

Inspection Report


Company Name LB of Hounslow	Scheduled Start Date 25/09/2025	Inspection Completed on 25/09/2025
Location of Inspection Watermead (ESTWATE)	Scheduled Time of Inspection 11:06 AM	Inspection Submission Time 3:35 PM
Inspector that undertook inspection Keith Asuncion	Template Used Estate Inspection	PDF Sent to keith.asuncion@hounslow.gov.uk



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 West	
1.3 - Question How many blocks are you inspecting in the estate today?	1.3 - Responses 11	

2 Block 1		
2.1 - Question Please state the name of the block you are inspecting	2.1 - Responses 27-31 Watermead	
2.2 - Question Please confirm you have checked everything at this block?	2.2 - Responses Y	
2.3 - Question Are there any issues to raise at this block?	2.3 - Responses N	

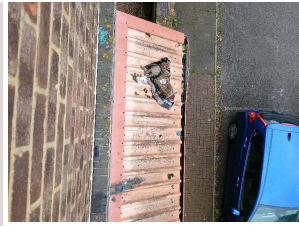
3 Block 2		
3.1 - Question Please state the name of the block you are inspecting	3.1 - Responses 22-26 Watermead	
3.2 - Question Please confirm you have checked everything at this block?	3.2 - Responses Y	
3.3 - Question Are there any issues to raise at this block?	3.3 - Responses Y	

3.4 - Question Are there any Ground Maintenance Issues?	3.4 - Responses N	
3.11 - Question Are there any Internal Caretaking issues?	3.11 - Responses Y	
3.12 - Question Are there any Cleanliness: Stairs issues?	3.12 - Responses N	
3.13 - Question Are there any Landings issues?	3.13 - Responses N	
3.14 - Question Are there any Entrances issues?	3.14 - Responses N	
3.15 - Question Are there any Lifts issues?	3.15 - Responses N	
3.16 - Question Are there any Door and Window Glazing issues?	3.16 - Responses Y	3.16 - Comments 25/09/2025 External side of communal windows need cleaning.
Q 3.16 - Photo 		
3.17 - Question Are there any Ledges issues?	3.17 - Responses N	
3.18 - Question Are there any Walls issues?	3.18 - Responses N	
3.19 - Question Are there any Lighting issues?	3.19 - Responses N	
3.20 - Question Are there any Handrails secure issues?	3.20 - Responses N	
3.21 - Question Are there any Chute Rooms issues?	3.21 - Responses N	
3.22 - Question Are there any Signage issues?	3.22 - Responses N	
3.23 - Question Are there any Graffiti issues?	3.23 - Responses N	
3.24 - Question Are there any issues with cleaning completion sheets?	3.24 - Responses N	
3.25 - Question Are there any issues with Notice Boards?	3.25 - Responses N	
3.26 - Question Are there any External Caretaking issues?	3.26 - Responses N	
3.37 - Question Are there any Communal Issues?	3.37 - Responses Y	
3.38 - Question	3.38 - Responses	3.38 - Comments

Are there any Abandoned Vehicles?	Y	25/09/2025 EIO reported to the Estate Enforcement Team.
Q 3.38 - Photo 		
3.39 - Question Are there any Street Lighting Issues?	3.39 - Responses N	
3.40 - Question Are there any Pot holes?	3.40 - Responses N	
3.41 - Question Are there any issues with the Cleanliness of roads/car parks?	3.41 - Responses N	
3.42 - Question Are the notice boards are up to date?	3.42 - Responses Y	
3.43 - Question Is there any old signage to report?	3.43 - Responses N	
3.44 - Question Are there any Items stored in drying areas?	3.44 - Responses N	
3.45 - Question Are there any Items stored in Communal areas?	3.45 - Responses Y	3.45 - Comments 25/09/2025 Fridge in front of 26 Watermead.
Q 3.45 - Photo 		
3.46 - Question Is the roof access doors locked?	3.46 - Responses Y	
3.47 - Question Are there any Bulk rubbish items?	3.47 - Responses N	
3.48 - Question Are there any Untidy gardens?	3.48 - Responses N	
3.49 - Question Are there any Fire Risk Issues?	3.49 - Responses N	
3.57 - Question Are there Communal Repairs to raise?	3.57 - Responses N	

4 Block 3		
4.1 - Question Please state the name of the block you are inspecting	4.1 - Responses 32-36 Watermead	
4.2 - Question Please confirm you have checked everything at this block?	4.2 - Responses Y	
4.3 - Question Are there any issues to raise at this block?	4.3 - Responses N	




5 Block 4		
5.1 - Question Please state the name of the block you are inspecting	5.1 - Responses 45-48 and 51 Watermead	
5.2 - Question Please confirm you have checked everything at this block?	5.2 - Responses Y	
5.3 - Question Are there any issues to raise at this block?	5.3 - Responses Y	
5.4 - Question Are there any Ground Maintenance Issues?	5.4 - Responses N	
5.11 - Question Are there any Internal Caretaking issues?	5.11 - Responses N	
5.26 - Question Are there any External Caretaking issues?	5.26 - Responses N	
5.37 - Question Are there any Communal Issues?	5.37 - Responses Y	
5.38 - Question Are there any Abandoned Vehicles?	5.38 - Responses N	
5.39 - Question Are there any Street Lighting Issues?	5.39 - Responses N	
5.40 - Question Are there any Pot holes?	5.40 - Responses N	
5.41 - Question Are there any issues with the Cleanliness of roads/car parks?	5.41 - Responses N	
5.42 - Question Are the notice boards are up to date?	5.42 - Responses Y	
5.43 - Question Is there any old signage to report?	5.43 - Responses N	
5.44 - Question Are there any Items stored in drying areas?	5.44 - Responses N	
5.45 - Question Are there any Items stored in Communal areas?	5.45 - Responses Y	5.45 - Comments 25/09/2025 Items on top of front entrance door canopy needs to be cleared.
Q 5.45 - Photo		



5.46 - Question Is the roof access doors locked?	5.46 - Responses Y	
5.47 - Question Are there any Bulk rubbish items?	5.47 - Responses N	
5.48 - Question Are there any Untidy gardens?	5.48 - Responses N	
5.49 - Question Are there any Fire Risk Issues?	5.49 - Responses N	
5.57 - Question Are there Communal Repairs to raise?	5.57 - Responses N	

6 Block 5

6.1 - Question Please state the name of the block you are inspecting	6.1 - Responses 41-44 49&50 Watermead	
6.2 - Question Please confirm you have checked everything at this block?	6.2 - Responses Y	
6.3 - Question Are there any issues to raise at this block?	6.3 - Responses Y	
6.4 - Question Are there any Ground Maintenance Issues?	6.4 - Responses N	
6.11 - Question Are there any Internal Caretaking issues?	6.11 - Responses Y	
6.12 - Question Are there any Cleanliness: Stairs issues?	6.12 - Responses N	
6.13 - Question Are there any Landings issues?	6.13 - Responses N	
6.14 - Question Are there any Entrances issues?	6.14 - Responses N	
6.15 - Question Are there any Lifts issues?	6.15 - Responses N	
6.16 - Question Are there any Door and Window Glazing issues?	6.16 - Responses N	
6.17 - Question Are there any Ledges issues?	6.17 - Responses N	
6.18 - Question Are there any Walls issues?	6.18 - Responses N	
6.19 - Question Are there any Lighting issues?	6.19 - Responses N	
6.20 - Question Are there any Handrails secure issues?	6.20 - Responses N	
6.21 - Question Are there any Chute Rooms issues?	6.21 - Responses N	

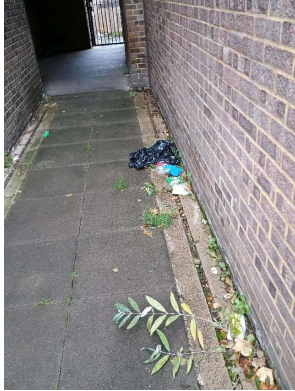
6.22 - Question Are there any Signage issues?	6.22 - Responses N	
6.23 - Question Are there any Graffiti issues?	6.23 - Responses Y	
Q 6.23 - Photo 	Q 6.23 - Photo 	Q 6.23 - Photo 
6.24 - Question Are there any issues with cleaning completion sheets?	6.24 - Responses N	
6.25 - Question Are there any issues with Notice Boards?	6.25 - Responses N	
6.26 - Question Are there any External Caretaking issues?	6.26 - Responses N	
6.37 - Question Are there any Communal Issues?	6.37 - Responses Y	
6.38 - Question Are there any Abandoned Vehicles?	6.38 - Responses N	
6.39 - Question Are there any Street Lighting Issues?	6.39 - Responses N	
6.40 - Question Are there any Pot holes?	6.40 - Responses N	
6.41 - Question Are there any issues with the Cleanliness of roads/car parks?	6.41 - Responses N	
6.42 - Question Are the notice boards are up to date?	6.42 - Responses Y	
6.43 - Question Is there any old signage to report?	6.43 - Responses N	
6.44 - Question Are there any Items stored in drying areas?	6.44 - Responses N	
6.45 - Question Are there any Items stored in Communal areas?	6.45 - Responses Y	
Q 6.45 - Photo		



6.46 - Question Is the roof access doors locked?	6.46 - Responses Y	
6.47 - Question Are there any Bulk rubbish items?	6.47 - Responses N	
6.48 - Question Are there any Untidy gardens?	6.48 - Responses N	
6.49 - Question Are there any Fire Risk Issues?	6.49 - Responses N	
6.57 - Question Are there Communal Repairs to raise?	6.57 - Responses N	

7 Block 6


7.1 - Question Please state the name of the block you are inspecting	7.1 - Responses 58,59,60 & 67-72 Watermead	
7.2 - Question Please confirm you have checked everything at this block?	7.2 - Responses Y	
7.3 - Question Are there any issues to raise at this block?	7.3 - Responses Y	
7.4 - Question Are there any Ground Maintenance Issues?	7.4 - Responses N	
7.11 - Question Are there any Internal Caretaking issues?	7.11 - Responses N	
7.26 - Question Are there any External Caretaking issues?	7.26 - Responses Y	
7.27 - Question Are there any Cleanliness: Grassed Areas issues?	7.27 - Responses N	
7.28 - Question Are there any Paved Areas issues?	7.28 - Responses N	
7.29 - Question Are there any Car Parks issues?	7.29 - Responses N	
7.30 - Question Are there any Play Areas (Cleanliness, condition of play equipment, surfaces and fencing) issues?	7.30 - Responses N	
7.31 - Question Are there any Litter Picking issues?	7.31 - Responses Y	7.31 - Comments 25/09/2025 Litter picking needed at the back of the block.



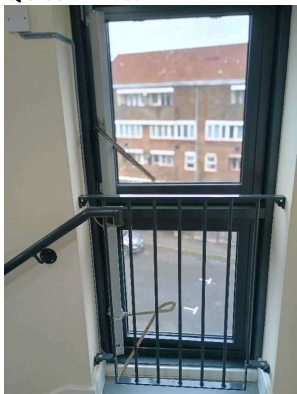
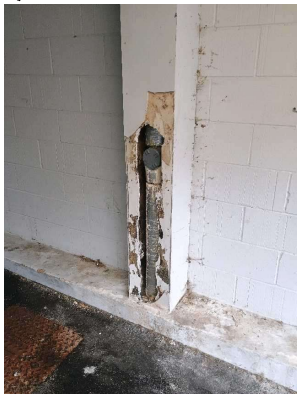
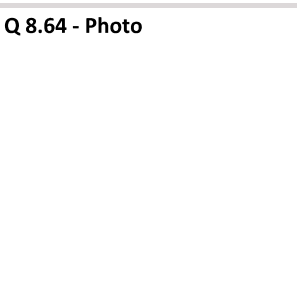
Q 7.31 - Photo




7.32 - Question Are there any Bin Rooms issues?	7.32 - Responses N	
7.33 - Question Are there any Bulk Refuse and Graffiti issues?	7.33 - Responses N	
7.34 - Question Are there any Signs issues?	7.34 - Responses N	
7.35 - Question Are there any Numberings issues?	7.35 - Responses N	
7.36 - Question Are there any Notice Boards issues?	7.36 - Responses N	
7.37 - Question Are there any Communal Issues?	7.37 - Responses N	
7.49 - Question Are there any Fire Risk Issues?	7.49 - Responses N	
7.57 - Question Are there Communal Repairs to raise?	7.57 - Responses N	

8 Block 7

8.1 - Question Please state the name of the block you are inspecting	8.1 - Responses 91-99 Watermead	
8.2 - Question Please confirm you have checked everything at this block?	8.2 - Responses Y	
8.3 - Question Are there any issues to raise at this block?	8.3 - Responses Y	
8.4 - Question Are there any Ground Maintenance Issues?	8.4 - Responses N	
8.11 - Question Are there any Internal Caretaking issues?	8.11 - Responses N	
8.26 - Question Are there any External Caretaking issues?	8.26 - Responses N	
8.37 - Question Are there any Communal Issues?	8.37 - Responses Y	
8.38 - Question Are there any Abandoned Vehicles?	8.38 - Responses N	
8.39 - Question Are there any Street Lighting Issues?	8.39 - Responses N	

8.40 - Question Are there any Pot holes?	8.40 - Responses N	
8.41 - Question Are there any issues with the Cleanliness of roads/car parks?	8.41 - Responses N	
8.42 - Question Are the notice boards are up to date?	8.42 - Responses N	
8.43 - Question Is there any old signage to report?	8.43 - Responses N	
8.44 - Question Are there any Items stored in drying areas?	8.44 - Responses N	
8.45 - Question Are there any Items stored in Communal areas?	8.45 - Responses N	
8.46 - Question Is the roof access doors locked?	8.46 - Responses N	
8.47 - Question Are there any Bulk rubbish items?	8.47 - Responses N	
8.48 - Question Are there any Untidy gardens?	8.48 - Responses N	
8.49 - Question Are there any Fire Risk Issues?	8.49 - Responses Y	
8.50 - Question Are the Fire Doors in place and closing mechanisms checked?	8.50 - Responses Y	
8.51 - Question Are the Fire Extinguishers in place?	8.51 - Responses Y	
8.52 - Question Are the Electrical Cupboards locked?	8.52 - Responses Y	
8.53 - Question Are the Bin chute fire stoppers/blanking plates in place?	8.53 - Responses Y	
8.54 - Question Have the Dry Risers been checked?	8.54 - Responses Y	8.54 - Comments 25/09/2025 Dry riser glass needs replacement.
Q 8.54 - Photo 		
8.55 - Question Has the firefighting equipment been checked (where applicable)?	8.55 - Responses Y	
8.56 - Question Have you checked access with a fire drop key?	8.56 - Responses Y	8.56 - Comments 25/09/2025 Fire drop key box not working
8.57 - Question Are there Communal Repairs to raise?	8.57 - Responses Y	

8.58 - Question Are there any Communal lighting repairs?	8.58 - Responses N	
8.59 - Question Are there any Window repairs?	8.59 - Responses Y	8.59 - Comments 25/09/2025 AOV window needs repair. 8.59 - Comments 25/09/2025 AOV window located on top floor next to stairs.
Q 8.59 - Photo 	Q 8.59 - Photo 	Q 8.59 - Photo 
8.60 - Question Are there any Door Handles and Closures repairs?	8.60 - Responses N	
8.61 - Question Are there any Drying Areas repairs?	8.61 - Responses N	
8.62 - Question Are there any Electrical Cupboard Doors repairs?	8.62 - Responses N	
8.63 - Question Are there any Garage Area repairs?	8.63 - Responses Y	8.63 - Comments 25/09/2025 Pipe cover needs replacement.
Q 8.63 - Photo 		
8.64 - Question Are there any Graffiti repairs?	8.64 - Responses Y	8.64 - Comments 25/09/2025 Graffiti located in car park under block.
Q 8.64 - Photo 		


		
8.65 - Question Are there any Vandalism repairs?	8.65 - Responses Y	8.65 - Comments 25/09/2025 Remove etching in communal wall near flat 93 Watermead.
Q 8.65 - Photo 	Q 8.65 - Photo 	
8.66 - Question Are there any Laundry room repairs?	8.66 - Responses N	
8.67 - Question Are there any Flooring repairs?	8.67 - Responses N	

9 Block 8		
9.1 - Question Please state the name of the block you are inspecting	9.1 - Responses 73,75, 86-90 Watermead	
9.2 - Question Please confirm you have checked everything at this block?	9.2 - Responses Y	
9.3 - Question Are there any issues to raise at this block?	9.3 - Responses Y	
9.4 - Question Are there any Ground Maintenance Issues?	9.4 - Responses N	
9.11 - Question Are there any Internal Caretaking issues?	9.11 - Responses N	
9.26 - Question Are there any External Caretaking issues?	9.26 - Responses N	
9.37 - Question Are there any Communal Issues?	9.37 - Responses N	
9.49 - Question	9.49 - Responses	


Are there any Fire Risk Issues?	N	
9.57 - Question Are there Communal Repairs to raise?	9.57 - Responses Y	
9.58 - Question Are there any Communal lighting repairs?	9.58 - Responses N	
9.59 - Question Are there any Window repairs?	9.59 - Responses N	
9.60 - Question Are there any Door Handles and Closures repairs?	9.60 - Responses N	
9.61 - Question Are there any Drying Areas repairs?	9.61 - Responses N	
9.62 - Question Are there any Electrical Cupboard Doors repairs?	9.62 - Responses Y	9.62 - Comments 25/09/2025 Cupboard door next to flat 73 needs painting.
Q 9.62 - Photo 		
9.63 - Question Are there any Garage Area repairs?	9.63 - Responses N	
9.64 - Question Are there any Graffiti repairs?	9.64 - Responses N	
9.65 - Question Are there any Vandalism repairs?	9.65 - Responses N	
9.66 - Question Are there any Laundry room repairs?	9.66 - Responses N	
9.67 - Question Are there any Flooring repairs?	9.67 - Responses N	

10 Block 9		
10.1 - Question Please state the name of the block you are inspecting	10.1 - Responses 74,81,85 Watermead	
10.2 - Question Please confirm you have checked everything at this block?	10.2 - Responses Y	
10.3 - Question Are there any issues to raise at this block?	10.3 - Responses Y	
10.4 - Question Are there any Ground Maintenance Issues?	10.4 - Responses Y	10.4 - Comments 25/09/2025 Small green area in front of flat 79 Watermead needs cutting back.
Q 10.4 - Photo		



10.5 - Question Are there Grass Cutting issues?	10.5 - Responses N	
10.6 - Question Are there Weeding issues?	10.6 - Responses N	
10.7 - Question Are there Flower/Shrub Areas issues?	10.7 - Responses Y	10.7 - Comments 25/09/2025 Green area in front of flat 79 Watermead.
Q 10.7 - Photo 		
10.8 - Question Are there Trees: Pruning issues?	10.8 - Responses N	
10.9 - Question Are there Safety – Foliage & Root Problems issues?	10.9 - Responses N	
10.10 - Question Are there Hedges Trimmed issues?	10.10 - Responses N	
10.11 - Question Are there any Internal Caretaking issues?	10.11 - Responses N	
10.26 - Question Are there any External Caretaking issues?	10.26 - Responses N	
10.37 - Question Are there any Communal Issues?	10.37 - Responses N	
10.49 - Question Are there any Fire Risk Issues?	10.49 - Responses N	
10.57 - Question Are there Communal Repairs to raise?	10.57 - Responses N	


11 Block 10		
11.1 - Question	11.1 - Responses 8-14, 15-21 Watermead	

Please state the name of the block you are inspecting		
11.2 - Question Please confirm you have checked everything at this block?	11.2 - Responses Y	
11.3 - Question Are there any issues to raise at this block?	11.3 - Responses Y	
11.4 - Question Are there any Ground Maintenance Issues?	11.4 - Responses N	
11.11 - Question Are there any Internal Caretaking issues?	11.11 - Responses N	
11.26 - Question Are there any External Caretaking issues?	11.26 - Responses N	
11.37 - Question Are there any Communal Issues?	11.37 - Responses N	
11.49 - Question Are there any Fire Risk Issues?	11.49 - Responses N	
11.57 - Question Are there Communal Repairs to raise?	11.57 - Responses Y	
11.58 - Question Are there any Communal lighting repairs?	11.58 - Responses N	
11.59 - Question Are there any Window repairs?	11.59 - Responses N	
11.60 - Question Are there any Door Handles and Closures repairs?	11.60 - Responses N	
11.61 - Question Are there any Drying Areas repairs?	11.61 - Responses N	
11.62 - Question Are there any Electrical Cupboard Doors repairs?	11.62 - Responses N	
11.63 - Question Are there any Garage Area repairs?	11.63 - Responses N	
11.64 - Question Are there any Graffiti repairs?	11.64 - Responses Y	11.64 - Comments 25/09/2025 Rear communal stairs
Q 11.64 - Photo 	Q 11.64 - Photo 	
11.65 - Question Are there any Vandalism repairs?	11.65 - Responses N	
11.66 - Question Are there any Laundry room repairs?	11.66 - Responses N	

11.67 - Question Are there any Flooring repairs?	11.67 - Responses N	
--	-------------------------------	--

12 Block 11

12.1 - Question Please state the name of the block you are inspecting	12.1 - Responses 32-36 Watermead	
12.2 - Question Please confirm you have checked everything at this block?	12.2 - Responses Y	
12.3 - Question Are there any issues to raise at this block?	12.3 - Responses Y	
12.4 - Question Are there any Ground Maintenance Issues?	12.4 - Responses N	
12.11 - Question Are there any Internal Caretaking issues?	12.11 - Responses Y	
12.12 - Question Are there any Cleanliness: Stairs issues?	12.12 - Responses Y	12.12 - Comments 25/09/2025 Rear stairs entrance needs sweeping.
Q 12.12 - Photo 		
12.13 - Question Are there any Landings issues?	12.13 - Responses N	
12.14 - Question Are there any Entrances issues?	12.14 - Responses N	
12.15 - Question Are there any Lifts issues?	12.15 - Responses N	
12.16 - Question Are there any Door and Window Glazing issues?	12.16 - Responses Y	12.16 - Comments 25/09/2025 Back communal door not locking.
12.17 - Question Are there any Ledges issues?	12.17 - Responses N	
12.18 - Question Are there any Walls issues?	12.18 - Responses N	
12.19 - Question Are there any Lighting issues?	12.19 - Responses N	
12.20 - Question Are there any Handrails secure issues?	12.20 - Responses N	
12.21 - Question Are there any Chute Rooms issues?	12.21 - Responses N	
12.22 - Question Are there any Signage issues?	12.22 - Responses N	

12.23 - Question Are there any Graffiti issues?	12.23 - Responses N	
12.24 - Question Are there any issues with cleaning completion sheets?	12.24 - Responses N	
12.25 - Question Are there any issues with Notice Boards?	12.25 - Responses N	
12.26 - Question Are there any External Caretaking issues?	12.26 - Responses N	
12.37 - Question Are there any Communal Issues?	12.37 - Responses Y	
12.38 - Question Are there any Abandoned Vehicles?	12.38 - Responses N	
12.39 - Question Are there any Street Lighting Issues?	12.39 - Responses N	
12.40 - Question Are there any Pot holes?	12.40 - Responses N	
12.41 - Question Are there any issues with the Cleanliness of roads/car parks?	12.41 - Responses N	
12.42 - Question Are the notice boards are up to date?	12.42 - Responses Y	
12.43 - Question Is there any old signage to report?	12.43 - Responses N	
12.44 - Question Are there any Items stored in drying areas?	12.44 - Responses N	
12.45 - Question Are there any Items stored in Communal areas?	12.45 - Responses Y	
Q 12.45 - Photo		
		
12.46 - Question Is the roof access doors locked?	12.46 - Responses N	
12.47 - Question Are there any Bulk rubbish items?	12.47 - Responses N	
12.48 - Question Are there any Untidy gardens?	12.48 - Responses N	
12.49 - Question Are there any Fire Risk Issues?	12.49 - Responses N	
12.57 - Question Are there Communal Repairs to raise?	12.57 - Responses Y	
12.58 - Question	12.58 - Responses N	

Are there any Communal lighting repairs?		
12.59 - Question Are there any Window repairs?	12.59 - Responses N	
12.60 - Question Are there any Door Handles and Closures repairs?	12.60 - Responses Y	12.60 - Comments 25/09/2025 Back communal door not locking.
12.61 - Question Are there any Drying Areas repairs?	12.61 - Responses N	
12.62 - Question Are there any Electrical Cupboard Doors repairs?	12.62 - Responses N	
12.63 - Question Are there any Garage Area repairs?	12.63 - Responses N	
12.64 - Question Are there any Graffiti repairs?	12.64 - Responses N	
12.65 - Question Are there any Vandalism repairs?	12.65 - Responses N	
12.66 - Question Are there any Laundry room repairs?	12.66 - Responses N	
12.67 - Question Are there any Flooring repairs?	12.67 - Responses N	

17 Overall Estate Rating		
17.1 - Question Please rate the overall Grounds Maintenance of the estate	17.1 - Responses B	
17.2 - Question Please rate the overall Internal Caretaking of the estate	17.2 - Responses B	
17.3 - Question Please rate the overall External Caretaking of the estate	17.3 - Responses B	
17.4 - Question Please rate the overall Communal Issues of the estate	17.4 - Responses B	
17.5 - Question Please rate the overall Fire Risks of the estate	17.5 - Responses B	