


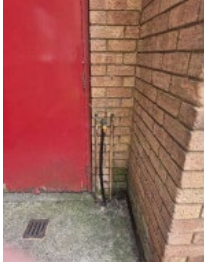
## ESTATE INSPECTION REPORT FORM

<b>Estate:</b> <b>Buckingham &amp; Whitchurch &amp; Overbrook</b>			
Name of person inspecting:	Josephine Broad (HTO) Napoleon Nuqui (caretaker) Dave Marshall (UL) Otis Baptiste (S/AM) Samsul Hussein (D&M TSO)	Date of last inspection:	20 February 2025
		Date of current inspection:	7 August 2025
Others in attendance (record status, eg. Councillor, resident, etc):	<b>N/A</b>		
Report circulated to Attendees plus			

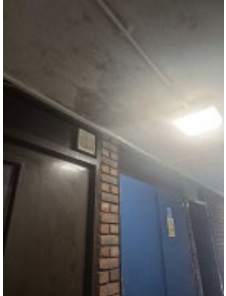
### Repairs identified

Address / Location	Description of Defect/ Action Required –	Is this a Health and safety concern?	Repairs Reference No/s	Repairs Target Completion Date
SBLK 54-76 Whitchurch Avenue, Edgware, HA8 6HS	Estate Inspection - Remedy loose broken pull handle to internal fire door as per Otis & HO		WO0001033245	16/09/2025
SBLK 87-109 Buckingham Road, Edgware, HA8 6NN	Estate Inspection - Remedy loose broken pull handle to internal fire door as per Otis & HO		WO0001033246	16/09/2025
SBLK 135-157 Buckingham Road, Edgware, HA8 6NN	Make safe and renew broken glass in the internal door in foyer to main entrance. Renew in Georgian wire glass # FAO DAVID MARSH -UL - As per Otis Baptiste 07/08. NS	Yes	WO0001031438	14/08/2025

## ESTATE INSPECTION REPORT FORM

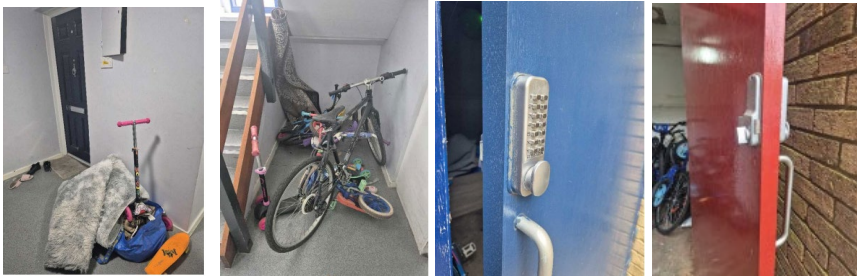
Address / Location	Description of Defect/ Action Required –	Is this a Health and safety concern?	Repairs Reference No/s	Repairs Target Completion Date
<b>54 – 76 Whitchurch</b> <b>87 – 109 Buckingham</b> <b>135 – 157 Buckingham</b>	Communal door handle broken & Broken glass on communal door. 	Yes	Repairs	
<b>External outside of communal storage spaces at Buckingham &amp; Whitchurch</b>	External communal Taps missing heads on both Buckingham and Whitchurch. 			
<b>BLK 87-133 Buckingham Road, Edgware, HA8 6NN</b>	<b>Unblock/service all drain runs coming off the block, front and back, lift up all manhole covers checking for blockages, jet through and test leaving free flowing, renew broken BIB tap - quick camara shot once cleared report back any issues as per Otis #ALLOCATE TO LUCo</b>		<b>WO000103323</b> <b>7</b>	<b>07/10/2025</b>

## ESTATE INSPECTION REPORT FORM

Address / Location	Description of Defect/ Action Required –	Is this a Health and safety concern?	Repairs Reference No/s	Repairs Target Completion Date
<b>BLK 63-85 Buck/102-124 Whitchurch, Buckingham Road, Edgware, HA8 6NN</b>	<b>Unblock/service all drain runs coming off the block, front and back, lift up all manhole covers checking for blockages, jet through and test leaving free flowing, renew broken BIB tap(s) - quick camera shot once cleared report back any issues as per Otis #ALLOCATE TO LUCo</b>		<b>WO0001033238</b>	<b>07/10/2025</b>
<b>Blk 1 – 15 Overbrook</b>	<p>Damp smell from leak in ceiling and mould patch at Overbrook</p> 		<b>Ongoing - TBC</b>	

## ESTATE INSPECTION REPORT FORM

### 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
<b>Blk 54 – 76 Whitchurch Ave</b>  <b>87 – 109 Buckingham</b>	Items in communal hallways due to communal cupboard lock being broken.  	Yes	HTO & Repairs.	

### OUTSTANDING ACTIONS

This is a list of works which were identified on the previous estate inspection report that remain outstanding



## ESTATE INSPECTION REPORT FORM

### 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
All of Buckingham & Whitchurch	<p>All external communal pram/bike shed doors need to be replaced to FD30S – MC</p> 	Yes	WO0001017952 / WO0001010237	<p><b>WO0001017952 – 18/03/25: need to rebook for 2 men and need to get key code for lock to renew damaged door and panel</b></p> <p><b>07/02/25 - the door is rotten and in need of replacing ing along with side panel. 2 men for 4 hours to replace door and half panel with fd30 doors. see photos for measurements</b></p> <p><b>WO0001010237 - repaired lock, and. checked all working code is 2389x which is the same code as before. gave fl 66 tye code .</b></p>

## ESTATE INSPECTION REPORT FORM

### 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
	<p>Gate outside 121 Whitchurch still needs to be removed.</p> 	Yes – Non-compliant with current gov guidelines.		
	<p>Notice boards across all blocks are still not fire grade. They need to be replaced</p> 	Yes – Non-complaint with current gov guidelines.		

## ESTATE INSPECTION REPORT FORM



Address / Location	Description of Defect/ Action Required –	Is this a Health and safety concern?	Person / team Action required from	Target Completion Date
	<p>Due to the state of the garages, this area has become a hotspot for fly-tipping. As per the last report in February they need to be torn down or urgent works to replace and repair.</p> 			
	<p>This door still needs to be replaced to be compliant with current fire reg's.</p> 	Yes – Non-Compliant with current gov guidelines.		

## ESTATE INSPECTION REPORT FORM

Estate Action Plan	Name of Estate
--------------------	----------------

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)
<ul style="list-style-type: none"><li>Up/down bollard to stop vehicles driving in between 54-76 &amp; 30 – 52 Whitchurch. Pic attached.</li></ul>  <ul style="list-style-type: none"><li>Bollard in front of bin store at 105 Buckingham to stop residents parking and blocking the bin men from doing their job. Pic attached.</li></ul>  <p><input type="checkbox"/> New recommendations / suggestions:</p>

## ESTATE INSPECTION REPORT FORM

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

Inspection report completed by	Signature	Date