SITE survey. APP

SITE SURVEY REPORT

Estate Inspection

Prepared for	Northgate Housing
Date	6 Oct 2026
Site	Kingsmead Estate, Northgate Housing
Prepared by	S. Patel

FORM

Estate Inspection

1. Estate

Project	Kingsmead Estate, Northgate Housing: estate walkabout (completed example)
Client	Northgate Housing
Site	Kingsmead Estate
Site address	Kingsmead Road, Leicester
Inspection date	6 Oct 2026
Lead officer	S. Patel, neighbourhood officer

Weather on site

Observed on site	Overcast, dry
Inspection	Estate walkabout with residents
Who attended	Residents, Housing or tenancy officer, Repairs officer, Caretaker, Local councillor
Blocks and areas covered	Ashby House, Barwell House, Carlton House, the green and the garage court

> The Regulator of Social Housing Safety and Quality Standard (England, from 1 April 2024) requires registered providers to give an effective, efficient and timely repairs and maintenance service for homes and communal areas, and to understand and fulfil their maintenance responsibilities for communal areas. A dated estate inspection shows what was seen and what was done about it.

2. Estate checks

Communal entrance doors, entry system and locks	Defect
What is wrong?	Barwell House entry door closer slow, door does not latch
Internal and external lighting working	Defect
What is wrong?	Lighting column by the play area not working
Noticeboards and signs up to date	OK
Stairs, landings and corridors clean and clear	OK

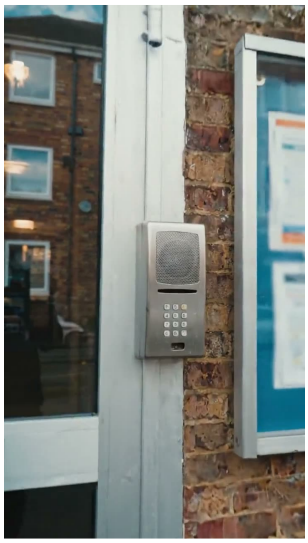
Bin stores clean, bins not overflowing	Defect
What is wrong?	Carlton House bin store bins overflowing
No fly-tipping or dumped bulky waste	Defect
What is wrong?	Mattress and bags dumped beside the Carlton House bin store
No graffiti or vandalism	Defect
What is wrong?	Tag on the garage court end wall
Paths, steps and ramps free of trip hazards	OK
Grass, shrubs and trees maintained	OK
Play area and equipment	OK
Parking areas and garages (abandoned vehicles)	Not applicable
Drains and gullies clear, no standing water	OK
Fences, gates and walls	OK
No signs of pests	OK
Score at the last inspection (%)	69
Checks OK	8
Defects	5
Not applicable	1
Estate score (%)	62
Change since the last inspection (points)	-7

Issues found 1: Entry door does not latch, block not secure

Issue	Entry door does not latch, block not secure
Block or location	Barwell House
Where it is (GPS)	Barwell House main entrance · 52.643910, -1.160720 (SK 56884 05460, ±5 m)
Priority	Urgent: health and safety
Who is responsible	Landlord repairs
Made safe on the day?	No
Repair or job reference	R-48213

> Urgent and not made safe on the day. Report it for an emergency repair before you leave the estate, and record the reference.

Photos



Issues found 2: Mattress and bags dumped by the bin store, bins overflowing

Issue	Mattress and bags dumped by the bin store, bins overflowing
Block or location	Carlton House bin store
Where it is (GPS)	Carlton House bin store · 52.643550, -1.161410 (SK 56838 05419, ±6 m)
Priority	Cleaning or caretaking
Who is responsible	Caretaking or cleaning
Repair or job reference	C-2291

Photos



Issues found 3: Lighting column out by the play area

Issue	Lighting column out by the play area
Block or location	The green
Where it is (GPS)	Lighting column LC7 by the play area · 52.644120, -1.161900 (SK 56804 05482, ±8 m)
Priority	Repair
Who is responsible	Landlord repairs
Repair or job reference	R-48214

Photos



Issues found 4: Graffiti tag on the garage court wall, about 1.35 by 0.69 m

Issue	Graffiti tag on the garage court wall, about 1.35 by 0.69 m
Block or location	Garage court
Where it is (GPS)	Garage court, end wall by garage 14 · 52.643300, -1.160150 (SK 56924 05393, ±6 m)
Priority	Repair
Who is responsible	Landlord repairs
Repair or job reference	R-48215
Size: width (m)	1.35

Size: width (m): measuring photo



Height (m)	0.69

Height (m): measuring photo



Area (m²)	0.93

Photos



Urgent issues	1
Repairs	2
Cleaning or caretaking	1
Referred to another team	0
Urgent, not made safe on the day	1

> Urgent health and safety issues found. Make them safe or report them for an emergency repair before leaving the estate.

Overall standard of the estate	Acceptable

3. Actions and sign-off

Comments raised by residents	Residents asked for the bin store to be emptied more often and for the play area light to be fixed before the clocks change.

> Croydon Council, for example, produces an action plan after each estate walkabout setting out the issue, what will happen next and the time frame to resolve it. Give each action an owner and a due date.

Will the action plan be shared with residents?	Yes
Are further actions needed?	Yes

Further actions 1: Repair the Barwell House door closer and latch so the door shuts and locks

What needs doing?	Repair the Barwell House door closer and latch so the door shuts and locks
Who will do it?	Repairs team
Due date	7 Oct 2026

Status	Completed

Further actions 2: Clear the dumped mattress and bags and arrange an extra bin collection

What needs doing?	Clear the dumped mattress and bags and arrange an extra bin collection
Who will do it?	Caretaking team
Due date	8 Oct 2026
Status	Completed

Further actions 3: Repair the lighting column by the play area

What needs doing?	Repair the lighting column by the play area
Who will do it?	Repairs team
Due date	20 Oct 2026
Status	In progress

Further actions 4: Remove the graffiti from the garage court wall (about 0.9 m² of brickwork)

What needs doing?	Remove the graffiti from the garage court wall (about 0.9 m² of brickwork)
Who will do it?	Repairs team
Due date	27 Oct 2026
Status	Open

Further actions 5: Post the action plan on the noticeboards in each block

What needs doing?	Post the action plan on the noticeboards in each block
Who will do it?	S. Patel
Due date	9 Oct 2026
Status	Open
Actions open or in progress	3
Inspector name	S. Patel, neighbourhood officer
Position or company	Neighbourhood officer, Northgate Housing

Inspector signature

