of block potentially renewing x3 cast iron downpipes to rear corroded at the joins	Yes	TBC	

Address/Location	Description of Defect/Action Required -	Is this a Health and safety concern?	Repairs Reference No/s	Repairs Target Completion Date
BLK 14-25 Kipling Place	Renew all rainwater goods, new fascia and cement eaves to rear of block also gutters top of sheds	Yes	WO0001027274	30/06/2025
BLK 1-9 Brockhurst Close	Renew glazed unit to front main entrance door and renew carpet mat inside main entrance door		WO0001027276	09/06/2025
	Supply and fit new window restrictor to top floor window outside flat 8 (white door no number)	Yes	WO0001027277	09/06/2025
	Renew shed doors potentially all x5 (CAPH) – referral PIT/REGEN	No	TBC	
BLK 10-18 Brockhurst Close	Rainwater gullys to be investigated/serviced along with drains once shrubbery is cut away	No	WO0001028485	18/07/2025
BLK 19-27 Brockhurst Close,	No repairs			
BLK 28-33 Brockhurst Close	Rectify/service drains to block and remedy pooling rainwater at the rear of block affecting flat 29	Yes	WO0001028484	18/07/2025
BLK 28-33 Brockhurst Close	Renew shed doors potentially all x6 (CAPH) – referral PIT/REGEN	No	TBC	
BLK 34-39 Brockhurst Close	Remedy carpet mat area inside main entrance door	Yes	WO0001028524	18/07/2025
	Renew shed doors potentially all x6 (CAPH) – referral PIT/REGEN	Yes	TBC	
BLK 40-45 Brockhurst Close	Remedy flooring to edges of service hatches to ground floor hallway	Yes	WO0001028527	18/07/2025
Fern House	Rainwater goods to looked at across the block	No	WO0001027665	07.07.2025

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
31-41A Binyon Cres				
BLK 14-25 Kipling Place	Front corner/side of the building is covered in Ivy which is now on the roof			
	Back garden has quite large sapling sycamore trees which needs to be removed along with all the weeds			
	Also let a sapling tree grow by the front door which is now touching the guttering along with shrubs covering windows.			
Block 14-25 Kipling Place	Wardrobe and drawers outside flat 15 and 16	Yes	Housing Resident Services	
BLK 1-9 Fern House	Tv and box outside number 7	Yes	Housing Resident Services	
BLK 1-9 Fern House	Shoes, pushchairs and bikes outside number 4 and 5 and number 6	Yes	Housing Resident Services	
Brockhurst Close (various blocks)	Weeds and sapling all over the estate and the damp course around the blocks needs to be strimmed back, it is also covering the drains. These are full of leaves etc			
Block 10-18 Brockhurst Close	Shoes and shoe rack outside 16 and 18 – trip hazard	Yes	Housing Resident Services	
Block 19-27 Brockhurst Close	Shopping trolley and cooker outside flat 25	Yes	Housing Resident Services	
Block 28-33 Brockhurst Close	Boxes left outside flat 31	Yes	Housing Resident Services	

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 checked="" type="checkbox"/> None
<input type="checkbox"/> New recommendations / suggestions

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

Inspections report completed by	Signature	Date
		23/05/2025