

APPENDIX 2 – Description of Small Housing Sites

1. 9-85 Parsonage Lane

Number of units: 40

Ward: Town

Type of units: bedsits

Current position: All units have been decanted and the properties boarded. There was a problem with squatters but they have since been evicted. The property receives a large number of complaints due to its unsightly appearance in an otherwise nice residential street.

Other information: The scheme consists of 10 two-storey buildings, with four flats in each. There is no lift to the second floor. Although it is quite close to the centre of Enfield and on a bus route, the site is not particularly well located for older people and would not be an appropriate site for a dedicated older persons' scheme due to its shape and size.

2. 22-68 Forty Hill

Number of units: 24

Type of units: 21 x bedsits, 2 x one-bed flats and 1 x two-bed flats

Ward: Chase

Current position: All units have been decanted and the properties boarded. The building has attracted low level vandalism and the property receives a large number of complaints due to its unsightly appearance in an otherwise nice residential area.

Other information: Forty Hill dates back to the 1950s and the units are built as one large block over three floors. However, there are multiple entrances and staircases, so it is not feasible to create lift access. The area is an attractive one, but is somewhat isolated for older people who wish to retain their independence.

3. 119-135 Lavender Hill

Number of units: 9

Type of units: bedsits

Ward: Town

Current position: All units have been decanted and the properties boarded. The building has attracted low level vandalism and complaints have been received from neighbours.

Other information: The scheme was built in the 1950s and consists of a block of 9 bedsit units spread over three floors, on a relatively spacious corner plot, with off street parking. The site is too small for older persons housing.

4. 50-60 St Georges Road

Number of units: 6

Type of units: 3 x bedsits and 3 x one-bed flats

Ward: Town

Current position: The site has been decanted and properties boarded.

Other information: St Georges Road is located quite close to Forty Hill. It dates from around 1960 and is rather isolated for older persons' accommodation, with no shops or services nearby. It is around one and a half miles from Enfield Town.

5. 41-63 Tudor Crescent

Number of units: 12

Type of units: 6 x bedsits and 6 x one-bed flats

Ward: Chase

Current position: The site has been decanted and properties boarded.

Other information: Tudor Crescent was constructed in the 1950s and is very similar to Rendlesham Road, which is situated a couple of hundred metres away.

6. 1-18 Jasper Close

Number of units: 27

Ward: Turkey Street

Type of units: 9 x bedsits, 9 x one-bed flats, 9 x two-bed flats

Current position: There are 3 tenants currently residing at the site.

Other information: Located just off Hertford Road, Jasper Close has shops and bus services close by. As it is close to other LBE stock, plans for the site should be considered in relation to the wider regeneration plans for the area.

7. Cornerways (Hostel)

Number of units: 18

Ward: Haselbury

Type of units: 15 x one-bed flats, 3 x two-bed flats

Current position: The site is currently tenanted.

Other information: Located at the corner of Cyprus Road and Latymer Road, Cornerways is a lodge with a large front garden with one main entrance. There are two council-owned houses adjacent to the site that might be included in regeneration plans.

8. Oakthorpe Court (Hostel)

Number of units: 29

Ward: Upper Edmonton

Type of units: 19 x one-bed flats, 10 x two-bed flats

Current position: The site is currently tenanted.

Other information: Oakthorpe Court is a former sheltered housing block currently being used as a hostel, located in the Upper Edmonton ward. The block is located on a quiet lane adjacent to a primary school and a large playing field and opposite the New River.

9. 196-198 Green Lanes (Hostel)

Number of units: 11

Ward: Palmers Green

Type of units: bedsits

Current position: The site is currently tenanted.

Other information: The site is located close to Palmers Green railway station and with access to bus services. There are also a number of local shops and other amenities within walking distance.

10. 23 Church Street (Hostel)

Number of units: 5

Ward: Haselbury

Type of units: one-bed flats

Current position: The site is currently tenanted.

Other information: The site has a heavily wooded rear garden. Although the trees are not protected, plans should aim to retain as many trees as possible. 19-21 Church street, adjacent to 23, are grade II listed buildings, which limits the scope of potential development.