


## ESTATE INSPECTION REPORT FORM

<b>Estate: Courtenay Ave (odds), BLK Theobalds Avenue, BLK Augustine Road, BLK Bancroft Gardens, Secker Crescent, BLK Juxon Close, BLK Long Elmes, Tillotson Road, Ufford Close, Pinewood Road Garages.</b>			
Name of person inspecting:	Wunmi Lawanson, Debra Doyle, Priyangen Mangalaruban, Richard Bance.	Date of last inspection:	07/05/2025
		Date of current inspection:	04/11/2025
Others in attendance (record status, eg. Councillor, resident, etc):			
Report circulated to Attendees plus	Otis Baptiste		

## Repairs identified


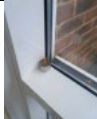
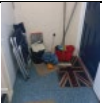
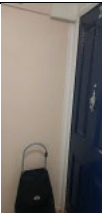
Address / Location	Description of Defect/ Action Required –	Is this a Health and safety concern?	Repairs Reference No/s	Repairs Target Completion Date
				
<b>20 Augustine Rd HA3</b> <b>BLK 2E-2H THEOBALD CRESCENT</b>	Remedy electric cupboard door, not closing and renew handle following force entry due to Stanley comms		Stanley Comms to rectify	
<b>BLK 2A-2D THEOBALD CRESCENT</b>	Remedy broken bottom of downpipe		WO0001038 487	

## ESTATE INSPECTION REPORT FORM




Address / Location	Description of Defect/ Action Required –	Is this a Health and safety concern?	Repairs Reference No/s	Repairs Target Completion Date
<b>10-16 AUGUSTINE ROAD</b>	Communal light does not work		M&E	
<b>SBLK 2-8, SBLK 18-24 &amp; SBLK 26-32 AUGUSTINE RD</b>	No repair issues identified		N/A	
<b>SBLK 34-40 AUGUSTINE</b>	Top floor communal light flashing red		M&E	
<b>SBLK 42-48 AUGUSTINE ROAD</b>	4 x communal lights flashing red (inspect and fix all communal lights)		M&E	
<b>SBLK 47-53 TILLOTSON ROAD</b>	Renew front gate, lock and post as gate drags on floor and not closing properly		WO0001038491	
<b>SBLK 47-53 TILLOTSON ROAD</b>	Renew side gate, lock and post as gate drags on floor and not closing properly		WO0001038489	
<b>SBLK 39-45 TILLOTSON ROAD</b>	Flat 39 outside window has been boarded up – no communal issues		N/A	

## ESTATE INSPECTION REPORT FORM

### 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
<b>1 – 7 Juxon Close HA3</b> 	Pushchair & children's scooter left on stairwell. Items "torted" for residents to remove items in communal area OR council to dispose by 18.11.25	Yes	Resident services/ Estate services	21.11.25
<b>2 – 8 Juxon Close HA3</b> 	Burning incense window ledge in communal area	Yes	Resident services/ Write to residents in the block to identify persons responsible - fire hazard.	05.11.25
<b>34 – 40 Augustine Rd HA3</b> 	Items "torted" for resident to remove from communal area OR council to dispose by 18.11.25	Yes	Resident services/ estate services	21.11.25
<b>26 – 32 Augustine Rd HA3</b> 	Items "torted" for resident, flat 26, to remove from communal area OR council to dispose by 18.11.25	Yes	Resident Services/Estate services	21.11.25

## ESTATE INSPECTION REPORT FORM

Address / Location	Description of Defect/ Action Required –	Is this a Health and safety concern?	Person / team Action required from	Target Completion Date
<b>40 – 43 Bancroft Gardens HA3</b> 	Burning incense window ledge in communal area	Yes	Resident services/ Write to residents in the block to identify persons responsible - fire hazard.	05.11.25
<b>47 – 53 Tillotson Rd HA3</b> 	Items “torted” for resident to remove from communal area OR council to dispose by 18.11.25	Yes	Resident services	21.11.25
<b>261 – 283 Long Elmes HA3</b> 	Graffiti	No	Estate services	
<b>261 – 283 Long Elmes HA3 (behind the flats)</b>	4 abandoned vehicles (expired Tax & MOT– request for removal sent to Priority Enforcement Team.	No	Priority Enforcement Team	

## 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

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

<b>Estate Action Plan</b>	<b>Name of Estate</b>
---------------------------	-----------------------

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.

<b>New Recommendations arising from this Estate Inspection (if made)</b>
<input type="checkbox"/> None made  <input type="checkbox"/> New recommendations / suggestions:

<b>Update on recommendations / proposals from previous Estate Inspections</b>
<input type="checkbox"/> None under consideration  <input type="checkbox"/> Details on “work in progress”:

Inspection report completed by	Signature	Date