

ESTATE INSPECTION REPORT FORM

Estate: Northolt Road Estate			
Name of person inspecting:	Rita, Priyangen, Kevin and Emma	Date of last inspection:	27/11/24
		Date of current inspection:	27/11/25
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
Block 153-171 Northolt Rd	Concrete staircase has a crack	No	WO0001038718	31/12/2025
Block 29-46 Cowen Ave	Rear of block, 1 x fence panel down so needs replacement	No	WO0001038716	31/12/2025
Block 56-64 Cowen Ave	Bin room wooden door needs replacing, rotted from the bottom and very worn panels	No	WO0001038717	31/12/2025
Block 56-64 Cowen Ave	No emergency lights working inside the block	Yes	M&E	
Block 56-63 Cowen Ave	Communal entrance door has no lock	No	M&E	

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Block Flats 1-8, 29 Northolt Rd	Remedy uneven paving slabs outside CCRC entrance, remove and relay, backfill / level in mortar and sand as necessary as per Otis # ALLOCATE TO LUCo	No	WO0001037468	
Block Flat 1-8, 29 Northolt Rd	Internal vinyl flooring needs replacing. Missing sticky tiles throughout the block	No	TBC	
Carpark at Cowen Ave	Brick wall has several cracks	No	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
Flats 29 & 56 Cowen Ave	Bikes stored on the ground floor, letter posted through the door to remove	Yes	Rita	02/12/25
Flat 163 Northolt Rd	Items outside landing area, letter posted through the door to remove	Yes	Rita	02/12/25
Flat 169 Northolt Rd	Small BBQ on landing, letter posted through the door to remove	Yes	Rita	02/12/25

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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:

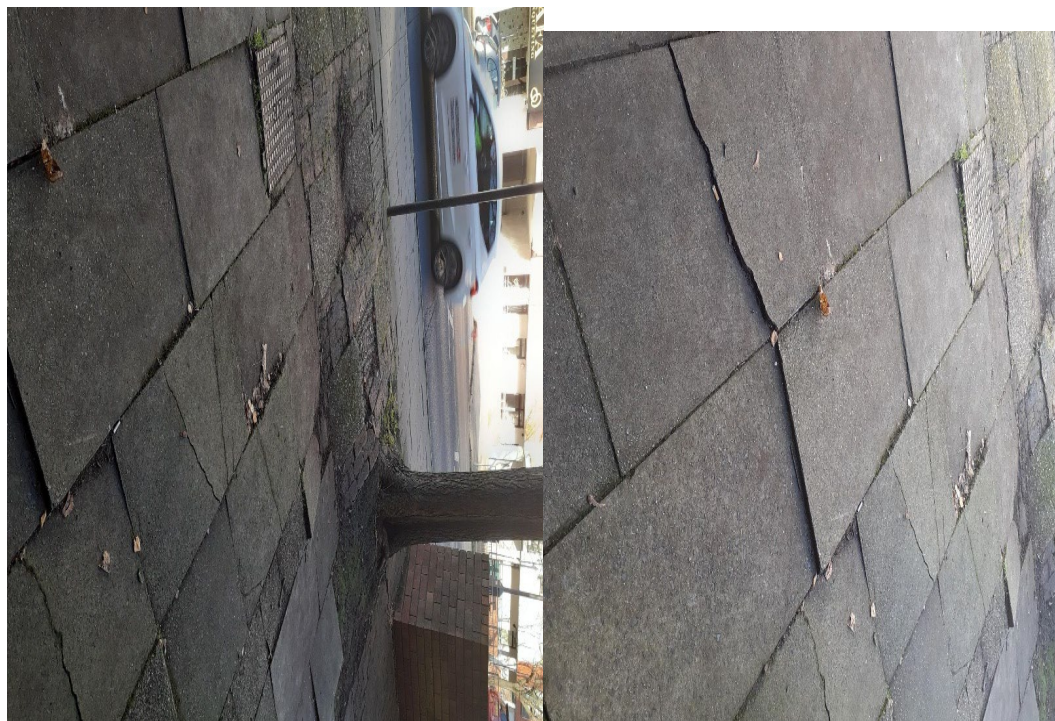
Update on recommendations / proposals from previous Estate Inspections
<input type="checkbox"/> None under consideration <input type="checkbox"/> Details on “work in progress”:

Inspection report completed by	Signature	Date

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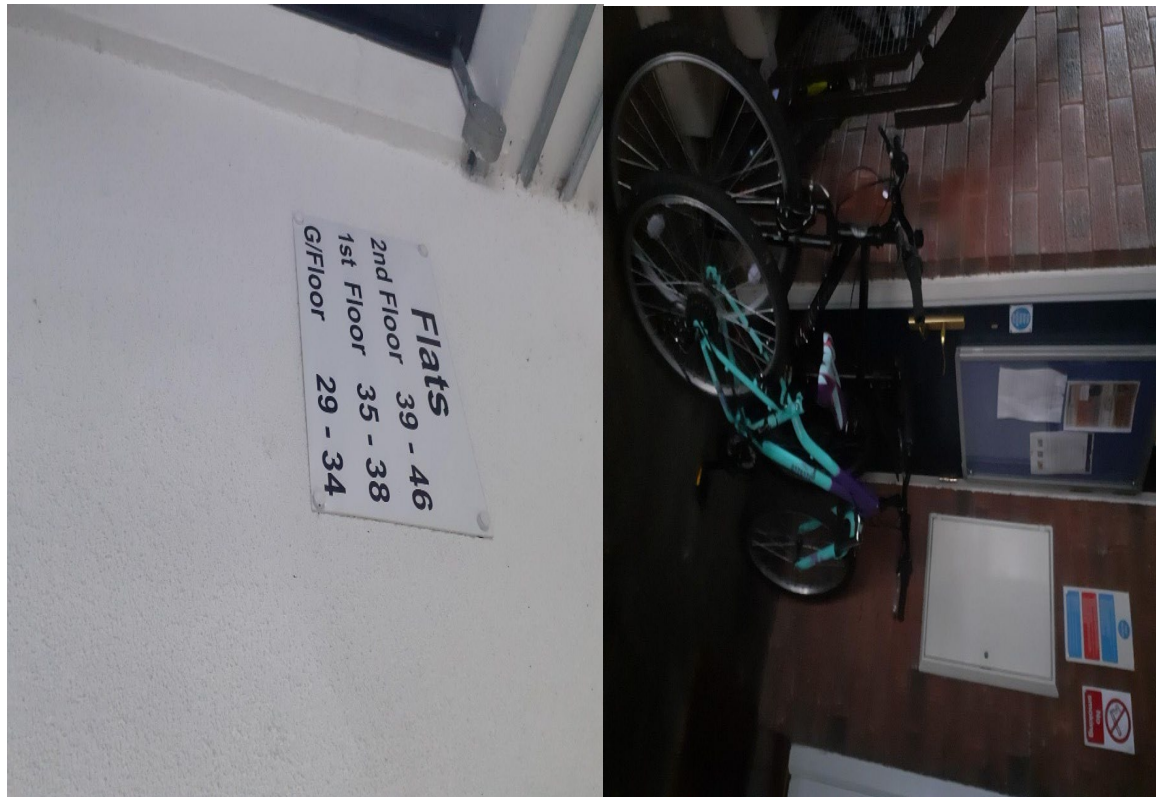
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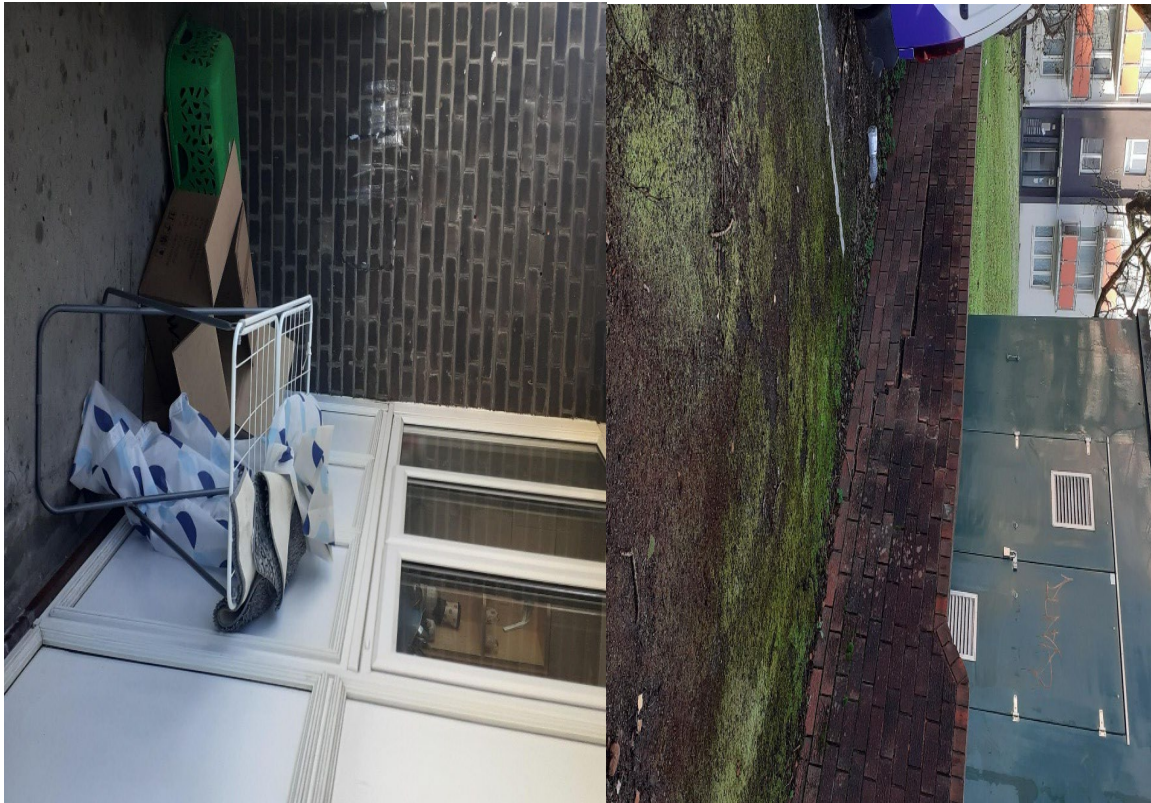
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