

ESTATE INSPECTION REPORT FORM

Estate: Eastcote Lane			
Names of person inspecting:	David Worrall (housing officer), Richard Bance (asset management/ planned maintenance)	Date of last inspection:	15/01/2025
		Date of current inspection:	08/07/2025
Others in attendance (record status, eg. Councillor, resident, etc):	Charlie Leonard (ELTRA), Sharon Gorrie (ELTRA), Frank Woods (ELTRA), Christine Ripley (ELTRA),		
Report circulated to Attendees plus	Cllr M Henson, Cllr G Henson, Maintenance Team, Estate Management Team		

Repairs identified

[illegible]

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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 4 Stuart Avenue	Abandoned vehicle in parking area; HF53 NMM	Yes	Housing officer	TBC
Block 6 Stuart Ave	Abandoned vehicles in parking area; LS55 VAD, LG10 NNR	Yes	Housing officer	TBC
Block 6 Stuart Avenue	Residents of no.10 to be instructed to remove items on landing.	Yes	Housing Officer	TBC
Stuart Ave, grassed area	Remove old basketball pole and stand	Yes	Estate Services	TBC
11 Veldene Way	Tenant to be instructed to remove rubbish and accumulated items in rear garden	Yes	Housing Officer	TBC
13 The Bungalows, Kings Rd	Elderly tenant to be visited re clearing garden and upkeep of property	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
13 The Bungalows, Kings Rd	Ease & adjust gate and renew 2m length Hit & Miss fence and renew approx. 3m length Hit & Miss and 1 x post.	Yes	017601 021007 017601 019005	
Blocks 4 & 6 Stuart Avenue	Reinstate/renovate use of store sheds at rear of blocks, as per request of residents	No	TBC	
5 & 6 Hodson Close	Renew approx. 300 pcs of brick boundary wall.	No	TBC	
1 Veldene Way	Outstanding repair to soffits at front of house	No	WO0001031892	Estate Inspection - Renew section of soffit board soffits at front of property, previous inspection WO0001005302, check gutters / downpipe during visit as per Otis / David Worral HO # ALLOCATE TO CAMPBELL ROOFING – target date 12.09.2025

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: Eastcote Lane

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

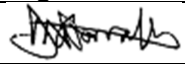
Update on recommendations / proposals from previous Estate Inspections

☒ 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		15/07/2025