

ESTATE INSPECTION REPORT FORM

Estate: Northolt Park – Silverdale Close, The Heights, Martin Drive, Gaylor Road, Doncaster Drive & Gardens.			
Name of person inspecting:	David Worrall (Housing Officer), Emma Davies (Senior Caretaker), Priyangen Mangalaruban (Repairs & Maintenance), Otis Baptiste (Communal Lead)	Date of last inspection:	20/05/2025
		Date of current inspection:	11/11/2025
Others in attendance (record status, eg. Councillor, resident, etc):	Cllr Jerry Miles		
Report circulated to Attendees plus	Otis Baptiste, Priyangen Mangalaruban		

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 1-3 Karatina Court, 199a The Heights, Northolt, UB5 4BU	No push bar on fire door (otherwise nice and clean)		Peter Goodwin	
BLK 201-207 The Heights, The Heights, Northolt, UB5 4BX	No issues (just external contract scaffolding present in front of the block)		N/A	
BLK 220-230 The Heights, The Heights, Northolt, UB5 4BX	Second floor communal light flashing (light is green and red); first floor light is dim and third floor communal light not working		M&E	
BLK 2-7 Silverdale Close	Broken manhole cover in front of block		WO000103 8719	31/12/2025

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SBLK 8-13 Silverdale Close, Silverdale Close, Northolt, UB5 4BL	Minor decoration (Flaking paint on wall on left as you enter; and wall needs smoothing and painting since flaking paint on stairwell)		WO000103 8720	31/12/2025
BLK 14-19 Silverdale Close, Silverdale Close, Northolt, UB5 4BL	Minor decoration (Wall plaster cracked on stairwell and wall cracked on the left as you enter the block)		WO000103 8722	31/12/2025
BLK 14-19 Silverdale Close, Silverdale Close, Northolt, UB5 4BL	Bubbling path (flooring needs redoing) – requires a programme to do all blocks		TBC	
BLK 14-19 Silverdale Close, Silverdale Close, Northolt, UB5 4BL	Uneven manhole cover near to block		WO000103 8723	31/12/2025
2-6 Gaylor Road	Replace guttering, downpipes and facias, front and back of properties – CAPH		WO000103 2664	05/01/2026

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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 2-7 Silverdale Close	Overgrown ivy and missing shed door	NO	Pass to Secure Parking and Storage for door and housing estates for ivy	
BLK 8-13 Silverdale Close	Laptop chair in front of flat 10 sitting in front of the door	YES (Health and Safety)	David HO to notify tenant to clear then remove goods	
BLK 8-13 Silverdale Close	Suitcases and box next to flat 8	NO	David HO to notify tenant to clear then remove goods	
BLK 14-19 Silverdale Close, Silverdale Close, Northolt, UB5 4BL	Fly tipped rubbish next to flat (needs to be cleared)	NO	Housing Estate Services to deal with	

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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)
<input type="checkbox"/> None made <input type="checkbox"/> New recommendations / suggestions:

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

Inspection report completed by	Signature	Date