

Asset Management Five Year Investment Plan 2018/19 to 2022/23

Introduction

This document sets out a plan for capital investment in the HRA housing stock over the next five years. Since 2008 investment has largely been targeted at renewal of components which are included within the scope of the Government's Decent Homes Standard. With the end of Government funding for Decent Homes, and the introduction of HRA self financing, there is now more flexibility in how and where we direct investment in our stock.

Whilst the Decent Homes Programme has enabled Haringey to carry out important improvements across the stock through the renewal of key components such as windows, roofs, kitchens, bathrooms, heating systems and wiring, it is recognised that there has been less investment in communal and estate works. As such a new approach that takes a more holistic approach to stock investment is to be adopted. This will entail three main streams of work:

1. Internal works (heating, wiring, kitchens and bathrooms). Note that boiler & heating distribution renewal will primarily be delivered through the gas servicing contracts.
2. External, Communal and Estate works (a holistic programme dealing with all external and communal building component renewal, estate improvements and complex mechanical and electrical works)
3. Essential Health and Safety Works and Lifts (works that would not necessarily be able to be deferred while waiting for an estate to be included in the main programme)

The intention is to fully implement this new approach from 2019/20 onwards (years 2-5 of the plan) with 2018/19 (Year 1) being a transition year to finish works from the 2017/18 major works programme and to begin the design and mobilisation process for the new programme.

In putting together the programme a 'worst first' approach has been taken to ensure that those homes with the greatest need are prioritised.

Resources Required Over next 30 Years

The affordable investment standard that has been developed sets out the investment required in the stock over the next 30 years. This is set out in the 30-year business plan cost tables. A summary of the capital investment requirement over the next 30 years is shown in the table below:

	Years 1-5	Years 6-10	Years 11-30	Total
Capital Investment required	£248.310m	£167.148m	£626.229m	£1,041.687m

To complete the works required over the next five years the investment needed is £248.310m. As well as the cost of works, the above figures also include allowances for fees at 5% and salaries at £2.000m per annum.

Investment Profile Years 1-5

The following table shows the draft capital budget for stock investment over the next five years:

Year 1 2018/19	Year 2 2019/20	Year 3 2020/21	Year 4 2021/22	Year 5 2022/23	Total Years 1-5
£45.310m	£50.000m	£53.000m	£50.000m	£50.000m	£248.310m

The above profile is required to complete a full cycle of works in the programme period and achieve full decency (barring any dwellings where investment is restricted due to regeneration or options appraisal etc.).

Year 1 2018/19

Year 1 will be an interim year comprising a reduced works programme to allow time to undertake the detailed feasibility, design, resident engagement and procurement required ahead of full implementation of the new approach and standard in 2019/20. The total amount required for 2018/19 is projected to be £45.310m which includes commitments from 2017/18 for Major Works Schemes which will continue into, and complete, within 2018/19. The programme also includes provision to tackle the issues with gas on the Broadwater Farm Estate. The works planned are set out in the table below.

Works	Description	Indicative budget - £m	Notes
Commitments	commitments from 2017/18 - carry forward of existing programmes	£ 16.50	Existing contractual commitments - figure likely to change EOY depending on programme progress
Professional Fees	Capitalised salaries	£ 2.00	Salaries which can be capitalised as working on capital projects and capital related issues
Boilers	boroughwide planned/reactive boilers/distribution systems	£ 3.25	Reactive boiler/system renewals - spend based on historical data
Mechanical and Electrical	including essential works arising from M&E surveys, electrical testing and Door Entry failures	£ 1.00	Minimal programme pending outcome of M&E survey
Lifts	Birkbeck/Sandlings/Bounds Green Court	£ 0.39	Lift renewals as per stock condition survey.
H+S/Structural works	works arising from fire risk assessments	£ 2.50	Works arising from fire risk assessments
	asbestos removal	£ 0.22	Reactive asbestos removal
	Chettle Court/Edgecot Grove/Bounds Green Ct/Trulock/Campbell Ct/Warren Ct and maintenance to other blocks (BWF & Commerce Rd)	£ 1.50	As per risk assessment
Noel Park	First Phase of POD programme	£ 3.00	First phase of removal of Noel Park PODs
capitalised voids	voids with costs in excess of £10k	£ 0.40	Capitalised voids works
High Value Voids	Voids requiring extensive works	£ 0.50	Voids requiring extensive works (e.g. structural issues)
Estate Improvements	estate works including bin stores, estate lighting, and play areas	£ 0.75	Identified through estate walkabouts with residents and councillors
Design Only Programme/ Procurement	2019/20 pre construction works including surveys/scheme design	£ 1.80	Enabling budget for 19/20 programme. To cover all design fees and procurement works
Broadwater farm remedial works	Costs for temporary heating/full solution	£ 11.50	Unknown at this time figure indicative
Total		£ 45.31	

Years 2-5 2019/20 to 2022/23

From 2019/20 we will be delivering the major works programme in line with the new approach described in the introduction to this report. In putting together the programme from 2019/20 onwards, the following assumptions have been made:

- Funds available are as per resources profile and total £203.000m for years 2-5.
- Scope of works and costs used in putting the programme together are based on the current version of the 'affordable standard' which has a mix of survey and desktop costs.
- Work on the Noel Park Pod properties is to be completed over the first 3 years of the new programme. The total estimated cost of this work is £12.000m. There is £3.000m allocated to this work in the year 1 (2018/19) programme leaving £9.000m of work remaining to be split across years 2 and 3 (2019/20 and 2020/21). This cost is based on Keegans options study and recommendations. If alternative solutions are considered these may have different costs associated with them.

In putting together the programme, the stock has been prioritised using the following criteria:

- High Need – Decent Homes Elements Only (e.g. roof, windows, etc.)
- High Need – Non-Decent Homes Haringey Standard Elements Only (fascias & gutters, private balcony, communal HFH items)
- High Need – Non-Haringey Standard Elements Only (fences/walls/paths etc, communal kitchen/bathrooms etc)
- Years Since Worked On.
- Average Repairs Cost over the last three years

The following has been included in the overall 5 Year Investment Plan but currently not programmed within the earlier years:

- Sheltered housing pending outcome of current review
- Stock subject to regeneration plans/options appraisal
- Stock which has been in the most recent years of the Decent Homes programme
- Stock ranked in the bottom half for need with respect to Decent Homes items

Years 2-5 Internal Works

Internal works will cover Kitchens, Bathrooms, Heating and Wiring. £3.500m per annum has been allocated to boiler and heating distribution renewal. This will be largely reactive and carried out through the existing gas servicing contracts. Of the remaining items, stock condition data indicates £22.317m is needed to complete all internal works required across the stock in the programme period. Therefore £5.600m has been allocated in each year for the internals programme. This gives a total of £9.100m per annum for all internal works in years 2-5.

An address list of the 13,547 properties requiring internal works in the Years 2-5 programme has been produced, a summary of which is shown at Appendix 1. These addresses are not yet allocated to a specific year.

As we are planning to complete the first cycle of internal works over the next 5 years there will be some addresses within this list that have been in recent years of the Decent Homes programme. These properties are included as they require additional internal work over the next 5 years which was not

completed when they were in the Decent Homes Programme. These properties will be allocated to the later years of the internals programme.

Years 2-5 External, Communal and Estate Works

From the draft budget, £9.100m per annum is allocated for internal works (including boilers & heating), £2.000m is allocated for salaries and £1.400m is allocated for disabled adaptations. The remaining budget per annum is allocated for external, communal and estate works. This sum also covers the Health and Safety and Lift works which are likely to be delivered separately to the main externals programme.

	Year 2 2019/20	Year 3 2020/21	Year 4 2021/22	Year 5 2022/23	Total
Budget Available for Ext/Comm & Estate Works	£37.5m	£40.5m	£37.5m	£37.5m	£153.0m

A detailed programme has been put together for years 2 and 3 only. This does not include stock that has been earmarked for regeneration, nor the sheltered stock (which is subject to a current review). Programming only years 2 and 3 will give time to consider appropriate investment plans for these parts of the stock before committing to programme plans for years 4 and 5.

£4.500m per year has been allocated in Years 2 and 3 to complete works on the Noel Park Estate which will include tackling the pods. The remaining budget has been allocated to other estates and scattered dwellings.

A Summary of the proposed Year 2 and Year 3 External, Communal and Estates programme is shown at Appendix 2.

Years 2 to 5 Costs

The scope of works has been determined by using the current version of the affordable standard and has been costed using data from the 2011 and 2015 stock condition surveys and desktop provisions made in the 30-year business plan cost tables for non-surveyed items.

The following table shows a summary of the planned Year 2-5 Programme:

	Year 2 (2019/20)	Year 3 (2020/21)	Years 4 & 5 (2021 to 2023)	Total Years 2-5
Salaries	£ 2,000,000	£ 2,000,000	£ 4,000,000	£ 8,000,000
Disabled Adaptations	£ 1,400,000	£ 1,400,000	£ 2,800,000	£ 5,600,000
Boilers & Heating	£ 3,500,000	£ 3,500,000	£ 7,000,000	£ 14,000,000
Internals	£ 5,600,000	£ 5,600,000	£ 11,200,000	£ 22,400,000
Non-Surveyed Business Plan Costs	£ 10,991,183	£ 10,991,183	£ 21,982,366	£ 43,964,732
Noel Park Pods	£ 4,500,000	£ 4,500,000	£ -	£ 9,000,000
Ext/Comm works Estates & Scattered*	£ 22,209,957	£ 25,215,659	£ 53,017,634	£ 100,443,250
TOTAL	£ 50,201,140	£ 53,206,842	£ 100,000,000	£ 203,407,982

*Costs for years 2 & 3 based on proposed programme which includes ~£0.200m overprogramming. Costs for years 4 & 5 based on assumed budget of £50.000m per annum

As non surveyed items are based on desktop costs/assumed allowances, the precise scale and cost of these items for a given scheme of works may not be known until detailed surveys are carried out. These items average out at £10.991m per annum over the period 2019/20 to 2022/23 (years 2-5). The table below shows a breakdown of these costs:

Improvements	Cost per year (yrs 2-5)
IRS = Integrated Reception System Expansion	£ 105,106
Install CO Detectors	£ 52,500
TOTAL Improvements	£ 157,606
Estate Works	Cost per year (yrs 2-5)
Estate Improvements	£ 840,000
Unadopted Roads and Paths	£ 315,000
Unadopted Drains/Sewers	£ 52,500
Unadopted Lighting	£ 210,000
Play Areas	£ 210,000
TOTAL Estate Works	£ 1,627,500
Contingent Major Repairs	Cost per year (yrs 2-5)
Asbestos Survey/Removal	£ 724,500
Uninsured Structural Repairs	£ 525,000
TOTAL CMR	£ 1,249,500
Exceptional Extensive Works	Cost per year (yrs 2-5)
Extensive Voids	£ 315,000
Lead Water Main Renewal	£ 315,000
Water Supply Pipework	£ 525,000
Soil and Vent Pipework	£ 1,312,500
Central Ventilation Systems to High Rise	£ 262,500
Enhancements of Common Parts M&E	£ 1,050,000
TOTAL EEW	£ 3,780,000
Compliance/H&S	Cost per year (yrs 2-5)
High Rise and Non Trad Structural Works	£ 2,059,076
Works Arising from FRAs	£ 2,117,500
TOTAL Compliance/H&S	£ 4,176,576
Total cost non-survey items per year (excl PPM)	£ 10,991,183

In addition, an allowance of £2,000 per property has been made for Decorations/Planned Preventative Maintenance as per the Business Plan cost tables.

Appendix 1 Years 2-5 (2019/20 to 2022/23) Internal Works £22.317m

HORNSEY

ESTATE	BLOCK/STREET	TOTAL
Albert Close	Albert Close N22	
Alexandra Mansions	Alexandra Mansions, Middle Lane N8	
Alexandra Park Road 149-153A	Alexandra Park Road N22	
Alexandra Park Road 215/217	Alexandra Park Road N22	
Anderton Court	Anderton Court, Alexandra Park Road N22	
Ashford Avenue	Wellington, Ashford Avenue N8	
Beattock Rise	Beattock Rise N10	
Birkbeck Road	Birkbeck Road N8	
Blaenavon	Blaenavon, Fortis Green N2	
	Field Cottage N2	
Byron Court	Byron Court, Inderwick Road N8	
Campsbourne	Audley House, Campsbourne Road N8	
	Boyton Close N8	
	Boyton Road N8	
	Campsfield House, Campsfield Road N8	
	Campsfield Road N8	
	Chacewater, Boyton Road N8	
	Eastfield Road N8	
	Elgar, Boyton Close N8	
	Fleming, Boyton Close N8	
	Gillett House, Campsfield Road N8	
	Goodwin Court, Campsbourne Road N8	
	Harvey House, Pembroke Road N8	
	Hillary, Boyton Close N8	
	Honeymead, Campsfield Road N8	
	Koblenz House, Boyton Road N8	
	Moore House, Pembroke Road N8	
	Myddleton House, Campsfield Road N8	
	Newland House, Newland Road N8	
	Rhein House, Boyton Road N8	
	Shelley, Boyton Road N8	
	Tennyson, Boyton Road N8	
	Tivendale, Brook Road N8	
	Wat Tyler House, Boyton Road N8	
Campsbourne Road	Campsbourne Road N8	
Carlton/Connaught/Churchill	Carlton Lodge, Lancaster Road N4	
	Churchill Court, Connaught Road N4	
	Connaught Lodge, Connaught Road N4	
Chettle Court	Chettle Court, Ridge Road N8	
Clemence Court	Clemence Court, Middle Lane N8	
Clissold Close	Clissold Close N2	
Coldfall	Barrenger Road N10	
	Coppetts Road N10	
	Everington Road N10	
	Hill Road N10	
	Marriott Road N10	
	Steeds Road N10	

ESTATE	BLOCK/STREET	TOTAL
Colwick Close	Colwick Close N6	
	Hornsey Lane N6	
Crescent Rd	Crescent Road N8	
Crescent Rise	Bolster Grove N22	
	Charter Court, Crescent Rise N22	
Dale Court	Dale Court, Park Road N8	
Ennis Road	Ennis Road N4	
Farnefields Court	Farnefields Court, Oakfield Road N4	
Fire Station Flats	Firemans Dwellings, Glebe Road N8	
Garton House	Garton House, Hornsey Lane N6	
Grimshaw/Fire Station Flats	Fire Station Flats, North Road N6	
	Grimshaw Close, North Road N6	
Grosvenor Road 118 A/B	Grosvenor Road N10	
Grosvenor Road 92 A/B	Grosvenor Road N10	
Harold Road	Harold Road N8	
Highgate Estate	Gaskell Road N6	
	Kenwood Road N6	
	Storey Road N6	
	Yeatman Road N6	
Hillcrest	Alexander House, North Hill N6	
	Cunningham House, North Hill N6	
	Dowding House, North Hill N6	
	Montgomery House, North Hill N6	
	Mountbatten House, North Hill N6	
	Tedder House, North Hill N6	
	Wavell House, North Hill N6	
Holmesdale Road	Holmesdale Road N6	
Kelland/Buckley	Kelland Close, Park Road N8	
Lancaster Road	Lancaster Road N4	
Manray Court	Manray Court, Hermiston Avenue N8	
Middle Lane 126 Flat 1-7	Middle Lane N8	
Middle Lane 73 Flat 1-8	Middle Lane N8	
Mildura Court	Mildura Court, Church Lane N8	
MOSELLE CLOSE	Cross Lane N8	
	Miles Road N8	
	Moselle Close N8	
	Newland Road N8	
Mount View Road	Mount View Road N4	
Muswell Hill Place	Muswell Hill Place N10	
Nelson Mandela Close	Nelson Mandela Close N10	
New Road	New Road N8	
Nightingale Lane	Beechwood Road N8	
	Hawthorn Road N8	
	Nightingale Lane N8	
	North View Road N8	
	Rectory Gardens N8	
	South View Road N8	
Norman Court	Norman Court, Stapleton Hall Road N4	
Park Road	Truro Court, Palace Road N8	
	Veryan Court, Park Road N8	
Priory/Wolverton	Wolverton, Warner Road N8	
Quernmore Road	Quernmore Road N4	
Ramsey Court	Ramsey Court, Park Road N8	
Rowlands	Rowlands Close, North Hill N6	
Springfield Cottages	Springfield Cottages, North Hill N6	

ESTATE	BLOCK/STREET	TOTAL
St James Lane	Valette Court, St James'S Lane N10	
	Winkley Court, St James'S Lane N10	
St Marys Road Estate	Grove House Road N8	
	Lightfoot Road N8	
	Minster Walk N8	
Stroud Green Estate	Brackenbury, Osborne Road N4	
	Charter Court, Stroud Green Road N4	
	Ednam House, Florence Road N4	
	Fenstanton, Marquis Road N4	
	Hutton Court, Victoria Road N4	
	Lawson Court, Lorne Road N4	
	Lorne House, Lorne Road N4	
	Marquis Court, Marquis Road N4	
	Nichols Close, Osborne Road N4	
	Ronaldshay, Florence Road N4	
	Wall Court, Stroud Green Road N4	
	Wallace Lodge, Osborne Road N4	
	Wiltshire Court, Marquis Road N4	
	Wisbech, Lorne Road N4	
Summersby Road	Summersby Road N6	
Teresa Walk	Teresa Walk N10	
Toyne Way	Toyne Way N6	
Tudor Close	Tudor Close, Langdon Park Road N6	
Tunnel Gardens	Blake Road N11	
	Tunnel Gardens N11	
View Road	Jacqueline Creft Terrace N6	
	Maurice Bishop Terrace N6	
Williams Close	Williams Close, Crescent Road N8	
Woodridings Court	Wood Ridings Court, Crescent Road N22	
Scattered (Alexandra)	Albert Road N22	
	Alexandra Park Road N10	
	Alexandra Park Road N22	
	Barnard Hill N10	
	Coniston Road N10	
	Crescent Road N22	
	Curzon Road N10	
	Dagmar Road N22	
	Donovan Avenue N10	
	Dukes Avenue N10	
	Elgin Road N22	
	Grasmere Road N10	
	Harcourt Road N22	
	Muswell Avenue N10	
	Muswell Road N10	
	Outram Road N22	
	Palace Gates Road N22	
	Palace Mansions, Bedford Road N22	
	Princes Avenue N22	
	Rosebery Road N10	
	The Avenue N10	
	Thirlmere Road N10	
	Vallance Road N22	
	Victoria Road N22	
	Wroxham Gardens N11	

ESTATE	BLOCK/STREET	TOTAL
Scattered (Crouch End)	Berkeley Road N8	
	Briston Grove N8	
	Cecile Park N8	
	Crouch Hall Road N8	
	Crouch Hill N8	
	Dashwood Road N8	
	Drylands Road N8	
	Elder Avenue N8	
	Elm Grove N8	
	Fairfield Road N8	
	Felix Avenue N8	
	Gladwell Road N8	
	Haringey Park N8	
	Hatherley Gardens N8	
	Landrock Road N8	
	Middle Lane N8	
	Park Road N8	
	Shanklin Road N8	
	Tivoli Road N8	
	Weston Park N8	
	Womersley Road N8	
Scattered (Fortis Green)	Coldfall Avenue N10	
	Collingwood Avenue N10	
	Colney Hatch Lane N10	
	Dukes Avenue N10	
	Kings Avenue N10	
	Queens Avenue N10	
	Tetherdown N10	
Scattered (Highgate)	Archway Road N6	
	Hornsey Lane Gardens N6	
	Milton Avenue N6	
	Milton Park N6	
	Milton Road N6	
	Muswell Hill Road N6	
	North Hill Avenue N6	
	North Hill N6	
	Northwood Road N6	
	Southwood Avenue N6	
	Wembury Road N6	
Scattered (Hornsey)	Baden Road N8	
	Boyton Road N8	
	Church Lane N8	
	Ferne Park Road N8	
	Gisburn Road N8	
	Glebe Road N8	
	Greig Close N8	
	Harold Road N8	
	Harvey Road N8	
	High Street N8	
	Inderwick Road N8	
	Middle Lane N8	
	Montague Road N8	
	Nelson Road N8	
	Oakley Gardens N8	
	Rathcoole Avenue N8	
	Rathcoole Gardens N8	
	Temple Road N8	

ESTATE	BLOCK/STREET	TOTAL
Scattered (Muswell Hill)	Barrington Road N8	
	Carysfort Road N8	
	Church Crescent N10	
	Clovelly Road N8	
	Cranley Gardens N10	
	Danvers Road N8	
	Harefield Road N8	
	Hillfield Park N10	
	Lynton Road N8	
	Muswell Hill Road N10	
	New Road N8	
	Palace Road N8	
	Park Road N8	
	Princes Avenue N10	
	Priory Road N8	
	Springfield Avenue N10	
	St James'S Lane N10	
	Topsfield Cottages N8	
	Woodland Rise N10	
Scattered (Stroud Green)	Albany Road N4	
	Albert Buildings, Spencer Road N8	
	Albert Road N4	
	Beatrice Road N4	
	Blythwood Road N4	
	Cornwall Road N4	
	Dagmar Road N4	
	Denton Road N8	
	Elyne Road N4	
	Ennis Road N4	
	Ferne Park Road N8	
	Florence Road N4	
	Granville Road N4	
	Inderwick Road N8	
	Lancaster Road N4	
	Lorne Road N4	
	Marquis Road N4	
	Mayfield Road N8	
	Mount Pleasant Crescent N4	
	Mount Pleasant Villas N4	
	Nelson Road N8	
	Oakfield Road N4	
	Osborne Road N4	
	Ossian Road N4	
	Oxford Road N4	
	Ridge Road N8	
	Scarborough Road N4	
	Stapleton Hall Road N4	
	Stroud Green Road N4	
	Uplands Road N8	
	Upper Tollington Park N4	
	Victoria Road N4	
	Woodstock Road N4	

NORTH TOTTENHAM

ESTATE	BLOCK/STREET	TOTAL
Asplins Road	Asplins Road N17	
	Romney Close N17	
Bennetts Close	Bennetts Close N17	
	High Road N17	
Broadwater Road	Gaven House, Broadwater Road N17	
Campbell Road	Campbell Road N17	
Cartmel Close	Cartmel Close N17	
Chesnut and Hamilton estate	Chesnut Grove N17	
	Chesnut Road N17	
	Fairbanks Road N17	
	Hamilton Close N17	
	Rycroft Way N17	
Concord	Concord House, Park Lane N17	
Forster Road	Forster Road N17	
Headcorn/Tenterden Road	Beaufoy Road N17	
	Gretton Road N17	
	Headcorn Road N17	
	Nursery Street N17	
	Penshurst Road N17	
	Tebworth Road N17	
	Tenterden Road N17	
Lancaster Close 1-7	Lancaster Close N17	
Lansdowne Road	Arundel Court, Lansdowne Road N17	
	Ashdowne Court, Lansdowne Road N17	
	Baldewyne Court, Lansdowne Road N17	
	Fiske Court, Lansdowne Road N17	
	Lansdowne Road N17	
Manor Road	Manor Road N17	
Millicent Fawcett Court	Millicent Fawcett Court, Pembury Road N17	
Northumberland Park	Alnwick, Park Lane N17	
	Bamburgh House, Park Lane N17	
	Bellingham House, Park Lane N17	
	Blaydon Close N17	
	Charles Bradlaugh House, Willoughby Lane N17	
	Cheviot House, Northumberland Park N17	
	Corbridge, Northumberland Park N17	
	Gillham Terrace N17	
	Haynes Close N17	
	Kenneth Robbins House, Northumberland Park N17	
	Morpeth Walk N17	
	Northumberland Grove N17	
	Northumberland Park N17	
	Robert Burns House, Willoughby Park Road N17	
	Rothbury Walk N17	
	Scotswood Walk N17	
	Thornley Close N17	
	Trulock Court, Trulock Road N17	
	Waverley Road N17	
	Whittingham, Northumberland Park N17	
	Woodmead, Grange Road N17	
Park Lane N17	Park Lane Close N17	
Park View	Park View Road N17	

ESTATE	BLOCK/STREET	TOTAL
Ranelagh Road	Ranelagh Road N17	
Reed Road	Circular Road N17	
	Dawlish Road N17	
	Devon Close N17	
	Holcombe Road N17	
	Reed Road N17	
	Scales Road N17	
Reynardsons Court	Reynardsons Court, High Road N17	
Rheola Close	Rheola Close N17	
Scotland Green	Scotland Green N17	
	St Marys Close N17	
Shelbourne Road	Shelbourne Road N17	
St Loys Road	Howfield Place, St Loys Road N17	
	St Loys Road N17	
	Steele Road N17	
Stellar/Altair	Altair Close N17	
	Cooperage Close N17	
	Stellar House, High Road N17	
	The Lindales, Grasmere Road N17	
The Avenue N17	The Avenue N17	
Tower Gardens Estate	Awlfield Avenue N17	
	Balliol Road N17	
	Bennington Road N17	
	Cesthunte Road N17	
	Cumberton Road N17	
	De Quincey Road N17	
	Kevelioc Road N17	
	Morteyne Road N17	
	Risley Avenue N17	
	Shobden Road N17	
	Siward Road N17	
	Spigurnell Road N17	
	Teynton Terrace N17	
	Tower Gardens Road N17	
	Walden Road N17	
	Waltheof Avenue N17	
	Wateville Road N17	
Trafalgar/Allington/Selby	Allington Avenue N17	
	Selby Road N17	
	Trafalgar Avenue N17	
	White Hart Lane N17	
Whitbread Close	Whitbread Close N17	
	Whitbread Close, Hampden Road N17	
White Hart Lane Estate	Deyncourt Road N17	
	Gedeney Road N17	
	Gospatrick Road N17	
	Lordship Lane N17	
	Roundway N17	
	Smithson Road N17	
	Topham Square N17	
	Waltheof Gardens N17	
White Hart Lane Estate 176-186	White Hart Lane N17	
	Williams House, Orchard Place N16	
Whitehall/Brereton/Orchard	Church Road N17	
	James Place N17	
	Rees House, Orchard Place N17	
	Williams House, Orchard Place N17	

ESTATE	BLOCK/STREET	TOTAL
Scattered (Bruce Grove)	Arnold Road N15	
	Belton Road N17	
	Broadwater Road N17	
	Bruce Grove N17	
	Chester Road N17	
	Clonmell Road N17	
	Dongola Road N17	
	Downhills Avenue N17	
	Downhills Park Road N17	
	Drayton Road N17	
	Elmhurst Road N17	
	Elsden Road N17	
	Eve Road N17	
	Fairbourne Road N17	
	Gloucester Road N17	
	Greyhound Road N17	
	Handsworth Road N17	
	Hartham Road N17	
	Higham Road N17	
	Kitchener Road N17	
	Linley Road N17	
	Lordship Lane N17	
	Lordsmead Road N17	
	Loxwood Road N17	
	Morrison Avenue N17	
	Mount Pleasant Road N17	
	Napier Road N17	
	Newlyn Road N17	
	Pembury Road N17	
	Philip Lane N15	
	Radley Road N17	
	Ranelagh Road N17	
	Sperling Road N17	
	St Loys Road N17	
	St Margarets Road N17	
	Stoke Rochford, Kitchener Road N17	
	The Avenue N17	
	Winchelsea Road N17	
	Woodside Gardens N17	

ESTATE	BLOCK/STREET	TOTAL
Scattered (Northumberland Park)	Almond Road N17	
	Argyle Road N17	
	Asplins Road N17	
	Birkbeck Road N17	
	Brantwood Road N17	
	Bromley Road N17	
	Bruce Castle Road N17	
	Cedar Road N17	
	Cemetery Road N17	
	Chalgrove Road N17	
	Church Road N17	
	Commonwealth Road N17	
	Durban Road N17	
	High Road N17	
	Ingleton Road N18	
	Kings Road N17	
	Manor Road N17	
	Northumberland Park N17	
	Park Avenue Road N17	
	Park Lane N17	
	Pretoria Road N17	
	St Pauls Road N17	
	Trulock Road N17	
	Waverley Road N17	
	White Hart Lane N17	
	Willoughby Grove N17	
	Willoughby Lane N17	
	Worcester Avenue N17	
Scattered (Tottenham Hale)	Argyle Road N17	
	Buller Road N17	
	Burlington Road N17	
	Dowsett Road N17	
	Glendish Road N17	
	Hale Road N17	
	Halefield Road N17	
	Hampden Road N17	
	Hanbury Road N17	
	Holcombe Road N17	
	Junction Road N17	
	Lansdowne Road N17	
	Liston Road N17	
	Malvern Road N17	
	Mitchley Road N17	
	Park View Road N17	
	Parkhurst Road N17	
	Poynton Road N17	
	Rosebery Avenue N17	
	Scales Road N17	
	Seymour Avenue N17	
	Shelbourne Road N17	
	Sherringham Avenue N17	
	Siddons Road N17	
	Spencer Road N17	
	Stirling Road N17	
	Thackeray Avenue N17	
	Thackeray Avenue N17	
	Tilson Road N17	
	Vicarage Road N17	
	Wycombe Road N17	
Scattered (White Hart Lane)	Lordship Lane N17	
	Queen Street N17	

SOUTH TOTTENHAM

ESTATE	BLOCK/STREET	TOTAL
Albany/Culross	Albany Close N15	
	Culross Close N15	
Allan Barclay Close	Allan Barclay Close, High Road N15	
Antill/Hanover	Antill Road N15	
	Tenby Close N15	
Appleby/Penrith	Appleby Close N15	
	Cornwall Road N15	
	Penrith Road N15	
Ashmount/Earlsmead	Wakefield House, Earlsmead Road N15	
Bedford Road	Bedford Road N15	
Blackboy Lane	Black Boy Lane N15	
Blenheim Rise	Blenheim Rise, Talbot Road N15	
Broadwater Farm	Croydon, Gloucester Road N17	
	Debden, Gloucester Road N17	
	Hawkinge, Gloucester Road N17	
	Hornchurch, Gloucester Road N17	
	Kenley, Gloucester Road N17	
	Lympne, Gloucester Road N17	
	Manston, Adams Road N17	
	Martlesham, Adams Road N17	
	Northolt, Griffin Road N17	
	Rochford, Griffin Road N17	
	Stapleford, Willan Road N17	
	Tangmere, Willan Road N17	
Cornwall Road	Willan Road N17	
	Cornwall Road N15	
Craven Park Road	Ida Road N15	
	Craven Park Road N15	
Dorset Road	Dorset Road N15	
Edgecot Grove	Edgecot Grove N15	
Fairfax/Effingham	Effingham Road N8	
	Fairfax Road N8	
	Greaves Court, Wightman Road N8	
Ferry Lane	Armada Close N17	
	Erskine Crescent N17	
	Jarrow Road N17	
	Kessock Close N17	
	Reedham Close N17	
	Yarmouth Crescent N17	
Finsbury Park Avenue	Finsbury Park Avenue N4	
Fowler House	Fowler House, South Grove N15	
Green Lanes	Green Lanes N8	
Grovelands/Leabank/Lemsford	Leabank View N15	
	Lemsford Close N15	
Hale Gardens	Hale Gardens N17	
	High Cross Road N17	
	Warren Court, High Cross Road N17	
Hermitage Road	Hermitage Road N4	

ESTATE	BLOCK/STREET	TOTAL
Ida Road	Caradon Way N15	
	Chedworth House, West Green Road N15	
	Ida Road N15	
Imperial Wharf	Craven Park Road N15	
	Maple Close N16	
Ivatt Way	Ivatt Way N17	
Langham Road	Langham Road N15	
Lawrence Close	Lawrence Close N15	
	Lawrence Road N15	
Lealand Road	Lealand Road N15	
Lomond Close	Brunswick Road N15	
	Lomond Close N15	
Lydford Road	Lydford Road N15	
Milton Road Estate	Barker House, West Green Road N15	
	Ben Tillett House, Willow Walk N15	
	Miller House, West Green Road N15	
	Milton Road N15	
	Willow Walk N15	
Milverton	Milverton, Wightman Road N4	
Mountview Court	Mountview Court, Green Lanes N8	
Pagin House	Pagin House, Braemar Road N15	
Philip Lane 63-79	Philip Lane N15	
Plevna Crescent	Plevna Crescent N15	
Redlands	Redlands, Summerhill Road N15	
Ritches Road	Ritches Road N15	
Russell Road/Kent Road	Braemar Road N15	
	Culvert Road N15	
	Helston Court, Culvert Road N15	
	Kerswell Close N15	
	Russell Road N15	
	Southey Road N15	
	Victoria Crescent N15	
Saltram Close	Colsterworth Road N15	
	Saltram Close N15	
	Stainby Road N15	
Seven Sisters Road	Seven Sisters Road N15	
Sir Frederick Messer	Albert Road N15	
	Bournes House, Chisley Road N15	
	Canfield House, Langford Close N15	
	Franklin Street N15	
	Hatchfield House, Langford Close N15	
	Henrietta House, St Anns Road N15	
	Oatfield House, Perry Court N15	
	Richmond Road N15	
	St Johns Road N15	
	Twyford House, Chisley Road N15	
Spondon Road	Spondon Road N15	
St Peters House	St Peters House, Off Cunningham Road N15	
Stamford/Markfield	Broad Lane N15	
	Cordell House, Newton Road N15	
	Markfield House, Stamford Road N15	
	Newton Road N15	
	Stamford Close N15	
	Stamford House, Stamford Road N15	
	Victoria Road N15	
	Walton Road N15	

ESTATE	BLOCK/STREET	TOTAL
Stonebridge Road	Stonebridge Road N15	
Sturrock/Gresley	Gresley Close N15	
	Sturrock Close N15	
Suffolk Road	St Anns Road N15	
	Suffolk Road N15	
Summerhill Road	Summerhill Road N15	
Sydney Road	Sheridan, Sydney Road N8	
	Wordsworth Parade, Green Lanes N8	
	Wordsworth, Sydney Road N8	
The Crescent	Ermine Road N15	
	High Road N15	
	Sherboro Road N15	
	St Anns Road N15	
	Westcott Close N15	
Tiverton Estate	Eckington House, Fladbury Road N15	
	Fladbury Road N15	
	John Masefield House, Fladbury Road N15	
	Moreton Close N15	
	Moreton Road N15	
	Osman Close N15	
	Pulford Road N15	
	Remington Road N15	
	Templeton Road N15	
	Tewkesbury Close N15	
	Tiverton Road N15	
Turner Avenue	Turner Avenue N15	
Vale Road	Eade Road N4	
	Vale Road N4	
Vicarage Mansions	Vicarage Mansions, Abbotsford Avenue N15	
Warwick Gardens	Legat Court, Warwick Gardens N4	
	Reygate Court, Warwick Gardens N4	
	Roseberry Gardens N4	
	Warwick Gardens N4	

ESTATE	BLOCK/STREET	TOTAL
Scattered (Harringay)	Alfoxton Avenue N15	
	Allison Road N8	
	Beresford Road N8	
	Burgoyne Road N4	
	Cavendish Road N4	
	Duckett Road N4	
	Effingham Road N8	
	Endymion Road N4	
	Fairfax Road N8	
	Falkland Road N8	
	Hampden Road N8	
	Hewitt Road N8	
	Lausanne Road N8	
	Lothair Road N4	
	Mattison Road N4	
	Park Road N15	
	Pemberton Road N4	
	Raleigh Road N8	
	Seymour Road N8	
	Sydney Road N8	
	Tancred Road N4	
	The Cottage, Cyprus Close N4	
	Umfreville Road N4	
	Wightman Road N4	
	Wightman Road N8	
	Woollaston Road N4	
Scattered (Seven Sisters)	Barry Avenue N15	
	Beechfield Road N4	
	Cadoxton Avenue N15	
	Candler Street N15	
	Craven Park Road N15	
	Crowland Road N15	
	Daleview Road N15	
	Eastbourne Road N15	
	Elm Park Avenue N15	
	Fairview Road N15	
	Frinton Road N15	
	Gladesmore Road N15	
	Hermitage Road N4	
	Heysham Road N15	
	Hillside Road N15	
	Howard Road N15	
	Lealand Road N15	
	Richmond Road N15	
	Riverside Road N15	
	Seven Sisters Road N15	
	St Anns Road N15	
	St Johns Road N15	
	Thorpe Road N15	
	Vartry Road N15	
	Wargrave Avenue N15	

ESTATE	BLOCK/STREET	TOTAL
Scattered (St Anns)	Abbotsford Avenue N15	
	Alexandra Road N15	
	Avenue Road N15	
	Black Boy Lane N15	
	Brampton Road N15	
	Chesterfield Gardens N4	
	Cissbury Road N15	
	Clinton Road N15	
	Coombes Croft, Conway Road N15	
	Cornwall Road N15	
	Etherley Road N15	
	Grove Road N15	
	Harringay Road N15	
	Kimberley Gardens N4	
	North Grove N15	
	Oulton Road N15	
	Penrith Road N15	
	Ritches Road N15	
	Roseberry Gardens N4	
	Roslyn Road N15	
	Rowley Road N15	
	Rutland Gardens N4	
	Salisbury Road N4	
	South Grove N15	
	St Anns Road N15	
	Stanhope Gardens N4	
	Stanley Road N15	
	Station Crescent N15	
	Terront Road N15	
	Warwick Gardens N4	
	Woodlands Park Road N15	

ESTATE	BLOCK/STREET	TOTAL
Scattered (Tottenham Green)	Antill Road N15	
	Ashby Road N15	
	Beaconsfield Road N15	
	Bedford Road N15	
	Birstall Road N15	
	Broad Lane N15	
	Clyde Road N15	
	Colless Road N15	
	Collingwood Road N15	
	Cunningham Road N15	
	Earlsmead Road N15	
	Elmar Road N15	
	Greenfield Road N15	
	Grove Park Road N15	
	Hanover Road N15	
	Harold Road N15	
	Herbert Road N15	
	High Road N15	
	Jansons Road N15	
	Kirkton Road N15	
	Lower Part, Suffield Road N15	
	Montague Road N15	
	Page Green Road N15	
	Page Green Terrace, High Road N15	
	Pembroke Road N15	
	Rangemoor Road N15	
	Roslyn Road N15	
	Seaford Road N15	
	Spondon Road N15	
	Springfield Road N15	
	Stamford Road N15	
	Suffield Road N15	
	Summerhill Road N15	
	Talbot Road N15	
	Townsend Road N15	
	Tynemouth Road N15	
	Tynemouth Terrace, Tynemouth Road N15	
	Wakefield Road N15	
	Watts Close N15	
	West Green Road N15	
	Westerfield Road N15	
Scattered (West Green)	Belmont Road N15	
	Boundary Road N22	
	Carlingford Road N15	
	Crescent Road N15	
	Crossfield Road N17	
	Downhills Park Road N17	
	Downhills Way N17	
	Frome Road N22	
	Higham Road N17	
	Kirkstall Avenue N17	
	Langham Road N15	
	Linden Road N15	
	Lordship Lane N17	
	Mannock Road N22	
	Philip Lane N15	
	Sirdar Road N22	
	Stanmore Road N15	
	Vincent Road N15	
	Waldeck Road N15	
	Walpole Road N17	
	Westbury Avenue N22	
	Wilmot Road N17	

WOOD GREEN

ESTATE	BLOCK/STREET	TOTAL
Bounds Green Court	Bounds Green Court, Bounds Green Road N11	
Canning Crescent	Canning Crescent N22	
Clarence Road	Clarence Road N22	
Coldham Court	Coldham Court, Lordship Lane N22	
Commerce Road	Basil Spence House, Commerce Road N22	
	Commerce Road N22	
	John Keats House, Commerce Road N22	
	Joyce Butler House, Commerce Road N22	
	Nightingale Road N22	
	Portree Close N22	
	Thomas Hardy House, Commerce Road N22	
Corbett Grove	Bounds Green Road N22	
	Corbett Grove N22	
Dorset Road N22 26-40	Dorset Road N22	
Durnsford Road	Durnsford Road N11	
	Rhys Avenue N11	
Earlham Grove	Earlham Grove N22	
Ellenborough Road	Ellenborough Court, Ellenborough Road N22	
	Ellenborough Road N22	
Falconer Court	Falconer Court, Compton Crescent N17	
Finsbury Cottages	Finsbury Cottages N22	
Fire Station Flats Wood Green	Fire Station Flats N22	
Gardner Court	Gardner Court, Willingdon Road N22	
Granville Road	Granville Road N22	
Grasmere Court	Grasmere Court, Palmerston Road N22	
Greenwood House	Greenwood House, Pellatt Grove N22	
Irving Court	Irving Court, Eldon Road N22	
Jack Barnett Way	Jack Barnett Way N22	
	Mayes Road N22	
James/Croxford/Crossways	Croxford Gardens N22	
	James Gardens N22	
	Perth Road N22	
	The Crossway N22	
Janet Court	Janet Court, Canning Crescent N22	
Kings Road	Kings Road N22	
Marlborough House	Marlborough House, Marlborough Road N22	
Marlow House	Marlow House, Truro Road N22	
Noel Park Estate	Barbara Hucklesbury Close N22	
	Gladstone Avenue N22	
	Glynne Road N22	
	Hewitt Avenue N22	
	Lordship Lane N22	
	Lymington Avenue N22	
	Mark Road N22	
	Maurice Avenue N22	
	Meads Road N22	
	Moselle Avenue N22	
	Pelham Road N22	
	Russell Avenue N22	
	Salisbury Road N22	
	Vincent Road N22	

ESTATE	BLOCK/STREET	TOTAL
Norman Avenue	Norman Avenue N22	
Norman Close	Norman Close, New Road N22	
Park Grove	Park Court, Park Grove N11	
	Park Grove N11	
	Tredegar Road N11	
Parkland Road	Parkland Road N22	
Partridge Way	Finsbury House, Partridge Way N22	
	Newbury House, Partridge Way N22	
	Partridge Way N22	
	Trinity Road N22	
Pellatt Grove 109-119	Pellatt Grove N22	
Pellatt Grove 2-8	Pellatt Grove N22	
Pellatt Grove 51	Pellatt Grove N22	
Pellatt Grove 81-87	Pellatt Grove N22	
Pellatt Grove 97-107	Pellatt Grove N22	
Sandra Close	Sandra Close N22	
Terrick Road	Terrick Road N22	
The Green	The Green N17	
The Sandlings	The Sandlings, Pelham Road N22	
Thetford Close	Thetford Close N13	
Trinity/Barnes	Barnes Court, Clarence Road N22	
	Trinity Road N22	
Truro Road	Truro Road N22	
Vincent Square	Lordship Lane N22	
	Vincent Square, Vincent Road N22	
Weir Hall/Weymarks	Amersham Avenue N18	
	Barclay Road N18	
	Lansbury Avenue N18	
	The Weymarks, Weir Hall Road N17	
	Weir Hall Avenue N18	
	Weir Hall Road N18	
	Wilbury Way N18	

ESTATE	BLOCK/STREET	TOTAL
White Hart Lane Estate	Acacia Avenue N17	
	Barkham Road N17	
	Bedwell Road N17	
	Cambridge Gardens N17	
	Carrick Gardens N17	
	Cavell Road N17	
	Compton Crescent N17	
	Courtman Road N17	
	Daubeney Road N17	
	Devonshire Gardens N17	
	Devonshire Hill Lane N17	
	Devonshire Road N17	
	Fenton Road N17	
	Flexmere Road N17	
	Fryatt Road N17	
	Gospatrik Road N17	
	Great Cambridge Road N17	
	Jellicoe Road N17	
	Laburnum Avenue N17	
	Marshall Road N17	
	Oak Avenue N17	
	Reynardson Road N17	
	Rivulet Road N17	
	Roundway N17	
	Rowland Hill Avenue N17	
	Selby Road N17	
	Spottons Grove N17	
	Stockton Gardens N17	
	Stockton Road N17	
	The Roundway N17	
	Warkworth Road N17	
	Weir Hall Road N17	
	White Hart Lane N17	
	White Hart Lane N22	
White Hart Lane Estate North Tottenham	Henningham Road N17	
White Hart Lane Estate Wood Green	Henningham Road N17	
Williams Grove 3/5	Williams Grove N22	
Winkfield Road 1	Acacia Road N22	
Winkfield Road 2	Acacia House, Douglas Road N22	
	Birch House, Acacia Road N22	
	Cedar House, Acacia Road N22	
	Daphne House, Acacia Road N22	
	Erica House, Acacia Road N22	
	Firs House, Acacia Road N22	
	Winkfield Road N22	
Winkfield Road 3	Elizabeth Blackwell House, Progress Way N22	
	Robert Owen House, Progress Way N22	
	White Hart Lane N22	
	Winkfield Road N22	
Winkfield Road 4	Albert Vittoria House, Pellatt Grove N22	
	Bracknell Close N22	
	George Lansbury House, Progress Way N22	
	Pellatt Grove N22	
Winkfield Road 49-53 odd	Winkfield Road N22	

ESTATE	BLOCK/STREET	TOTAL
Woodfield/The Hollies	The Hollies, Bounds Green Road N11	
	Woodfield House, Woodfield Way N11	
Scattered (Bounds Green)	Braemar Avenue N22	
	Brownlow Road N11	
	Buckingham Road N22	
	Cheshire Road N22	
	Clarence Road N22	
	Cornwall Avenue N22	
	Finsbury Road N22	
	Hampshire Road N22	
	Herbert Road N11	
	High Road N22	
	Imperial Road N22	
	Marlborough Road N22	
	Marquis Road N22	
	Nightingale Road N22	
	Northcott Avenue N22	
	Palace Road N11	
	Palmerston Road N22	
	Parkhurst Road N22	
	Queens Road N11	
	St Michaels Terrace N22	
	Thorold Road N22	
	Trinity Road N22	
	Truro Road N22	
	Whittington Road N22	
Scattered (Noel Park)	Alexandra Road N8	
	Boreham Road N22	
	Caxton Road N22	
	Cobham Road N22	
	Coombe Road N22	
	Courcy Road N8	
	Hornsey Park Road N8	
	Malvern Road N8	
	Mayes Road N22	
	Parkland Road N22	
	Tower Terrace N22	
	Turnpike Lane N8	
	Waldegrave Road N8	
	Westbury Avenue N22	
	Whymark Avenue N22	
	Willingdon Road N22	

ESTATE	BLOCK/STREET	TOTAL
Scattered (Woodside)	Arcadian Gardens N22	
	Barratt Avenue N22	
	Berners Road N22	
	Berwick Road N22	
	Bounds Green Road N22	
	Chapmans Terrace N22	
	Cranbrook Park N22	
	Cumberland Road N22	
	Dunbar Road N22	
	Earlham Grove N22	
	Eldon Road N22	
	Ewart Grove N22	
	Grainger Road N22	
	Granville Road N22	
	Lordship Lane N22	
	Lyndhurst Road N22	
	Maryland Road N22	
	Melrose Avenue N22	
	New Road N22	
	Newnham Road N22	
	Norman Avenue N22	
	Park Avenue N22	
	Perth Road N22	
	Ringslade Road N22	
	Selborne Road N22	
	Station Road N22	
	Stirling Road N22	
	Stuart Crescent N22	
	Sylvan Avenue N22	
	Warberry Road N22	
	White Hart Lane N22	
	Woodside Road N22	

HOSTELS

ESTATE	BLOCK/STREET	TOTAL
Durnsford Road Wood Green	Park Court, Northumberland Park N17	
Lomond Close	Brunel Walk, Braemar Road N15	
Russell Road	Russell Road N15	
Scattered (Crouch End)	Birchington Road N8	
Scattered (Fortis Green)	Queens Avenue N10	
Scattered (Muswell Hill)	Princes Avenue N10	
Scattered (Seven Sisters)	Allan Barclay Close, High Road N15	
Scattered (Tottenham Green)	Bedford Road N15	
	Talbot Road N15	

SHELTERED & GOOD NEIGHBOUR

ESTATE	BLOCK/STREET	TOTAL
Ashmount/Earlsmead	Ashmount Road N15	
	Earlsmead Road N15	
Asplins Road	Asplins Road N17	
Avenue Road	Avenue Road N6	
Baden Court	Baden Court, Gordon Road N11	
Buckden Close	Buckden Close N2	
Canning Crescent	Newnham Road N22	
Clarence Road	Clarence Road N22	
Clissold Close	Clissold Close N2	
Compton Crescent	Compton Crescent N17	
Dorset Road	Dorset Road N15	
Eastbourne Road	Eastbourne Road N15	
Ferry Lane	Gosport Walk N17	
	Queensferry Walk N17	
	Runcorn Close N17	
John Clifford House	John Clifford House, Drylands Road N8	
Loobert Road	Loobert Road N15	
Louise Court	Louise Court, Pellatt Grove N22	
New Road	New Road N8	
PALACE GATES	Braemar Avenue N22	
Park Road N8	Park Road N8	
Priory/Wolverton	The Priory, Priory Road N8	
Reed Road	Circular Road N17	
Roseland Close	Roseland Close N17	
Sheltered Blocks	Alfred Findlay House, Meads Road N22	
	Bedale House, Boyton Road N8	
	Bigbury Close N17	
	Bracknell Close N22	
	Braemar Avenue N22	
	Brookside House, Lordship Lane N17	
	Campbell Court, Campbell Road N17	
	Clements House, Siddons Road N17	
	Coombes House, Bromley Road N17	
	Cranley Dene Court N10	
	Cranley Dene Court, Muswell Hill Road N10	
	Hilldene Court, Alexandra Park Road N10	
	Keynes Close N2	
	Lamford Close N17	
	Latimer Road N15	
	Lowry House, Pembury Road N17	
	Sophia House, Antill Road N15	
	Spanswick Lodge, Waldeck Road N15	
	Stokley Court, Brook Road N8	
	Stonebridge Road N15	
	Summerhill Road N15	
	The Lindales, Grasmere Road N17	
	The Priory, Priory Road N8	
	William Atkinson House, Beaufoy Road N17	
	William Rainbird House, Beaufoy Road N17	
Stellar/Altair	Cooperage Close N17	
Talbot Close	Talbot Close N15	
The Crescent	Ermine Road N15	
	High Road N15	
	Westcott Close N15	
The Grove	The Grove N8	

Appendix 3 Proposed Years 2 & 3 (2019/20 & 2020/21)

External, Communal and Estate Works

Year 2 (2019-20) Estates and Scattered Dwellings

Estate	Dwellings	Area	Cost (surveyed items & PPM)
Earlham Grove	4	Wood Green	£81,905
Finsbury Park Avenue	2	South Tottenham	£42,014
Hermitage Road	9	South Tottenham	£53,286
Manray Court	9	Hornsey	£118,317
Moselle Close	48	Hornsey	£718,568
The Grove	48	Hornsey	£500,945
Cartmel Close	4	North Tottenham	£41,826
Crescent Rd	16	Hornsey	£129,789
John Clifford House	17	Hornsey	£93,096
Kings Road	15	Wood Green	£81,081
Middle Lane 126 Flat 1-7	7	Hornsey	£72,792
Ritches Road	2	South Tottenham	£10,262
Baden Court	8	Wood Green	£106,599
Finsbury Cottages	4	Wood Green	£42,681
Nelson Mandela Close	13	Hornsey	£109,994
Norman Avenue	2	Wood Green	£25,440
Otway Court	17	Hornsey	£133,878
Ramsey Court	24	Hornsey	£98,643
Seven Sisters Road	20	South Tottenham	£112,551
St Marys Road Estate	74	Hornsey	£688,511
Teresa Walk	6	Hornsey	£44,031
White Hart Lane Estate North Tottenham	19	North Tottenham	£171,766
Arnold Road	3	North Tottenham	£67,759
Clarence Road	39	Wood Green	£256,816
Clemence Court	9	Hornsey	£41,879
Compton Crescent	20	Wood Green	£128,969
Durnsford Road Wood Green	6	Hostel	£77,718
Grovelands/Leabank/Lemsford	62	South Tottenham	£249,430
Headcorn/Tenterden Road	166	North Tottenham	£1,189,409
Highgate Estate	126	Hornsey	£1,146,923
Loobert Road	10	South Tottenham	£47,304
Rowlands	21	Hornsey	£348,897
St Peters House	27	South Tottenham	£190,642
White Hart Lane Estate Wood Green	23	Wood Green	£156,670
Winkfield Road 49-53 odd	6	Wood Green	£78,703
Bennetts Close	40	North Tottenham	£189,566
Colwick Close	20	Hornsey	£175,438
Craven Park Road	8	South Tottenham	£35,159
Dale Court	12	Hornsey	£49,820
Fairfax/Effingham	25	South Tottenham	£204,161
Lancaster Close 1-7	2	North Tottenham	£28,978
Louise Court	12	Wood Green	£89,161

Estate	Dwellings	Area	Cost (surveyed items & PPM)
Reed Road	224	North Tottenham	£1,380,551
Stellar/Altair	250	North Tottenham	£1,512,434
Talbot Close	24	South Tottenham	£95,261
Trafalgar/Allington/Selby	123	North Tottenham	£666,889
Winkfield Road 2	164	Wood Green	£769,331
Asplins Road	30	North Tottenham	£192,241
Blackboy Lane	4	South Tottenham	£19,301
Buckden Close	8	Hornsey	£59,316
Clissold Close	20	Hornsey	£160,662
Ferry Lane	610	South Tottenham	£3,413,516
Lansdowne Road	245	North Tottenham	£1,006,157
Noel Park Pods	92	Wood Green	£4,500,000
Scattered (Alexandra)	2	Hornsey	£21,371
Scattered (Bounds Green)	22	Wood Green	£281,850
Scattered (Bruce Grove)	1	North Tottenham	£3,630
Scattered (Crouch End)	8	Hornsey	£158,086
Scattered (Enfield)	1	Wood Green	£17,828
Scattered (Fortis Green)	1	Hornsey	£11,902
Scattered (Harringay)	18	South Tottenham	£305,254
Scattered (Hornsey)	61	Hornsey	£778,070
Scattered (Muswell Hill)	33	Hornsey	£472,070
Scattered (Noel Park)	8	Wood Green	£190,688
Scattered (Northumberland Park)	21	North Tottenham	£326,197
Scattered (Seven Sisters)	22	South Tottenham	£474,303
Scattered (St Anns)	5	South Tottenham	£51,386
Scattered (Stroud Green)	38	Hornsey	£473,706
Scattered (Tottenham Green)	30	South Tottenham	£259,338
Scattered (Tottenham Hale)	22	North Tottenham	£418,267
Scattered (West Green)	15	South Tottenham	£146,157
Scattered (Woodside)	21	Wood Green	£312,816
Sub-Total (Surveyed Items & PPM)			£26,709,957
Non-Surveyed Items			£10,991,183
Year 2 Total			£37,701,140

Year 3 (2020/21) Estates and Scattered Dwellings

Estate	Dwellings	Area	Cost (surveyed items & PPM)
Allan Barclay Close	16	South Tottenham	£87,696
Concord	22	North Tottenham	£197,927
Coolhurst Road	5	Hornsey	£66,843
Dorset Road	28	South Tottenham	£112,208
Fire Station Flats	8	Hornsey	£66,182
Nightingale Lane	195	Hornsey	£2,272,924
Pagin House	16	South Tottenham	£69,092
Partridge Way	204	Wood Green	£2,464,363
Sir Frederick Messer	440	South Tottenham	£1,912,004
Tower Gardens Estate	420	North Tottenham	£3,651,068
Chesnut and Hamilton estate	189	North Tottenham	£1,643,176
White Hart Lane Estate	1,027	North Tottenham/	£7,960,904
Noel Park Pods	92	Wood Green	£4,500,000
Scattered (Bounds Green)	6	Wood Green	£72,516
Scattered (Bruce Grove)	47	North Tottenham	£442,090
Scattered (Crouch End)	9	Hornsey	£76,744
Scattered (Fortis Green)	34	Hostel	£214,631
Scattered (Harringay)	7	South Tottenham	£83,011
Scattered (Hornsey)	92	Hornsey	£1,124,321
Scattered (Muswell Hill)	20	Hornsey	£271,223
Scattered (Noel Park)	5	Wood Green	£70,844
Scattered (Northumberland Park)	43	North Tottenham	£390,431
Scattered (Seven Sisters)	30	South Tottenham	£343,820
Scattered (St Anns)	16	South Tottenham	£195,185
Scattered (Stroud Green)	14	Hornsey	£135,119
Scattered (Tottenham Green)	56	South Tottenham	£505,503
Scattered (Tottenham Hale)	49	North Tottenham	£361,690
Scattered (West Green)	16	South Tottenham	£160,584
Scattered (Woodside)	20	Wood Green	£263,558
Sub-Total (Surveyed Items & PPM)			£29,715,659
Non-Surveyed Items			£10,991,183
Year 3 Total			£40,706,842