

Asset	Description of asset	Comments
Sale		
Units 20 & 21 Cranford Way & land	Industrial unit and vacant land	Slippage of receipts from 2013-14. Site currently being marketed for sale. Slippage due to issues with title being discovered on the yard.
Red House 423 West Green Rd	Residential home	Offers received, subject to cabinet report decision to proceed.
Wingate Estate	Land	Linked to Spurs redevelopment still expecting receipt 14/15 subject to outcome of JR.
Protheroe House, Chestnut Road	Supported housing	sale completed on 30.07.2014 for £1,150,000
Western Road Depot	Ex- depot site	Slippage of receipts from 2013-14 due to construction delivery overrun and approval of final accounts.
Land adjacent to 16 Lynton Road	Land	Preparing planning application. Receipt may slip just into 15/16.
63 Lawrence Rd	fire damaged industrial unit	Exchanged contracts June 2014 with long stop date for completion of Dec 2015
Frederick Morfill House	community room	Housing considering transferring to HRA or Housing Investment Team considering appropriating. Would need receipt transferred
69a & 69b Bounds Green rd, N22	co-owned former fire station	Awaiting proposal from the Fire Service on method of disposal
1- 11 The Drive	Land at rear of residential properties.	Planning consent obtained and revised valuation. Residents raising funds to purchase land.
Apex House Seven Sisters Rd.	Office buildings	Cabinet approval secured for disposal to Grainger.
Land at Muswell Hill Library	Land to rear of library.	Under review with Housing. Linked to plans for Library. Planning consent lapsed.
Land at 123 Crowland Road	Land surplus to Gladesmore school.	Sale close to exchange/completion. Sale to Jewish Orthodox school next door.
Compulsory Purchase Sites	Sites TBA	Receipts due from housing CPO and refurbish programme
RIGHT TO BUY		Estimate of allowable pooled receipts retained
Total - Sale		

Development Opportunity		
Hornsey Central Depot	Council depot	Slippage from 2013/14 due to issue with legal challenges/JR.
Welbourne Community Centre	Vacant Land	Slippage from 2014/15. Receipt delayed as planned to be incorporated into Housing Action Zone/awaiting Developer Partner.
Monument way	Vacant triange of Land, adjacent to Highway	Considered as linked to Welbourne Community Centre.
Keston Centre	Former adults assessment centre with mixed council and vol sector uses on wider site.	Two parties are preparing development proposals for the site which are expected in Oct/Nov 14. There are VP issues with the need to re-house the Nursery, Maya Angelou Centre and Goan Community Group that are currently located on the site.
Civic Centre	Office & Civic Building	Integral part of Wood Green investment strategy. Held until Investment Framework and Delivery plan is confirmed.
Olympia Trading Estate	Part of Heartlands Scheme	Slippage of receipts from 2013-14 due to terms of sale being renegotiated which should increase capital receipt. Recent Cabinet Report confirmed different proposed terms of sale. Awaiting Developer Partner prior to completion.
Professional Development Centre	Part ex-school, part misc Childrens Service functions	Feasibility being taken forward to convert to 2FE primary school together with Housing. Disposal of part of the site proposed for Housing but no valuation yet obtained.
Hornsey Town Hall	Former offices - sale of development land.	Slippage of receipts from 2013-14. Mountview scheme has significant funding gap making option unviable. Options appraisal being completed to determine business case for preferred option.
13-27 Station road	Offices - vacant and occupied by Guardians	Slippage from 2014/15. Disposal delayed as Councillor requested facade retention. Strategy for site now changed and is being held to support Wood Green regeneration strategy.
Land adjoining 38-46 Station Rd	Vacant and occupied by Guardians.	Recently purchased to support Wood Green strategy - loss of capital receipt.
Total - Development Opportunity		

Assets for retention - Surplus and/or under review		
Woodside House	Locally listed building, with grounds located partly in MOL. Currently houses the Community Alarm Team and other 24/7 services.	PRD Wood Green study deemed the property as limited in its redevelopment for residential and not essential to support the Wood Green strategy plans. It is currently the only operational building that offers a 24/7 service provision. A feasibility study is underway to relocate the Registrars service and also possibly Electoral services here to assist in vacating the Civic Centre.
247 High Road, N22	Old bank building adjacent to the Civic Centre. Currently occupied by Youth Offending client function team.	Council own freehold but on long lease to Solicitor service. YOS are on Ground Floor. Leaseholder wishes to convert to residential. Being reviewed at present as part of Wood Green strategy.
Ex Falkland centre	Workshop-type building on strip of land adjacent to school playground & Harringay Passage	School has Foundation status. To be made available to address Early Years service requirements. Further discussion required with school.
Former HALS building White Hart Lane	Ex Adult Learning centre.	To be made available to address Early Years service requirements.
Woodside Day Centre White Hart Lane	Ex day centre on MoL.	Proposed as new location for the Family Contact Service from Maya Angelou Centre to release development opportunity at Keston Centre.
139-143 Station Road		Treated as safeguarded land for Crossrail 2.
Pendarren	Education Outreach centre in Wales.	Valuable education outreach asset - forms valuable part of curriculum delivery. Options appraisal underway by Children's Services to consider future options.
Templeton Hall	Templeton Hall & garages	Proposed for retention as Housing - in discussion with Housing Investment Team.
Broadwater Lodge Higham Road	Residential home - due to close 2013	Held for BWF Estate renewal.
Bull Lane	Playing Fields, located in Enfield at the edge of Harringay, cover an area of approximately 4.45 hectares (11 acres) and designated as "Local Open Space" in Enfield Council's (LBE) Core Strategy Proposals Map.	Proposed to be leased to Community Action Sport to provide sports facilities.
Marsh Lane	Part occupied under a lease to Go Ahead for Bus parking.	Feasibility study underway for the relocation of Ashley Road depot to the site.
Coppetts Pupil Referral Unit	Vacant and occupied by Guardians.	Proposed for lease to London Centre for Cerebral Palsy. Designated as education so not available for disposal/only transfer to free school unless de-classified.
100 Whitehall Street	Vacant and occupied by Guardians.	Within Tottenham Regeneration Zone, planned for residential development alongside adjacent sites of Whitehall & Tenderden Community Centre which is part of Community Buildings review. Recommended for removal from list as part of larger land sale agreement which will include the whole of the Love Lane Estate
Various minor sites		Allowance for other sites coming forward that has not materialised.
Bury Road Car Park	Underused car deck(s)	Limited options for redevelopment. Proposed for removal from list.
Total		

Colour Key

Slippage from 2013-14
Slippage from 2014/15
Reduction/Loss of receipt
Under consideration for Housing
Held for Wood Green Regeneration Strategy