

Company Name LB of Hounslow	Scheduled Start Date 25/11/2025	Inspection Completed on 26/11/2025
Location of Inspection Pinkham Mansions 1 To 6	Scheduled Time of Inspection 9:51 AM	Inspection Submission Time 7:31 AM
Inspector that undertook inspection Harkiran Nandra	Template Used Estate Inspection	PDF Sent to harkiran.nandra@hounslow.gov.uk,barry.carter@Hounslow.gov.uk

Inspection Score and Overall Grade

Actual Score	Max Score	Inspection %
13	16	81
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 8	

2 Block 1

2.1 - Question Please state the name of the block you are inspecting	2.1 - Responses 1-6	2.1 - Comments 25/11/2025 write to residents to remove bikes or dispose of.
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Q 2.1 - Photo


2.2 - Ques on Please confirm you have checked everything at this block?	2.2 - Responses Y	
2.3 - Ques on Are there any issues to raise at this block?	2.3 - Responses Y	
2.11 - Ques on Are there any Internal Caretaking issues?	2.11 - Responses Y	
2.14 - Ques on Are there any Entrances issues?	2.14 - Responses Y	2.14 - Comments 25/11/2025 debries visable
Q 2.14 - Photo 		
2.17 - Ques on Are there any Ledges issues?	2.17 - Responses Y	2.17 - Comments 25/11/2025 SF debries and cobweb vusable
Q 2.17 - Photo 		
2.37 - Ques on Are there any Communal Issues?	2.37 - Responses Y	
2.45 - Ques on Are there any Items stored in Communal areas?	2.45 - Responses Y	2.45 - Comments 25/11/2025 boxes outside no 5 met tenant informed to remove which he agreed to do so

<p>Q 2.45 - Photo</p> 	<p>Q 2.45 - Photo</p> 	
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<p>2.47 - Ques on</p>	<p>2.47 - Responses</p>	<p>2.47 - Comments</p>
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<p>Are there any Bulk rubbish items?</p>	<p>Y</p>	<p>25/11/2025 bin area bulk requires a dy</p>
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<p>Q 2.47 - Photo</p> 	<p>Q 2.47 - Photo</p> 	
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<p>2.57 - Ques on Are there Communal Repairs to raise?</p>	<p>2.57 - Responses Y</p>	<p>2.57 - Comments 25/11/2025 drain cover in car park needs to be fixed in place trip hazard</p>
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<p>Q 2.57 - Photo</p> 	
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3 Block 2

<p>3.1 - Ques on Please state the name of the block you are inspec ng</p>	<p>3.1 - Responses 7-12</p>	
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3.2 - Ques on Please confirm you have checked everything at this block?	3.2 - Responses Y	
3.3 - Ques on Are there any issues to raise at this block?	3.3 - Responses Y	
3.11 - Ques on Are there any Internal Caretaking issues?	3.11 - Responses Y	
3.13 - Ques on Are there any Landings issues?	3.13 - Responses Y	3.13 - Comments 25/11/2025 SF debries visable
Q 3.13 - Photo	Q 3.13 - Photo	



3.37 - Ques on Are there any Communal Issues?	3.37 - Responses Y	
3.45 - Ques on Are there any Items stored in Communal areas?	3.45 - Responses Y	3.45 - Comments 25/11/2025 items outside no 11
Q 3.45 - Photo		



<p>Q 4.45 - Photo</p> 	<p>Q 4.45 - Photo</p> 	<p>Q 4.45 - Photo</p> 
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5 Block 4

<p>5.1 - Ques on Please state the name of the block you are inspec ng</p>	<p>5.1 - Responses 19-24</p>	
<p>5.2 - Ques on</p>	<p>5.2 - Responses</p>	
<p>Please confirm you have checked everything at this block?</p>	<p>Y</p>	
<p>5.3 - Ques on Are there any issues to raise at this block?</p>	<p>5.3 - Responses Y</p>	
<p>5.11 - Ques on Are there any Internal Caretaking issues?</p>	<p>5.11 - Responses Y</p>	
<p>5.14 - Ques on Are there any Entrances issues?</p>	<p>5.14 - Responses Y</p>	<p>5.14 - Comments 25/11/2025 debries visible</p>

<p>Q 5.14 - Photo</p> 		
<p>5.17 - Ques on Are there any Ledges issues?</p>	<p>5.17 - Responses Y</p>	<p>5.17 - Comments 25/11/2025 SF ledges debries visible</p>
<p>Q 5.17 - Photo</p> 		
<p>5.37 - Ques on Are there any Communal Issues?</p>	<p>5.37 - Responses Y</p>	
<p>5.45 - Ques on Are there any Items stored in Communal areas?</p>	<p>5.45 - Responses Y</p>	<p>5.45 - Comments 25/11/2025 SF landing shopping bag.</p>
<p>Q 5.45 - Photo</p> 		
<p>5.57 - Ques on Are there Communal Repairs to raise?</p>	<p>5.57 - Responses Y</p>	<p>5.57 - Comments 25/11/2025 water tank structure broken 5.57 - Comments 25/11/2025 cover come off needs to be fixed</p>

Q 5.57 - Photo



Q 5.57 - Photo



Q 5.57 - Photo



6 Block 5

6.1 - Ques on

Please state the name of the block you are inspec ng

6.1 - Responses
25-30

6.2 - Ques on

Please confirm you have checked everything at this block?

6.2 - Responses
Y

6.3 - Ques on

Are there any issues to raise at this block?

6.3 - Responses
Y

6.11 - Ques on

Are there any Internal Caretaking issues?

6.11 - Responses
Y

6.12 - Ques on

Are there any Cleanliness: Stairs issues?

6.12 - Responses
Y

6.12 - Comments

25/11/2025 debries visable

Q 6.12 - Photo



6.14 - Ques on

Are there any Entrances issues?

6.14 - Responses
Y

6.14 - Comments

25/11/2025 debries visable

<p>Q 6.14 - Photo</p>	
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<p>6.17 - Ques on Are there any Ledges issues?</p>	<p>6.17 - Responses Y</p>	<p>6.17 - Comments 25/11/2025 SF ledges debries visable</p>
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<p>6.37 - Ques on Are there any Communal Issues?</p>	<p>6.37 - Responses Y</p>	
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<p>6.45 - Ques on Are there any Items stored in Communal areas?</p>	<p>6.45 - Responses Y</p>	<p>6.45 - Comments 25/11/2025 items outside no 29 and 30</p>
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<p>Q 6.45 - Photo</p> 	<p>Q 6.45 - Photo</p> 	
<p>6.57 - Ques on Are there Communal Repairs to raise?</p>	<p>6.57 - Responses Y</p>	
<p>6.60 - Ques on Are there any Door Handles and Closures repairs?</p>	<p>6.60 - Responses Y</p>	<p>6.60 - Comments 25/11/2025 main door not closing uneven ??</p>
<p>Q 6.60 - Photo</p>	<p>Q 6.60 - Photo</p>	



7 Block 6		
<p>7.1 - Ques on Please state the name of the block you are inspecting</p>	<p>7.1 - Responses 31-36</p>	
<p>7.2 - Ques on Please confirm you have checked everything at this block?</p>	<p>7.2 - Responses Y</p>	
<p>7.3 - Ques on Are there any issues to raise at this block?</p>	<p>7.3 - Responses Y</p>	
<p>7.11 - Ques on Are there any Internal Caretaking issues?</p>	<p>7.11 - Responses Y</p>	

7.14 - Ques on Are there any Entrances issues?	7.14 - Responses Y	7.14 - Comments 25/11/2025 debries visable
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Q 7.14 - Photo



8 Block 7

8.1 - Ques on Please state the name of the block you are inspec ng	8.1 - Responses 37-42	
8.2 - Ques on Please confirm you have checked everything at this block?	8.2 - Responses Y	
8.3 - Ques on Are there any issues to raise at this block?	8.3 - Responses Y	
8.11 - Ques on Are there any Internal Caretaking issues?	8.11 - Responses Y	

8.14 - Ques on Are there any Entrances issues?	8.14 - Responses Y	8.14 - Comments 25/11/2025 debries visable
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Q 8.14 - Photo



8.37 - Ques on Are there any Communal Issues?	8.37 - Responses Y	
8.45 - Ques on Are there any Items stored in Communal areas?	8.45 - Responses Y	8.45 - Comments 25/11/2025 items outside no 37 and 38
Q 8.45 - Photo 	Q 8.45 - Photo 	
8.57 - Ques on Are there Communal Repairs to raise?	8.57 - Responses Y	8.57 - Comments 25/11/2025 pigeon spikes required and clean
Q 8.57 - Photo 		
9 Block 8		
9.1 - Ques on Please state the name of the block you are inspecting	9.1 - Responses 43 - 48	
9.2 - Ques on	9.2 - Responses	
Please confirm you have checked everything at this block?	Y	
9.3 - Ques on Are there any issues to raise at this block?	9.3 - Responses Y	
9.4 - Ques on Are there any Ground Maintenance Issues?	9.4 - Responses Y	9.4 - Comments 25/11/2025 by shed area requires a cut back of branches and foliage

<p>Q 9.4 - Photo</p> 	<p>Q 9.4 - Photo</p> 	
<p>9.11 - Ques on Are there any Internal Caretaking issues?</p>	<p>9.11 - Responses Y</p>	
<p>9.14 - Ques on Are there any Entrances issues?</p>	<p>9.14 - Responses Y</p>	<p>9.14 - Comments 25/11/2025 debries visable</p>
<p>Q 9.14 - Photo</p> 		
<p>9.26 - Ques on Are there any External Caretaking issues?</p>	<p>9.26 - Responses Y</p>	<p>9.26 - Comments 25/11/2025 bin area requires a sweep 9.26 - Comments 25/11/2025 drying area requires a sweep</p>
<p>Q 9.26 - Photo</p>	<p>Q 9.26 - Photo</p>	



9.37 - Ques on
Are there any Communal Issues?

9.37 - Responses
Y

9.37 - Comments
25/11/2025 cars blocking bin area

Q 9.37 - Photo



Q 9.37 - Photo



9.45 - Ques on
Are there any Items stored in Communal areas?

9.45 - Responses
Y

9.45 - Comments
25/11/2025 items outside no 43 and 44

Q 9.45 - Photo



Q 9.45 - Photo



17 Overall Estate Ra ng

17.1 - Ques on
Please rate the overall Grounds Maintenance of the estate

17.1 - Responses
A

17.2 - Ques on
Please rate the overall Internal Caretaking of the estate

17.2 - Responses
B

17.3 - Ques on
Please rate the overall External Caretaking of the estate

17.3 - Responses
B

17.4 - Ques on	17.4 - Responses	
Please rate the overall Communal Issues of the estate	B	