

ESTATE INSPECTION REPORT FORM

Estate: Harrow View Estate Inspection			
Names of person inspecting:	Ellen Morgan (Housing Officer), Emma Davies (Caretaking Supervisor), Priyangen Mangalaruban (Asset Management)	Date of last inspection:	30/04/2025
		Date of current inspection:	29/10/2025
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 SOR Codes	Repairs Reference No/s	Repairs Target Completion Date
Block 1-15 Downing Close	2 picket fence and one fence post fallen on the grass – replace 2 x picket fence and 1 x post	Yes		WO0001037404	12/12/2025
Block 1-15 Downing Close	Missing tiles on the stairs and the floor	No		TBC	
Block 1-15 Downing Close	Stair nosing missing on the second-floor stairs	Yes		WO0001037408	21/11/2025
Block 16-27 Downing Close	Couple of tiles missing on ground floor			TBC	
Block 16-27 Downing Close	Stairs needs redecoration – some marks and missing			TBC	
SBLK 53-66 Bucknall House, Atherton Place	M&E electric door faulty – opens using button but does not close.	Yes		WO0001037223	19/11/2025
SBLK 37-52 Bucknall House, Atherton Place	New stair nosing required on second floor stairs leading up to flats 51 and 52	No		WO0001036330	04/11/2025
SBLK 13-15 Atherton Place	Smashed outer window – make safe, measure and fit new glass 50cm x 70cm	Yes		WO0001037411	21/11/2025

Address/Location	Description of Defect/Action Required -	Is this a Health and safety concern?	Repairs SOR Codes	Repairs Reference No/s	Repairs Target Completion Date
13-15 Atherton Place	Emergency communal light needs replacing – flashing red	Yes		M&E	
23-29 Atherton Place	Flat 26-27 stair nosing	No		WO0001035700	Complete
23-29 Atherton Place	Stair nosing required on 1 st flight stairs – bottom stair nosing	No		WO0001035700	Complete
23-29 Atherton Place	Stair nosing required on 4 th flight stairs – bottom stair nosing	No		WO0001035700	Complete
30-36 Atherton Place	Outside of flat 35, board MDF knocked down	Yes		WO0001037431	12/12/2025
30-36 Atherton Place	1 st floor emergency communal light flashing red	Yes		M&E	
BLK 1-8 Harley Court	Fix front picket gate and post – both need to be replaced – gate does not close properly and lock.			WO0001037424	12/12/2025
218-224 Harrow View, Harrow (Arrowhead Parade)	Sand down internal green walls and redecorate	No		WO0001037425	12/12/2025
206-212 Harrow View, Harrow (Arrowhead Parade)	Specialist lock issue at the entrance at the property – lock has been changed, and tenant has no keys. (Otis dealing with it)(GIRDA)	Yes		TBC	
206-212 Harrow View, Harrow (Arrowhead Parade)	Sand down internal green walls and redecorate	No		WO0001037427	12/12/2025
71-77 Headstone Gardens, Harrow (Arrowhead Parade)	Repainting required on the ground floor to match paint on existing green wall	No		WO0001037429	12/12/2025
71-77 Headstone Gardens, Harrow (Arrowhead Parade)	Missing glass on door (wood on door where glass was)	No		WO0001037432	12/12/2025

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

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

ESTATE INSPECTION REPORT FORM

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
Ellen Morgan		29/10/2025