

ESTATE INSPECTION REPORT FORM

Estate: Stonegrove Estate			
Names of person inspecting:	Terri Devine (Housing Officer), Debra Doyle (Senior Caretaker), Otis Baptiste (Repairs/Maintenance)	Date of last inspection:	06/06/2025
		Date of current inspection:	22/10/2025
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
BLK 5-17 Stonegrove Gardens, Edgware, HA8 7TD	Unblock/service all gullies / 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 report back	No	WO0001035955	Complete
BLK 5-17 Stonegrove Gardens, Edgware, HA8 7TD	Renew x5 picket fence panels to rear (approx. 2.6m) and renew x2 concrete posts and refix the remaining panels	No	WO0001037266	11/12/2025
SBLK 26-33 Stonegrove Gardens, Edgware, HA8 7TD	Remedy top floor landing ceiling cracks, recommend renew ceiling (currently with Armstrong York)	Yes	TBC	
BLK 34-45 Stonegrove Gardens, Edgware, HA8 7TD	Communal blocked drain at the back of block number 38-41 and resolve water coming up from ground causing huge puddle	Yes	WO0001035508	Complete

Address/Location	Description of Defect/Action Required -	Is this a Health and safety concern?	Repairs Reference No/s	Repairs Target Completion Date
SBLK 34-37 Stonegrove Gardens, Edgware, HA8 7TD	Remedy / redecoration on the front canopy	No	TBC	
SBLK 38-41 Stonegrove Gardens, Edgware, HA8 7TD	Remedy / redecoration on the front canopy	No	TBC	
SBLK 81-83 Stonegrove Gardens, Edgware, HA8 7TF	Communal light next to flat 81 is not working – work order for 3-5 lights in communal area not working raised	No	WO0001037053	08/12/2025
BLK 80-115 Stonegrove Gardens, Edgware, HA8 7TD	Undercrofts require remedial/redecoration (Planned Investment Works due)		PIT	
SBLK 101-103 Stonegrove Gardens, Edgware, HA8 7TF	Supply tower, investigate / remedy leak to roof following rainwater on stairway leading up to flats 102 & 103	Yes	WO0001037264	11/12/2025

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
BLK 1-4 Stonegrove Gardens	NO ISSUES	N/A	N/A	N/A
BLK 5-10 Stonegrove Gardens	NO ISSUES	N/A	N/A	N/A
BLK 11-17 Stonegrove Gardens	NO ISSUES	N/A	N/A	N/A

Address/Location	Description of Defect/ Action Required -	Is this a Health and safety concern?	Person/ team Action required from	Target Completion Date
BLK 18-25 Stonegrove Gardens	Between rear doors – several items dumped outside in rear garden (as per photo) BBQ, Chairs, leads and bags	No	Housing resident services	
BLK 26-33 Stonegrove Gardens	NO ISSUES	N/A	N/A	N/A
Blk 34-37 Stonegrove Gardens	NO ISSUES	N/A	N/A	N/A
BLK 38-41 Stonegrove Gardens	NO ISSUES	N/A	N/A	N/A
BLK 42-45 Stonegrove Gardens	Tenant reportedly throwing food out of the window into the rear communal garden - witnessed by HO on inspection	Yes	Housing Resident Services	



BLK 18-25 Stonegrove Gardens rear garden

ESTATE INSPECTION REPORT FORM

OUTSTANDING ACTIONS

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

Outstanding Repairs

[illegible]

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