



Woodberry Down - WDCO Inspections

2 Dec 2025 / Nicholas Oemcke

Incomplete

Score	0 / 5 (0%)	Flagged items	0	Actions	0
Site conducted				Woodberry Down Estate	
Conducted on				2 Dec 2025 9:56 AM GMT	
Prepared by				Nicholas Oemcke	
Location				29 Seven Sisters Road London England N4 United Kingdom (51.57277762628191, -0.08984355509600807)	

Communal Area Review

0 / 5 (0%)

Rowan and Hornbeam

0 / 1 (0%)

Observations

26-66 Bin store half full bins not collected and full bins not collected:

- Waste Operations contacted for collection.

Binstore door closure needs adjusting:

- Repair raised - N41FS 15WGUPV/JG

Wall at noticeboard painting not complete.

- Passed to Wates for return visit

Hornbeam 21-51 bin store commercial waste:

- NDO to contact the store owner and the commercial team

HB ped gate not closing properly:

- N41JU 15WGUVM/JG

Rowan gate not closing:

- N41FS 15WGV1U/JG

Door Entry at R&H:

- Nick advised that works will commence by February 2026

Rowan Playground:

- Nick advised that Just Ask have been tasked with conducting a professional inspection of the playground with recommendations for improvements. The date for this inspection is pending.



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6

Woodberry Grove North

0 / 1 (0%)

Observations

Bulk will cost a £1000:

- Simon and Billy to write to Omar reporting this cost and to request he passes this information on via his WhatsApp group. The average monthly cost is between £4000 and £6000 on the service Charge for Maplewood Apartments alone.

Paving on Hackney ground pipework poss. damage:

- Simon to speak to Hackney about paving issue.

Benches need Sanding and Varnishing:

- Claude has appointment on 8th of December to complete these works.



Photo 7



Photo 8



Photo 9

268 Green Lanes

0 / 1 (0%)

Observations

Pewsham

0 / 1 (0%)

Observations

Watersreach and Reservoir

0 / 1 (0%)

Observations

Watersreach 1-40 Lift:

- Team were locked in lift and had to manually evacuate.
- NHG have raised an emergency repair for this lift.

Reservoir Window Cleaning:

- It was discussed that the decision to remove property windows from the window cleaning was taken a number of years ago.
- Nick to look in historic emails for a quote for doing the Bluebell windows to review the cost implications.

Media summary



Photo 1

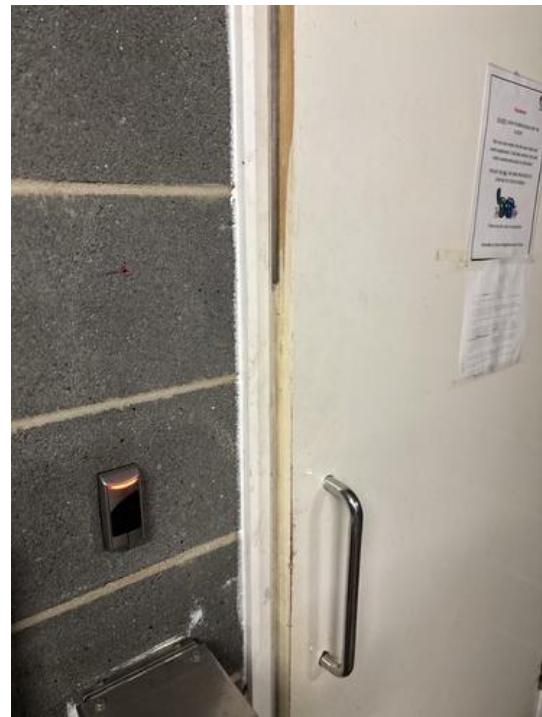


Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9