

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:	22/05/2025
		Date of current inspection:	24/09/2025
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	
47-57A Binyon Cres	Supply and fit DGU in rear communal door, take measurements and place order with suppliers	Yes	WO0001034588	30/10/2025
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, Stanmore, HA7 3NG	Estate Inspection - Mobile tower/moves to carry out maintenance to rainwater goods to front of block, remedy any cracked/slipped roof tiles, rebed ridge tiles where necessary	Yes	WO0001034560	30/10/2025
BLK 14-25 Kipling Place	Rectify back gate, propped open and lock is faulty	YES	WO0001035381	22/10/2025
BLK 14-25 Kipling Place	Supply and fit new window restrictor to top floor window outside flat 8 (white door no number) as damaged again	Yes	WO0001035383	22/10/2025
	Renew shed doors potentially all x5 (CAPH) – referral PIT/REGEN	No	TBC	
BLK 1-9 Brockhurst Close	Unblock/service all gullys / drain runs coming off the block, front and back, lift up all manhole covers checking for blockages, jet through and test leaving free flowing - quick camera shot once cleared and check for missing/damaged drain covers	No	WO0001035390	12/11/2025
BLK 19-27 Brockhurst Close	Remedy damaged window outside flat 26	Yes	WO0001035385	22/10/2025
BLK 19-27 Brockhurst Close	Unblock/service all gullys / drain runs coming off the block, front and back, lift up all manhole covers checking for blockages, jet through and test leaving free flowing - quick camera shot once cleared and check for missing/damaged drain covers	Yes	WO0001035388	12/11/2025
BLK 28-33 Brockhurst Close	Renew shed doors potentially all x6 (CAPH) – referral PIT/REGEN	No	TBC	
BLK 34-39 Brockhurst Close	Renew carpet mat area inside main entrance door, renew flooring to ground floor also refix nosing's as necessary, new strips around hatches and associated works	Yes	WO0001034280	24/10/2025
	Renew shed doors potentially all x6 (CAPH) – referral PIT/REGEN	Yes	TBC	
BLK 40-45 Brockhurst Close	CAPH Renew carpet mat area inside main entrance door, renew flooring to ground floor also refix nosing's as necessary, new strips around hatches and associated works	Yes	WO0001034846	04/11/2025

Address/Location	Description of Defect/Action Required -	Is this a Health and safety concern?	Repairs Reference No/s	Repairs Target Completion Date
BLK 1-9 Fern House, Woodland Drive, Harrow, HA7 3PB	Supply and fit new wooden double-leaf bin doors to bin room	NO	WO0001035397	12/11/2025

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	Fly tip items at rear of block – including BBQ and furniture	Yes	Housing Resident Services	
Kipling Estate	Abandoned vehicles on grass area	YES	Housing Resident Services	
BLK 1-9 Fern House	Items 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	

Address/Location	Description of Defect/ Action Required -	Is this a Health and safety concern?	Person/ team Action required from	Target Completion Date
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 19-27 Brockhurst Close	Item O/S 25	Yes		
Block 28-33 Brockhurst Close	items left outside flat 31 and 33 on communal landing	Yes	Housing Resident Services	
Block 34-39 Brockhurst Close	Mirror and other objects outside number 37, items outside number 38 and shoe rack o/s 39, bikes and scooters o/s 36	Yes	Housing Resident Services	
Block 40-50 Brockhurst Close	Car windshield screen o/s 43	Yes	Housing Resident Services	
Block 46-51 Brockhurst Close	Photo frames O/S 51	Yes	Housing Resident Services	

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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.

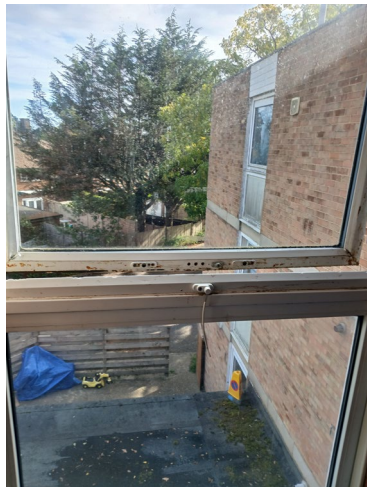
New Recommendations arising from this Estate Inspection (if made)

- ☒ None
- ☐ New recommendations / suggestions

Update on recommendations / proposals from previous Estate Inspections

- ☒ None under consideration
- ☐ Details on "works in progress":

Inspections report completed by	Signature	Date
		23/05/2025



O/S 26 Brockhurst



O/S number 8 Brockhurst



Gate propped open at rear of blk 14-25 Kipling



Damaged bin store door at rear of 1-9 fern house