

ESTATE INSPECTION REPORT FORM

Estate: Eastcote Lane			
Names of person inspecting:	David Worrall (housing officer), Richard Bance (asset management/ planned maintenance)	Date of last inspection:	10/07/2024
		Date of current inspection:	15/01/2025
Others in attendance (record status, eg. Councillor, resident, etc):	Charlie Leonard (ELTRA), Sharon Gorrie (ELTRA), Frank Woods (ELTRA), Christine Ripley (ELTRA),		
Report circulated to Attendees plus	Cllr M Henson, Cllr G Henson, Maintenance Team, Estate Management Team		

Repairs identified

Address/Location	Description of Defect/Action Required -	Is this a Health and safety concern?	Repairs Reference No/s	Repairs Target Completion Date
Blocks 4 & 6 Stuart Avenue	Ease & adjust side entrance wooden gate to the rear of blocks 4&6.		021007	
Block 4, Stuart Ave	Repair vertical fence panel by the car park.	Yes	021007	
Block 4, Stuart Ave	Repair/cleaning gutters at front and rear of block	Yes	TBC	
Block 28, Stuart Ave	Overhaul communal front entrance door/lock/closer.	Yes	324123	
Block 28, Stuart Ave	Renew brackets to disjointed down pipe at the front of block.	Yes	TBC	
Mead Field block	Repair/refix gate at entrance to Stiven Crescent	Yes	TBC	
55 Stiven Crescent	Restore entrance canopy including hack/rake out debris and renew front garden fence measuring approx 6m & 2 damaged post.	Yes	017601 019005	
13 The Bungalows, Kings Rd	Ease & adjust gate and renew 2m length Hit & Miss fence and renew approx. 3m length Hit & Miss and 1 x post.	Yes	017601 021007 017601 019005	

5 & 6 Hodson Close	Renew approx. 300 pcs of brick boundary wall.		TBC	
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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
Block 4 Stuart Avenue	Abandoned vehicles in parking area; LP59 EKW, VW, white. YD08 UNJ, VW Golf, grey.	Yes	Housing officer	TBC
Block 4 Stuart Ave	Clear 2 nd floor chute room	Yes	Estate services team	TBC
Block 6 Stuart Avenue	Residents of no.'s 9-12 to be instructed to remove items on landing.	Yes	Housing Officer/Leasehold team	TBC
Parking area next to Block 6 Stuart Avenue	Fly tip to be removed	Yes	Estate services team	TBC
Block 28 Stuart Avenue	1 st floor, washing machine & fridge freezer to be removed	Yes	Estate services team	TBC
Block 28 Stuart Avenue	Residents of no. 9, 11 & 12 to be instructed to remove items on landings.	Yes	Housing Officer	TBC
Mirren Close	Fly tip opposite no.'s 6 & 7 to be cleared	Yes	Estate services team	TBC

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
Block 4 Stuart Avenue	Make good hole in the ceiling (2nd floor landing) & 1st floor stair wall handrail.	Yes	423009	
Block 6 Stuart Avenue	Overhaul front entrance door/lock (door not locking)	Yes	324123	
Blocks 4 & 6 Stuart Avenue	Reinstate/renovate use of store sheds at rear of blocks, as per request of residents		TBC	
Block 6, Stuart Ave	Reglaze broken lower pane of rear door next to flat 4.	Yes	520005	

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

Update on recommendations / proposals from previous Estate Inspections
<input checked="" type="checkbox"/> None under consideration Damage is being caused to walls in Francis Road due to bikes being carried up the stairs. A bike storage facility at the rear of the flats would prevent this ongoing damage. The block paving at each end of the rear access is still constantly being broken and causes a trip hazard. This is an ongoing issue since the major works were done. No progress on this <input type="checkbox"/> Details on "works in progress":

Inspections report completed by	Signature	Date
David Worrall		22/01/2025