

Photobook Inspection Report
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Company Name LB of Hounslow	Scheduled Start Date 22/04/2025	Inspection Completed on 22/04/2025
Location of Inspection Fraser House 1 To 88	Scheduled Time of Inspection 3:17 PM	Inspection Submission Time 9:09 PM
Inspector that undertook inspection Alasdair Wilson	Template Used Estate Inspection	PDF Sent to hounslow.support@housemark.co.uk,Stefan.Nor@Hounslow.gov.uk,miguel.re@hounslow.gov.u

Inspection Score and Overall Grade		
Actual Score	Max Score	Inspection %
15	20	75
Banding Name Default Banding	Overall Inspection Result Default Banding Item	

1 Inspection Details		
1.1 - Question Type of Inspection	1.1 - Responses Quarterly	
1.2 - Question Area	1.2 - Responses East	
1.3 - Question How many blocks are you inspecting in the estate today?	1.3 - Responses 1	
Q 1.3 - Photo 		

2 Block 1		
2.1 - Question Please state the name of the block you are inspecting	2.1 - Responses Fraser house	
2.2 - Question Please confirm you have checked everything at this block?	2.2 - Responses Y	2.2 - Comments 22/04/2025 I was not able to access two of the lower ground shed areas, or

		the old caretaking facility, or the old bin cupboard next to redundant chute next to the right hand side of the entrance. or due to the light on the access stairs not working, the lift motor room and roof.
2.3 - Question Are there any issues to raise at this block?	2.3 - Responses Y	2.3 - Comments 22/04/2025 certain actions required for the caretaking service and grounds maintenance and repairs.
2.4 - Question Are there any Ground Maintenance Issues?	2.4 - Responses Y	2.4 - Comments 22/04/2025 some grass cutting issues and weeding issues in beds, shrubs and bushes generally in good healthy condition.
2.5 - Question Are there Grass Cutting issues?	2.5 - Responses Y	2.5 - Comments 22/04/2025 in general grass is cut well, but around beds in the grass areas and some parts of the car park the grass is long and messy. see photos
Q 2.5 - Photo 	Q 2.5 - Photo 	Q 2.5 - Photo 
Q 2.5 - Photo 	Q 2.5 - Photo 	
2.6 - Question Are there Weeding issues?	2.6 - Responses Y	2.6 - Comments 22/04/2025 weeds around play areas, around base of the tower block, some beds, playground and football pitch, and a long certain paths
Q 2.6 - Photo 	Q 2.6 - Photo 	Q 2.6 - Photo 
Q 2.6 - Photo 	Q 2.6 - Photo 	Q 2.6 - Photo 
Q 2.6 - Photo	Q 2.6 - Photo	Q 2.6 - Photo

		
<p>Q 2.6 - Photo</p> 		
<p>2.7 - Question Are there Flower/Shrub Areas issues?</p>	<p>2.7 - Responses Y</p>	
<p>Q 2.7 - Photo</p> 	<p>Q 2.7 - Photo</p> 	<p>Q 2.7 - Photo</p> 
<p>Q 2.7 - Photo</p> 	<p>Q 2.7 - Photo</p> 	
<p>2.8 - Question Are there Trees: Pruning issues?</p>	<p>2.8 - Responses N</p>	<p>2.8 - Comments 22/04/2025 all trees seem to be in a healthy condition, and not overhanging any areas or causing any issues</p>
<p>2.9 - Question Are there Safety – Foliage & Root Problems issues?</p>	<p>2.9 - Responses N</p>	<p>2.9 - Comments 22/04/2025 no noted trip hazards from roots</p>
<p>2.10 - Question Are there Hedges Trimmed issues?</p>	<p>2.10 - Responses N</p>	<p>2.10 - Comments 22/04/2025 all hedging in good condition</p>
<p>Q 2.10 - Photo</p> 	<p>Q 2.10 - Photo</p> 	<p>Q 2.10 - Photo</p> 
<p>Q 2.10 - Photo</p>	<p>Q 2.10 - Photo</p>	



2.11 - Question
 Are there any Internal Caretaking issues?

2.11 - Responses
 Y

2.11 - Comments
 22/04/2025 floor 22, graffiti on stairwell leading to roof door and on partition glass panels, see photos, marks on glass panels, kick plates need a scrub over, push plates need wiping down, clean over corridor window around vent, wipe over communal door handles, wipe over lift door and buttons, some floor marks due to wear and tear, lamp fittings good. glass panels on stairwell - dirt between stairs and panels, some marking on glass, railings good. floor 21, graffiti on stairwell see photos and on partition glass panels, see photos, marks on glass panels, kick plates need a scrub over, push plates need wiping down, clean over corridor window around vent, wipe over communal door handles, wipe over lift door and buttons, some floor marks due to wear and tear, lamp fittings good. glass panels on stairwell - dirt between stairs and panels, some marking on glass, railings good. floor 20 graffiti on stairwell and on partition glass panels, see photos, marks on glass panels, kick plates need a scrub over, push plates need wiping down, clean over corridor window around vent, wipe over communal door handles, wipe over lift door and buttons, some floor marks due to wear and tear, lamp fittings good. glass panels on stairwell - dirt between stairs and panels, some marking on glass, railings good. floor 19 see photos, marks on glass panels, kick plates need a scrub over, push plates need wiping down, clean over corridor window around vent, wipe over communal door handles, wipe over lift door and buttons, some floor marks due to wear and tear, lamp fittings good. glass panels on stairwell - dirt between stairs and panels, some marking on glass, railings good.

2.11 - Comments
 22/04/2025 please note that residents bikes, furniture and rubbish need to be removed from landings including toilets, see photos for locations

Q 2.11 - Photo

Q 2.11 - Photo

Q 2.11 - Photo



Q 2.11 - Photo



Q 2.11 - Photo



Q 2.11 - Photo



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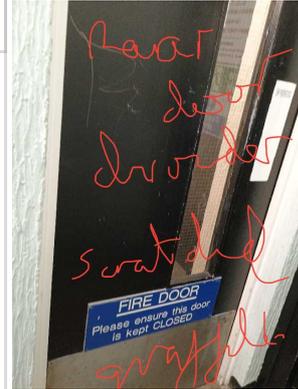
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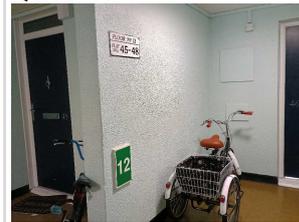
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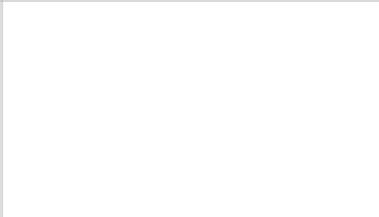


Q 2.11 - Photo



2.12 - Question
Are there any Cleanliness: Stairs issues?

Q 2.12 - Photo



Q 2.11 - Photo



Q 2.11 - Photo

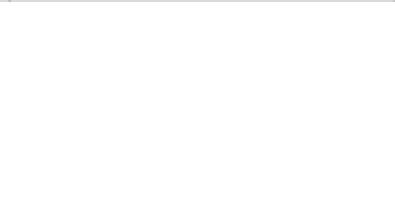


Q 2.11 - Photo



2.12 - Responses
Y

Q 2.12 - Photo



Q 2.11 - Photo



Q 2.11 - Photo



Q 2.11 - Photo



2.12 - Comments
22/04/2025 glass panelling, marked by fingers, graffiti and dirt between panels and concrete stairs, see photos. some little in certain areas.

Q 2.12 - Photo



Q 2.12 - Photo



Q 2.12 - Photo



Q 2.12 - Photo



Q 2.12 - Photo



2.13 - Question
Are there any Landings issues?

2.13 - Responses
Y

2.13 - Comments
22/04/2025 landings , some floors are marked and probably require renewal , but a scrub and polish may help. wipe over glass panels, lift doors, communal door handles and push plates, scrub over kick plates
2.13 - Comments
22/04/2025 tenants cannot leave items on the communal landings and these need to be removed immediately.

Q 2.13 - Photo



Q 2.13 - Photo



Q 2.13 - Photo



<p>Q 2.13 - Photo</p> 	<p>Q 2.13 - Photo</p> 	<p>Q 2.13 - Photo</p> 
<p>Q 2.13 - Photo</p> 	<p>Q 2.13 - Photo</p> 	<p>Q 2.13 - Photo</p> 
<p>Q 2.13 - Photo</p> 		
<p>2.14 - Question Are there any Entrances issues?</p>	<p>2.14 - Responses Y</p>	<p>2.14 - Comments 22/04/2025 main entrance door has cracked window, push pate, kick plates, door control buttons require a wipe over. fire key on working order. 2.14 - Comments 22/04/2025 second internal entrance door wipe over panels.</p>
<p>Q 2.14 - Photo</p> 	<p>Q 2.14 - Photo</p> 	<p>Q 2.14 - Photo</p> 
<p>Q 2.14 - Photo</p>		



2.15 - Question
Are there any Lifts issues?

2.15 - Responses
Y

2.15 - Comments
22/04/2025 Even lift floor wearing out and needs replacing, lift door panels, buttons need a wipe over generally on all floors

Q 2.15 - Photo



Q 2.15 - Photo



Q 2.15 - Photo



Q 2.15 - Photo



Q 2.15 - Photo



Q 2.15 - Photo



Q 2.15 - Photo



Q 2.15 - Photo



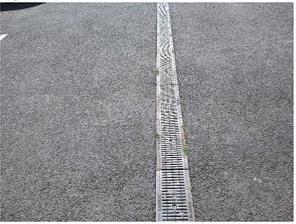
Q 2.15 - Photo



<p>Q 2.15 - Photo</p> 	<p>Q 2.15 - Photo</p> 	<p>Q 2.15 - Photo</p> 
<p>2.16 - Question Are there any Door and Window Glazing issues?</p>	<p>2.16 - Responses Y</p>	<p>2.16 - Comments 22/04/2025 window frames on corridor and ledges need a wipe over, vents need cleaning out, a contractor may be required for this issue.</p>
<p>2.17 - Question Are there any Ledges issues?</p>	<p>2.17 - Responses Y</p>	<p>2.17 - Comments 22/04/2025 the ledges on the glass panelling on the stairwell require cleaning as seem to get dirt swept on to them</p>
<p>Q 2.17 - Photo</p> 	<p>Q 2.17 - Photo</p> 	<p>Q 2.17 - Photo</p> 
<p>Q 2.17 - Photo</p> 	<p>Q 2.17 - Photo</p> 	
<p>2.18 - Question Are there any Walls issues?</p>	<p>2.18 - Responses Y</p>	<p>2.18 - Comments 22/04/2025 plaster damaged on some floors affecting walls. on the basement flooding from flats has damaged the walls in the communal lobby. see damage to old housing office and to old caretaking facilities.</p>
<p>Q 2.18 - Photo</p>	<p>Q 2.18 - Photo</p>	

		
<p>2.19 - Question Are there any Lighting issues?</p>	<p>2.19 - Responses N</p>	<p>2.19 - Comments 22/04/2025 only one light noted as not working, which was in the roof access stairwell.</p>
<p>2.20 - Question Are there any Handrails secure issues?</p>	<p>2.20 - Responses N</p>	<p>2.20 - Comments 22/04/2025 all railings in good order.</p>
<p>2.21 - Question Are there any Chute Rooms issues?</p>	<p>2.21 - Responses N</p>	<p>2.21 - Comments 22/04/2025 all chute rooms have been sealed off</p>
<p>2.22 - Question Are there any Signage issues?</p>	<p>2.22 - Responses Y</p>	<p>2.22 - Comments 22/04/2025 floor sign missing on 22nd floor.</p>
<p>Q 2.22 - Photo</p> 		
<p>2.23 - Question Are there any Graffiti issues?</p>	<p>2.23 - Responses Y</p>	<p>2.23 - Comments 22/04/2025 several areas of graffiti on stairwell, 22nd and 21st floors other locations noted, will require painting to made good as persons have burned the decorative surfaces.</p>
<p>Q 2.23 - Photo</p> 	<p>Q 2.23 - Photo</p> 	<p>Q 2.23 - Photo</p> 
<p>Q 2.23 - Photo</p> 	<p>Q 2.23 - Photo</p> 	<p>Q 2.23 - Photo</p> 
<p>Q 2.23 - Photo</p>	<p>Q 2.23 - Photo</p>	

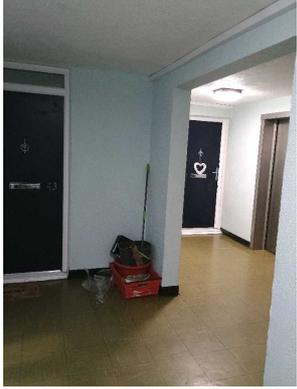
		
<p>2.24 - Question Are there any issues with cleaning completion sheets?</p>	<p>2.24 - Responses Y</p>	<p>2.24 - Comments 22/04/2025 no sheets identified as being available to inspect.</p>
<p>2.25 - Question Are there any issues with Notice Boards?</p>	<p>2.25 - Responses Y</p>	<p>2.25 - Comments 22/04/2025 no caretaking sign off sheet.</p>
<p>Q 2.25 - Photo</p> 	<p>Q 2.25 - Photo</p> 	
<p>2.26 - Question Are there any External Caretaking issues?</p>	<p>2.26 - Responses Y</p>	<p>2.26 - Comments 22/04/2025 litter noted around the building. some fly tipping by the recycling bins, graffiti around the rear of the block and in the foot ball area. paladin refuse bins require cleaning.</p>
<p>2.27 - Question Are there any Cleanliness: Grassed Areas issues?</p>	<p>2.27 - Responses Y</p>	
<p>Q 2.27 - Photo</p> 	<p>Q 2.27 - Photo</p> 	<p>Q 2.27 - Photo</p> 
<p>Q 2.27 - Photo</p> 	<p>Q 2.27 - Photo</p> 	<p>Q 2.27 - Photo</p> 
<p>2.28 - Question Are there any Paved Areas issues?</p>	<p>2.28 - Responses Y</p>	
<p>Q 2.28 - Photo</p> 		
<p>2.29 - Question</p>	<p>2.29 - Responses</p>	

<p>Are there any Car Parks issues?</p> <p>Q 2.29 - Photo</p> 	<p>N</p> <p>Q 2.29 - Photo</p> 	<p>Q 2.29 - Photo</p> 
<p>2.30 - Question Are there any Play Areas (Cleanliness, condition of play equipment, surfaces and fencing) issues?</p>	<p>2.30 - Responses Y</p>	<p>2.30 - Comments 22/04/2025 equipment safe, just paintwork faded.</p>
<p>Q 2.30 - Photo</p> 	<p>Q 2.30 - Photo</p> 	<p>Q 2.30 - Photo</p> 
<p>Q 2.30 - Photo</p> 	<p>Q 2.30 - Photo</p> 	<p>Q 2.30 - Photo</p> 
<p>Q 2.30 - Photo</p> 	<p>Q 2.30 - Photo</p> 	<p>Q 2.30 - Photo</p> 
<p>2.31 - Question Are there any Litter Picking issues?</p>	<p>2.31 - Responses Y</p>	<p>2.31 - Comments 22/04/2025 general litter picking issues around the block in the football area and dog walk area.</p>
<p>Q 2.31 - Photo</p> 	<p>Q 2.31 - Photo</p> 	<p>Q 2.31 - Photo</p> 
<p>Q 2.31 - Photo</p> 		

<p>2.32 - Question Are there any Bin Rooms issues?</p>	<p>2.32 - Responses N</p>	<p>2.32 - Comments 22/04/2025 bin room closed off</p>
<p>2.33 - Question Are there any Bulk Refuse and Graffiti issues?</p>	<p>2.33 - Responses Y</p>	
<p>Q 2.33 - Photo</p> 	<p>Q 2.33 - Photo</p> 	<p>Q 2.33 - Photo</p> 
<p>Q 2.33 - Photo</p> 	<p>Q 2.33 - Photo</p> 	<p>Q 2.33 - Photo</p> 
<p>2.34 - Question Are there any Signs issues?</p>	<p>2.34 - Responses Y</p>	<p>2.34 - Comments 22/04/2025 some of the football pitch signs have been graffitied.</p>
<p>Q 2.34 - Photo</p> 	<p>Q 2.34 - Photo</p> 	<p>Q 2.34 - Photo</p> 
<p>2.35 - Question Are there any Numberings issues?</p>	<p>2.35 - Responses N</p>	
<p>2.36 - Question Are there any Notice Boards issues?</p>	<p>2.36 - Responses N</p>	
<p>2.37 - Question Are there any Communal Issues?</p>	<p>2.37 - Responses Y</p>	<p>2.37 - Comments 22/04/2025 two lime bikes to be removed from football area. windows on each landing corridor near to be resealed as water penetrating. window vents on landing corridor windows need to be cleaned and repaired where necessary. repairs to be carried out to plastering</p> <p>2.37 - Comments 22/04/2025 vent to lower basement cupboard next to lift to be renewed as missing.</p>
<p>Q 2.37 - Photo</p> 	<p>Q 2.37 - Photo</p>	<p>Q 2.37 - Photo</p>

		
<p>Q 2.37 - Photo</p> 	<p>Q 2.37 - Photo</p> 	<p>Q 2.37 - Photo</p> 
<p>Q 2.37 - Photo</p> 	<p>Q 2.37 - Photo</p> 	<p>Q 2.37 - Photo</p> 
<p>Q 2.37 - Photo</p> 		
<p>2.38 - Question Are there any Abandoned Vehicles?</p>	<p>2.38 - Responses N</p>	
<p>2.39 - Question Are there any Street Lighting Issues?</p>	<p>2.39 - Responses Y</p>	<p>2.39 - Comments 22/04/2025 lamp post electrical panel has been interfered with.</p>
<p>Q 2.39 - Photo</p>	<p>Q 2.39 - Photo</p>	

		
<p>2.40 - Question Are there any Pot holes?</p>	<p>2.40 - Responses N</p>	
<p>2.41 - Question Are there any issues with the Cleanliness of roads/car parks?</p>	<p>2.41 - Responses N</p>	
<p>2.42 - Question Are the notice boards up to date?</p>	<p>2.42 - Responses Y</p>	
<p>2.43 - Question Is there any old signage to report?</p>	<p>2.43 - Responses N</p>	<p>2.43 - Comments 22/04/2025 no old signage found on site.</p>
<p>2.44 - Question Are there any Items stored in drying areas?</p>	<p>2.44 - Responses N</p>	<p>2.44 - Comments 22/04/2025 no drying areas.</p>
<p>2.45 - Question Are there any Items stored in Communal areas?</p>	<p>2.45 - Responses Y</p>	<p>2.45 - Comments 22/04/2025 see photos for locations of items left in the communal areas, these should be removed by caretaking.</p>
<p>Q 2.45 - Photo</p> 	<p>Q 2.45 - Photo</p> 	<p>Q 2.45 - Photo</p> 
<p>Q 2.45 - Photo</p> 	<p>Q 2.45 - Photo</p> 	<p>Q 2.45 - Photo</p> 
<p>Q 2.45 - Photo</p>	<p>Q 2.45 - Photo</p>	<p>Q 2.45 - Photo</p>

		
<p>Q 2.45 - Photo</p> 	<p>Q 2.45 - Photo</p> 	<p>Q 2.45 - Photo</p> 
<p>Q 2.45 - Photo</p> 		
<p>2.46 - Question Is the roof access doors locked?</p>	<p>2.46 - Responses Y</p>	
<p>2.47 - Question Are there any Bulk rubbish items?</p>	<p>2.47 - Responses Y</p>	<p>2.47 - Comments 22/04/2025 mattress and bed left near recycling bins.</p>
<p>Q 2.47 - Photo</p> 	<p>Q 2.47 - Photo</p> 	
<p>2.48 - Question Are there any Untidy gardens?</p>	<p>2.48 - Responses N</p>	<p>2.48 - Comments 22/04/2025 no individual gardens.</p>
<p>2.49 - Question Are there any Fire Risk Issues?</p>	<p>2.49 - Responses Y</p>	
<p>2.50 - Question</p>	<p>2.50 - Responses</p>	<p>2.50 - Comments</p>

Are the Fire Doors in place and closing mechanisms checked?	Y	22/04/2025 all communal doors shutting with use of door closers.
2.51 - Question Are the Fire Extinguishers in place?	2.51 - Responses Y	2.51 - Comments 22/04/2025 all fire extinguishers in place in the office and in the lift motor room
2.52 - Question Are the Electrical Cupboards locked?	2.52 - Responses Y	2.52 - Comments 22/04/2025 all cupboards locked with fb4 keys
2.53 - Question Are the Bin chute fire stoppers/blanking plates in place?	2.53 - Responses Y	2.53 - Comments 22/04/2025 bin chutes all sealed off.
2.54 - Question Have the Dry Risers been checked?	2.54 - Responses Y	2.54 - Comments 22/04/2025 dry risers checked on all floors, all in working order.
2.55 - Question Has the firefighting equipment been checked (where applicable)?	2.55 - Responses Y	2.55 - Comments 22/04/2025 all equipment in place as designed.
2.56 - Question Have you checked access with a fire drop key?	2.56 - Responses Y	2.56 - Comments 22/04/2025 entrance door checked with fire drop key.
2.57 - Question Are there Communal Repairs to raise?	2.57 - Responses Y	
2.58 - Question Are there any Communal lighting repairs?	2.58 - Responses Y	2.58 - Comments 22/04/2025 light on roof access, plus stairwell light has a missing diffuser.
2.59 - Question Are there any Window repairs?	2.59 - Responses Y	2.59 - Comments 22/04/2025 floor 22, two windows have had window locks vandalized.
2.60 - Question Are there any Door Handles and Closures repairs?	2.60 - Responses N	
2.61 - Question Are there any Drying Areas repairs?	2.61 - Responses N	2.61 - Comments 22/04/2025 no drying rooms.
2.62 - Question Are there any Electrical Cupboard Doors repairs?	2.62 - Responses N	2.62 - Comments 22/04/2025 all electrical cupboards fitted with fb4 locks.
2.63 - Question Are there any Garage Area repairs?	2.63 - Responses Y	2.63 - Comments 22/04/2025 garage requires sealing from concrete expansion joint where water penetration.
2.64 - Question Are there any Graffiti repairs?	2.64 - Responses Y	2.64 - Comments 22/04/2025 football pitch has several points of graffiti, plus rear wall of block, and communal stairwell.
Q 2.64 - Photo 	Q 2.64 - Photo 	Q 2.64 - Photo 

<p>Q 2.64 - Photo</p> 	<p>Q 2.64 - Photo</p> 	<p>Q 2.64 - Photo</p> 
<p>Q 2.64 - Photo</p> 	<p>Q 2.64 - Photo</p> 	<p>Q 2.64 - Photo</p> 
<p>2.65 - Question Are there any Vandalism repairs?</p>	<p>2.65 - Responses Y</p>	<p>2.65 - Comments 22/04/2025 see lamp 104 in football area.</p>
<p>Q 2.65 - Photo</p> 	<p>Q 2.65 - Photo</p> 	
<p>2.66 - Question Are there any Laundry room repairs?</p>	<p>2.66 - Responses N</p>	<p>2.66 - Comments 22/04/2025 no laundry room</p>
<p>2.67 - Question Are there any Flooring repairs?</p>	<p>2.67 - Responses Y</p>	<p>2.67 - Comments 22/04/2025 floor tile on floor 18 outside lift requires refixing or renewal.</p>
<p>Q 2.67 - Photo</p> 		

17 Overall Estate Rating

<p>17.1 - Question Please rate the overall Grounds Maintenance of the estate</p>	<p>17.1 - Responses B</p>	<p>17.1 - Comments 22/04/2025 some areas of grass need cutting to standard.</p>
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<p>17.2 - Question Please rate the overall Internal Caretaking of the estate</p>	<p>17.2 - Responses B</p>	<p>17.2 - Comments 22/04/2025 areas of graffiti and cleaning issues on the stairs along with doors, glass littering.</p>
<p>17.3 - Question Please rate the overall External Caretaking of the estate</p>	<p>17.3 - Responses B</p>	<p>17.3 - Comments 22/04/2025 lots of graffiti, litter in places , and dumping</p>
<p>17.4 - Question Please rate the overall Communal Issues of the estate</p>	<p>17.4 - Responses B</p>	<p>17.4 - Comments 22/04/2025 graffiti, repairs and caretaking.</p>
<p>17.5 - Question Please rate the overall Fire Risks of the estate</p>	<p>17.5 - Responses B</p>	<p>17.5 - Comments 22/04/2025 items left in the communal areas of the building.</p>