

ESTATE INSPECTION REPORT FORM

Estate: Churchill Place, Milton Road			
Name of person inspecting:	Wunmi Lawanson, Debra Doyle, Paul Adams, Priyangen Mangalaruban	Date of last inspection:	28.05.2025
		Date of current inspection:	10.10.2025
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
SBLK 1-14 Churchill Place, Harrow, HA1 1XY	Floor tiles missing	TBC	PIT	
SBLK 29-42 Churchill Place, Harrow, HA1 1XY	Supply and fit new DGU as smashed window to main entrance door		WO0001035592	24/10/2025
SBLK 43-56 Churchill Place, Harrow, HA1 1XY	There are two broken windows handles in front of flat 49 and flat 48		WO0001035586	24/10/2025
SBLK 43-56 Churchill Place, Harrow, HA1 1XY	smashed window at the bottom of the rear back door – smashed window on the bottom (brown tape has been placed on the cracks) – new order WO0001027574		WO0001028210	24/06/2025
SBLK 43-56 Churchill Place, Harrow, HA1 1XY	Floor tiles on top floor to be replaced	TBC	PIT	

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SBLK 57 - 70 Churchill Place, Harrow, HA1 1XZ	Aluminium door on the top leading to the communal outside area does not close fully due to hinges – hinge has come away from the frame		WO000103 5588	24/10/2025
SBLK 57 - 70 Churchill Place, Harrow, HA1 1XZ	Floor tiles on ground floor to be replaced	TBC	PIT	

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
Milton Road HA1 – Block 1-6	1. Estates services need 3 updated fobs for access to waste cupboard. 2. Residents placing general waste in recycle bin. HO to write whole block to dispose of waste properly	Yes	Estate Services Resident services	HO wrote residents in block to dispose of general waste in line with regulations.

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Address / Location	Description of Defect/ Action Required –	Is this a Health and safety concern?	Person / team Action required from	Target Completion Date
Milton Road HA1 – Block 7-10	Residents placing items in communal area. HO to write whole block to dispose of waste properly.	Yes	Resident services	HO wrote to resident to remove items.
Block 1-14 Churchill PI	Graffiti 1 st & 2 nd floor painted over but still visible			
Block 29- 42 Churchill PI	Items in corridor and scooter left under stairway		Letters left for residents to remove items in communal area.	
Block 43 – 56 Churchill PI	- Graffiti – outside wall. - Items in corridor by flat 51.		Letter left for resident to remove items in communal area	
Block 57-70 Churchill PI	- Bin bags, Rubbish, empty beer cans left in communal area – flat roof. - Electric bicycle left under stairway	Yes	Resident services & Estate services	HO wrote residents to clear items or door will be locked and access denied.

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Block 71-84 Churchill PI	1. Graffiti on outside wall 2. Items in corridor		Letter left for resident to remove items in communal area	
Block 85-98 Churchill PI	1. Old sofa dumped on flat roof 2. Strollers left under stairway		Estate services team to remove. Letters left for residents to remove items in communal area.	Letters left for residents to remove items in communal area.

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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)
☐ None made ☐ New recommendations / suggestions:

Update on recommendations / proposals from previous Estate Inspections
☐ None under consideration ☐ Details on “work in progress”:

Inspection report completed by	Signature	Date