

ESTATE INSPECTION REPORT FORM

Estate: Honeybun Estate Inspection			
Names of person inspecting:	David Worrall (Housing Officer), Debra Doyle (Caretaking Supervisor), Priyangen Mangalaruban (Asset Management), Vincenzo Di Bello (GM Contractor)	Date of last inspection:	15/04/2025
		Date of current inspection:	15/10/2025
Others in attendance (record status, eg. Councillor, resident, etc):			
Report circulated to Attendees plus	Terry Frisch (TRA), Melena Walker (TRA), Sangita Vastani (TRA), Cllr A Hussain, Cllr R Shah,		

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 9, Charles Crescent	Adjust closer to main entrance door	Yes		WO0001037361	21/11/2025
Block 9, Charles Crescent	Glass panel in rear entrance door to be replaced	Yes		WO0001037363	21/11/2025
Block 13, Charles Crescent	Replaster wall outside Flat 3, c. 1 square metre	No		WO0001037364	12/12/2025
Block 13, Charles Crescent	Lino, ground floor needs to be replaced	Yes		WO0001037365	12/12/2025
45-45C Charles Crescent	Door stop to main entrance door required	No		WO0001037366	21/11/2025
45-45C Charles Crescent	Reset gate to back garden	No		WO0001037367	12/12/2025
47-47C Charles Crescent	Adjust closer to main entrance door	Yes		WO0001037368	21/11/2025
47-47C Charles Crescent	Adjust rear garden gate and install new latch	No		WO0001037369	12/12/2025

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
6-8 Wood Close	Adjust main entrance door closer	Yes		WO0001037370	21/11/2025
6-8 Wood Close	Repair wooden fencing adjacent to front of block	No		WO0001037371	12/12/2025
25-27 Wood Close	Repair lock of main entrance door	Yes		WO0001037373	21/11/2025
25-27 Wood Close	Vent on external side of block, top floor to be replaced	Yes		WO0001037374	21/11/2025
39-44 Hawkins Close	Replastering of ceiling required, ground floor	No		Awaiting R&D survey	
39-44 Hawkins Close	Ground & 1 st floor; repairs to floor covering/lino required	Yes		TBC	
45-50 Hawkins Close	Ground floor; repairs to floor covering/lino required	Yes		TBC	
45-50 Hawkins Close	2 nd floor stairs; replastering to wall required	No		Awaiting R&D survey	
45-50 Hawkins Close	2 nd floor chute room; floor tiles to be replaced	Yes		TBC	
Hawkins Cl/Springway service road	Lock to security gate to be repaired and metal panel fencing to gate to be repaired/straightened	Yes		M&E	
54-64 Ford Close	Fencing at rear of block to be repaired	Yes		WO0001037375	12/12/2025
78-88 Ford Close	Replastering to walls on 2 nd floor required	Yes		Awaiting R&D survey	
63-73 Bowen Rd	Garden gate at rear to be repaired	Yes		WO0001037376	12/12/2025
63-73 Bowen Rd	Floor covering/lino on ground floor to be repaired	Tes.0		TBC	

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
Block 9, Charles Crescent	Bikes on ground floor to be removed. Residents to be instructed to do so	Yes	.	To be confirmed
Block 11, Charles Crescent	Items on ground, 1 st & 2 nd floor landings to be removed. Residents to be instructed to do so	Yes	HO/Est. Services	To be confirmed
9-20 Wood Close	Broken trampoline in rear garden to be removed	Yes	Res. Services	To be confirmed
45-45C Charles Crescent	Plants/growth around downpipe to be cleared	Yes	Est. Services	To be confirmed

Address/Location	Description of Defect/ Action Required -	Is this a Health and safety concern?	Person/ team Action required from	Target Completion Date
Marshall Close	Unauthorised alterations by no. 10, including building wall outside property to be investigated	Yes	Housing Officer	To be confirmed
Bowen Road	Abandoned/untaxed vehicle to be removed	Yes	Housing Officer	To be confirmed
63-73 Bowen Rd	Clear 2 nd floor chute room	Yes	Estate services	In progress
63-73 Bowen Rd	Items outside 71 & 73 to be removed. Residents to be instructed to do so	Yes	HO/Est. Services	To be confirmed
95-105 Bowen Rd	Plants/growth around downpipe to be cleared	Yes	Est. Services	To be confirmed
81-87 Bowen Rd	Items on landing outside 87 to be removed. Residents to be instructed to do so	Yes	HO/Est. Services	To be confirmed
Hawkins Close car park, adjacent to no. 31	4x potential abandoned vehicles ticketed	Yes	Res. Services	To be confirmed
66-76 Ford Close	Items outside no.'s 70 & 72 to be removed. Residents to be instructed to do so	Yes	HO/Est. Services	To be confirmed
54-64 Ford Close	Chute room to be cleared	Yes	Est. Services	To be confirmed
54-64 Ford Close	Items outside 58, 60, 62 & 64 to be removed. Residents to be instructed to do so	Yes	HO/Est. Services	To be confirmed
30-40 Ford Close	Items outside 38 & 40 to be removed. Residents to be instructed to do so	Yes	HO/Est. Services	To be confirmed
30-40 Ford Close	Graffiti on side wall of block to be painted over/removed	Yes	Est. Services	In progress
Hawkins Close/Bowen Rd elec. sub-station area	To be determined who manages the area and undergrowth to be cleared	Yes	Est. Services	In progress
Hawkins Close	Pathway at rear of houses, including no. 28 to be cleared of overgrowth. Tree at rear of no. 28 overhanging into garden to be pruned back	Yes	Est. Services	In progress

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
Block 9, Charles Cres	Lower glass panel in main entrance door to be replaced	Yes		
47-47C Charles Cres	Replastering to stairway walls required	No		
9-20 Wood Close	Store shed 4; empty and secure	Yes		
9-20 Wood Close	Repair/replace paving outside shed 4	Yes		
9-20 Wood Close	Adjust closers to rear entrance doors	Yes		
25-28 Wood Close	Main entrance door not closing. Door has dropped	Yes		
7-12 Marshall Close	Damp on ceiling, ground-1 st floor stairs	No		
95-105 Bowen Rd	Secure shed doors x2	Yes		
45-50 Hawkins Close	Water ingress in 2 nd floor chute room	Yes		
66-76 Ford Close	Relay paving in drying area	Yes		

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
D Worrall		15/04/2025