



**London Borough  
of Hounslow**

**CORPORATE PROPERTY STRATEGY  
AND ASSET MANAGEMENT PLAN  
2015 - 2025**

**Quarterly Update for CLT  
28 June 2016**

# CONTENTS

- 1** Executive Summary
- 2** Principles
- 3** Priorities for the Corporate Property Strategy and Asset Management Plan
- 4** Appendix A- Schedule of Properties

# 1 EXECUTIVE SUMMARY

This document provides a comprehensive listing of all of the Council's operational and non-operational assets, coupled with an assessment of the ongoing Service requirement (need rather than want) for buildings and land in order to deliver services to residents and meet the aims of the Corporate Property Strategy that was adopted by the Cabinet in December 2013.

An important factor in the way this exercise has been approached has been to seek to reduce the number of buildings the Council occupies in order to reduce operational costs and to create opportunities to either dispose of surplus assets or present them for redevelopment for profit.

Work is underway to establish a 'fit for purpose' portfolio and Members should be aware that further work will be required to find the best fit of assets, either existing or to be developed, for the available budget and service needs.

The Corporate Property team continues to work with service providers to identify redevelopment and disposal opportunities by matching property needs to service requirements. Flexibility and multi-use of land and buildings is central to this approach so that these assets can be much more efficient and used to their optimum potential. The strategy that flows from the key service requirements is brought together in the following Asset Management Plan

This document must therefore be considered as 'work in progress' and by its very nature will continue to evolve over time as the nature of the Council's business changes and responds to Central Government Policy. It is the intention that this document is updated on a quarterly basis.

## **Medium Term Financial Strategy (MTFS)**

The MTFS aims to

- Reduce the revenue costs of Council property assets
- Identify and dispose of council properties that are unlikely to be required for operational purposes, service delivery, community or partnership use in the foreseeable future.
- Other than in exceptional cases, apply all capital receipts towards Council priorities of schools expansion and additional affordable homes
- Establish more rental income through a more fit-for-purpose process

The first call on the Council's capital budget has been determined to be the **Schools' Expansion Programme**. The second highest priority for capital funding is to help achieve the Council's manifesto commitment on **Housing**.

Key revenue generating development opportunities have been identified in the form of land and buildings that will deliver a variety of housing solutions in order to meet housing need and support the aims of the property strategy. These include the following projects

1. The existing Civic Centre is expensive to run and not particularly accessible for residents. Proposals have been approved to develop a new customer centric Civic Centre on the Bath Road car park to provide a boost to the regeneration of Hounslow High Street and bring an end to the isolation of the Civic headquarters from the commercial centre of the Town. The existing Civic Centre site will be redeveloped with 919 units of residential accommodation through a development agreement.

2. Cabinet has given its approval for Lampton 360 to take forward the delivery of 844 residential units across 11 identified sites over a 6 year programme. Lampton 360 is now sourcing a development partner and establishing the required capital funding through the Public Works Loan Board. This will deliver the much needed housing in the borough with a mix of 40% affordable, 20% private rent and 40% for private sale.
3. Cabinet approved the £5.45m development of a 26 berth marina at Waterman's Park in Brentford which will not only regularise the illegal moorings along the River Thames but will also be a catalyst to regeneration of Brentford and create an opportunity to generate revenue income that is expected to make a return of just under 40% of the capital investment.
4. Cabinet also approved the development of a new trading unit at Western International Market that is currently in the final stages of design. With a capital investment of £2.4m this development will result in Gross Income Return on Build costs of circa 9%.
5. London's largest roof top Solar panel installation was recently completed at Western International Market generating 1.7MW of electricity. The capital investment of £2.05m will be paid back in 7 years and will generate income of £247k pa from year 1.
6. Corporate Property successfully concluded the rent review at Western International Market where the arbitrator agreed a rent increase of £570k pa in addition to £1.5m of back dated rent from 2013.

### **Corporate Landlord Model**

The Corporate Landlord approach will enable the Council to utilise its assets to deliver better, more efficient services to communities and maximise efficiencies from the portfolio. Under this approach the ownership of all the Council's assets are being transferred from the various service departments to the Corporate Property team as the Corporate Landlord. This entails a considerable amount of work on behalf of the Finance Team which is underway to re-code all property related transactions and to re-balance Service budgets wherever there is an income target from property. It is anticipated that this work will conclude by December 2016.

The Corporate Landlord's responsibility will then extend to the acquisition, development, and disposal of land and property. This means the Corporate Property team as landlord is responsible for asset review, feasibility and options appraisals across all the Council's estate. This document will then be the only means by which land and property decisions are made.

### **Revised approach to the letting of Community Buildings**

A new rent subsidy policy is being developed for CLT approval whereby the subsidy will be means tested and regularly reviewed to establish the level of subsidy that is granted to community groups and organisations. It is anticipated that the new procedures will seek to let all community buildings on commercial leases at market rents (and rent subsidies granted as required). This will be implemented on all new leases and renewals.

## **2 PRINCIPLES 2015 - 2025**

### **Introduction**

The London Borough of Hounslow has a mixed property portfolio. Properties include operational (such as office buildings, community buildings, libraries, parks & open spaces, leisure centres, schools, depots, day centres and older people's homes), to non-operational (such as shops, offices, industrial units including a large indoor fruit and vegetable market, wayleaves, aerial licences and grazing land). These properties are a significant asset that can be used to generate income and help deliver the Council's aims and objectives.

With the introduction of the Corporate Landlord model, all property has now been brought under the remit of Corporate Property to manage, acquire and dispose of except for that classified as residential HRA (Housing Revenue Account). The Corporate Property strategy provides the framework and direction for active management with the Corporate Estates Forum (CEF) providing operational delegated decision making.

A key driver to the need to far more proactively manage the property portfolio has been the current direction of the Council in seeking growth and regeneration. The borough's population is growing significantly from 276,000 in 2014 to an estimated 292,000 by 2020. The Council is responding to this through the facilitation and construction of significant numbers of new homes, many of them affordable, and the requisite infrastructure of schools, health centres and community facilities. The Council's property assets have a significant role to play in the delivery of new housing and regeneration through the direct provision of land and buildings as well as facilitating the building of capacity within community groups and adding value to joint ventures and partnerships with the private sector.

A further key driver is the massive reduction in central government spending to local government, whilst community needs are increasing. This is creating a climate of much greater entrepreneurial thinking with a strong imperative to generate income and work assets much harder. The recent changes in business rates that allow Council's to retain a proportion of business rate increases, Hounslow is entitled to 30% of the business rates it collects which creates a much greater onus on Councils to regenerate and grow commercial activity. Council's also suffer from reductions in business rates so need to ensure they do not take actions which may reduce the rateable value of an area. The Corporate Property strategy provides the framework to a range of activities that respond and deliver on these drivers. Monitoring will help ensure the strategy is kept on track with a range of deliverables over the next 5 years.

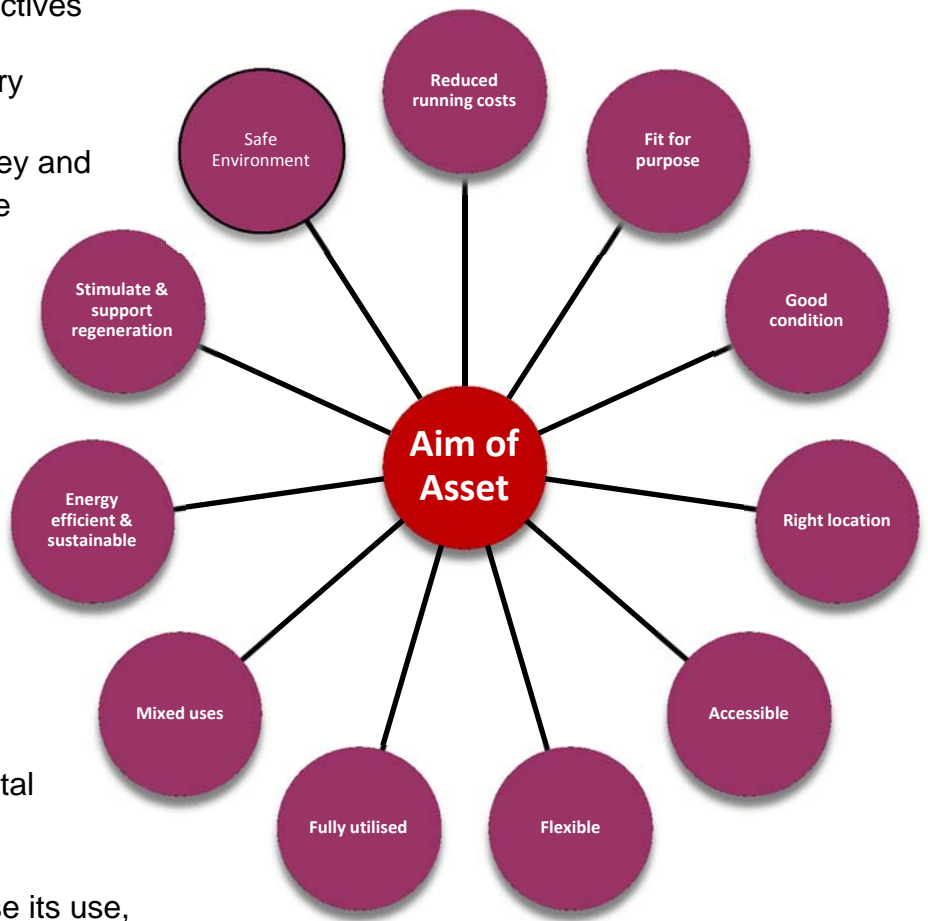
### **Aim**

The Council wish to implement a corporate property strategy that seeks to facilitate its corporate priorities and generates a revenue income stream for the Council.

The following sections set out how the Council will manage and develop its corporate land and buildings (including commercial HRA properties and land) over the next 10 years.

The Council will implement a strategy for its operational and non-operational property and investment property portfolios with a view to ensuring that all elements are fit for purpose. The Council's key aims throughout this process are to ensure:

- Property is managed strategically to support corporate aims and objectives
- Property supports service delivery
- Property provides value for money and secures efficiencies for the future
- Property is procured and managed to minimise the impact on the environment
- Property supports the regeneration and growth of Hounslow
- Property supports communities & partners
- Property is recognised as a corporate asset to generate capital receipts and revenue income.
- Property is reviewed to maximise its use, and income stream where appropriate.



## Strategic Objectives



### Objective 1

To plan and manage property as a key corporate asset for the benefit of the people of Hounslow



### Objective 2

To provide the right property, fit for purpose, in the right place, to meet current service needs and ensure flexibility for the future



### Objective 3

To manage property effectively and secure efficiencies by challenging occupation and utilisation



### Objective 4

To ensure that property is as sustainable as possible in design, construction, operation and maintenance



### Objective 5

To use land and buildings to facilitate development, growth and regeneration in the Borough



### Objective 6

To promote community focused service delivery including working in partnership with others

## Priorities for the Corporate Property Strategy and Asset Management Plan

At the Cabinet and CLT away day in February 2016, a new set of priorities were agreed which will have a major impact on how the property portfolio is utilised to meet the Council's service needs and aspirations. These were

1. Schools expansion programme
2. Civic Centre redevelopment
3. Redevelopment of sites held in general fund for housing
4. Western International Market and adjacent sites
5. Rationalisation of depot sites
6. Hounslow Town Primary School redevelopment
7. Free Schools
8. Rationalisation of community buildings including libraries, public halls, community centres etc.
9. Parks and Open Spaces
10. Extra Care development programme
11. Delivery of specialised housing for the vulnerable
12. Provision of under 5s childcare

Following a review with the service departments it was considered appropriate to amalgamate Schools Expansion & Free Schools and Extra Care & Specialised Housing so there are now 10 priorities in this section.

For each priority there is a high level summary description of the service requirement, the timescale for delivery and funding requirement.

Appendix A includes schedules of the corporate property portfolio categorised into the various service uses which includes an assessment of their future use based on the five categories shown below.

### Asset Categorisation

Green	No change proposed	Properties which perform well and are essential in supporting the long term service needs and aims of the Council
Blue	Change proposed to improve service delivery	Properties which satisfactorily meet the long term service needs and aims of the Council, but where re-provision on the existing site or upgrading would lead to an improvement in service delivery
Purple	Change proposed to release value	Properties which satisfactorily meet the long term service needs and aims of the Council, but where re-provision onto another site would enable the Council to realise development or alternative use value of the current site
Red	Straight forward disposal	Properties which do not meet current or long term service need and aims of the Council and are surplus to requirement
Uncoloured		Further review required to establish future use



# Priority 1- School Expansion Programme and Free Schools

## Introduction and Overview

Hounslow has 54 primary schools, 14 secondary schools, 2 all-through schools, 1 studio school (14-19 yrs), 5 special schools and a Pupil Referral Service . It is one of the highest London Boroughs for pupil growth overall between 2012-2017. Significant work is underway to ensure that there are enough places for pupils within the borough. This has over the last 3 years focused on primary schools, however as pupils move through their education, more secondary schools are required, with significant pressures from 2017 onwards.

The Council is seeking to provide as much as possible of this provision through Free Schools and sites have been sought to attract Free Schools into the Borough. In view of the huge expense of providing schools, and the real deficit of suitable sites, wherever a suitable school site is identified, this use should over ride all others.

## Update on progress

With the completion of the 2013-2015 Expansion programme, the Council will have delivered 19 additional forms of entry in Primary Schools. Floreat free school opened in September 2015 in temporary accommodation pending decisions on a permanent site (now identified).

The Council is now embarking upon the 2016-2020 Expansion programme which will require an additional 7 forms of entry (210 places) at primary schools and 29.5 forms of entry (885 places) at secondary schools. Places for pupil with SEN will be provided through expansions at 4 special schools and the Pupil Referral Service.

The 7 Forms of entry at primary schools will be met through:-

- Expansion of Wellington Primary by 2FE to 4FE (due to open in 2017)
- Edison Primary Free School 3FE ,due to open at Vicarage Farm Rd (formerly Heston House Resource Centre) in September 2016
- Hounslow Town ( expansion from 2016 on existing site, pending rebuild – see Priority 6 for details)

Options for the delivery of 29.5 forms of entry at secondary depend upon delivery of at least 3 Free School projects in partnership with the Education Funding Agency. Feasibility studies have also been completed at all secondary community schools and academies. A combination of free schools and expansions will be required, with contingency planning under constant review as each new round of free school applications may yield additional places.

Confirmed expansion projects have been approved for 2019 (and possibly earlier as required)

- Heston Community School (1.5 FE)
- Chiswick School (1.8 FE)
- Isleworth and Syon (2.2 FE)

Under the Academies programme:

- Logic Studio School (at Feltham Community College from Sept 2016, 300 places age 14-19)

Under the Priority Schools Building Programme:

- Kingsley Academy rebuild (2.4 forms of entry) by Sept 2018

Under the free schools programme:

- Green School for Boys at Bush Corner (Council owned site – currently Woodbridge Park Pupil Referral Service) 4 FE in 2017 rising to 6FE
- Bolder Academy at Grasshoppers RFC site (Grasshoppers is Council owned site) – delivery date depends upon relocation programme (estimate 2021 on permanent site with temporary site providing 5 FE from 2017, rising to 6FE. No temporary site yet identified.
- Nishkam School to open its permanent site at the former White Lodge Site at Osterley (planning subject to Judicial Review) (3.3 FE from 2018 subject to outcome)  
It is important to note that delivery of each free school project depends upon a number of complex linked projects.

There are additional opportunities for free schools on non LBH owned sites: Hanworth Rd TFL site and Commerce RD/ ISIS site – subject to the relocation of the Metroline Bus Garage to Capital Interchange Way) that may be acquired by the EFA that will help bridge the gap of school places.

### **Timescales**

The 2016-2020 Expansion programme will start delivering the necessary places from September 2017 and will continue to deliver until late 2020.

*This is based on the current forecasts and is subject to change on demands.*

### **Funding**

Members have confirmed a total Schools Expansion Programme budget of £285m. £136m is funded from borrowing unless other sources of funding become available. The profiling is phased with the full revenue budget impact of this borrowing, from 2019/20, being £9m per annum. This comprises repayments and interest costs. This is allowed in the Council's MTFS.

Previous management planning for Free schools within the Borough had assumed nil cost.

### **See Property Schedule A**

# Priority 2- Civic Centre Redevelopment

## Introduction and Overview

The development of a new Civic Centre building incorporating office space, public lending library, registrars office, adult education and civic chambers on the site of the car park in Bath Road. Coupled with new housing development comprising 919 new homes, built in two phases on the current Civic Centre Site.

## Update on progress

Bouygues Development UK have been appointed as the Councils development partner and are working with Notting Hill Housing Association on the delivery of the housing element of the project. RIBA stage 3 [Developed Design] will shortly be complete and signed off for the design of the new Civic Centre building, with the design of the first phase of housing at a similar stage of completion. To inform the completion of the design and to manage the transition of the organisation into the new building. Work streams in relation to the new Civic Centre have been commenced across a number of areas, inclusive of technology, communications, facilities management and customer services. Alongside regular engagement with the WorkSmart programme team. Work on developing and implementing the councils framework travel plan prior to occupation of the new Civic Centre has also commenced.

Detailed planning consent for the new Civic Centre and the first phase of housing along with outline planning consent for the second phase of housing was achieved on the 10<sup>th</sup> March 2016. The design of the second phase of housing and detailed planning consent for the second phase will be pursued in due course by Notting hill Housing Association.

Detailed pre commencement discussion are now well advanced across both sites concerning the discharge of pre planning commencement conditions, issuing of party wall notices, closure of public car parks etc.,

## Timescales

- Sign formal Development Agreement with Bouygues and Notting Hill- June 2016
- Discharge of pre start planning conditions June 2016
- Complete Design of Civic Centre – August 2016-
- Construction New Civic Centre July 2016 – August 2018
- Construction Phase One Housing July 2016 – March 2018
- Construction Phase 2 Housing January 2019 - 2022

## Financial

Members have confirmed a budget of £10.5m at November 2015 Cabinet, and the scheme has attracted a £15.0m Housing Zone Grant from the GLA.

## See Property Schedules E & M

## Priority 3- Redevelopment of sites held in the general fund for Housing

### Introduction and Overview

There is a considerable need for good quality new homes in the borough and it is proposed that these be provided by using surplus land and assets which currently sit in the general fund, and which are considered surplus to requirements, or no longer fit for purpose in their current use.

It is envisaged that the sites will deliver a mix of tenure, which are to include, 40% private sale, 40% affordable, and 20% private rent. It is also assumed at this stage that the affordable element delivers a mix of traditional social rent, and intermediate, in order to deliver truly affordable housing in a sustainable environment. Delivery of new homes at very low subsidised rents will have an impact on land value, however as this is LBH owned land it is felt that this is appropriate in order to deliver a level of affordable housing, which is unlikely to be delivered through any other means on privately owned sites.

Cabinet met on the 26<sup>th</sup> April 2016, and approved the release of the following sites to Lampton 360, in order for these sites to be built out for residential and mix used developments. The intention is to create housing solutions for people that live and work in London Borough of Hounslow.

To provide additional housing for the increasing demand in the borough and to deliver both social and economic sustainable developments.

The sites below should give a minimum of 844 new homes in the borough. They will be delivered over a period of 6 years, in consultation with all stakeholders, local communities and planning.

### Update on progress

The following 11 sites have been established as suitable sites for development and have now been approved by Cabinet, Feasibility appraisals have been undertaken on the following sites, Acton Lodge, Green Lane, Nantly House, Nene Gardens and Ashmead Rd Depot. A Joint Venture Development Partner along with funding is now being sought. Sites will not be able to progress further until capital funding for Property 360 has been established.

Acton Lodge, 84 London Road, Brentford	Short Term	23
Green Lane Allotments, Hounslow	Short Term	263
James Street Allotments, Hounslow	Short Term	60
Nantly House, 33 Lampton Road, Hounslow	Short Term	68
Two Bridges, Bedfont	Short Term	18
New Road Triangle, Feltham	Medium Term	144
Royal Naval Association, Hanworth	Medium Term	25
Nene Gardens, Hanworth	Medium Term	34
Ashmead Rd Depot, Feltham	Long Term	46
Bridge Road Depot, Hounslow	Long Term	60
New Road Car Park, Feltham	Long Term	103

Nantly House was the first development that was approved by Cabinet in January 2016 and is further advanced than the other sites where technical due diligence has been completed, design consultants have been appointed, along with Principle Designer for CDMc. The planning brief is being adopted by planning committee for a minimum of 68 units and retail on the ground floor. Pre Application planning process has started, and we are seeking to obtain planning by October/November 2016, with a potential start on site of April 2017 and practical completion by March 2019.

## **Timescales**

Start on site dates are

Short Term - Short Term sites are vacant	2017-2018
Medium Term - Medium Term sites are soon to be vacated or have legal obligations.	2018-2019
Long Term - Long Term sites require relocation onto other sites prior to being released for redevelopment.	2020-2021

## **Financial**

The key financial implications for the Council is the need to raise finance, in order to build out these new homes, for both development funding and investment funding for rented units that will be retained by Lampton360. The Council, will then have the benefit of 3 revenue streams. Receipts from the sale/transfer of land, Receipts from surplus made on the sale of private units, and a revenue stream from private rented units retained by Lampton Investments.

**See Property Schedules E, F, L, M & N**

## Priority 4- Western International Market and adjacent sites

### Introduction and Overview

Western International Market is a major wholesale fruit, vegetable and flower market located on the borders of Southall and Hayes which is strategically located in the borough serving the trade industry as far as the South West, West, Midlands and Northern England. Being located close to Heathrow Airport, the market receives fresh exotic fruit and vegetables which is a major advantage against its nearest rivals of Convent Garden and Spitalfields in London. The Market provides employment to approx 1200 staff on site and is a major contributor to employment in local businesses. Having been developed on its new site in 2008, it continues to operate at full capacity with all units fully let generating annual rental income of £1.7m pa for the Council and operates through fully recovered service charges.

Being the Council's largest and most valuable commercial asset, the building uses are being rationalised to maximise on commercial uses to increase the income and Corporate Property are continuing to reduce operational costs that in turn reduce the service charge and making this asset ever more valuable.

WIM is surrounded by land that has development opportunities which are being progressed on a site by site basis to make better use of the land and provide additional revenue to the Council.

### Update on progress

The market units are fully let and over the last two years Asset Management have achieved market rents for new lettings which are 91% in excess of the passing rents and substantially more than the passing rents for light industrial units within the locality. These lettings have increased the income and established evidence for the outstanding rent review across the majority of units in the market. The rent review has been determined by the Arbitrator at £14.60 psf resulting on the units reviewed to an increase in the rent passing by £570,923.59 pa, back dated to the 7<sup>th</sup> July 2013 the rent to be collected is in the order of £1.57 Million. The Arbitrator's determination largely agreed with the submissions on rent that the Corporate Property Team submitted. The Tenants Association has however recently made an application to the High Court arguing that the arbitration award was flawed. Initial legal advice indicates that the Association's claim that serious procedural irregularities have occurred is very unlikely to succeed. Counsel's Opinion is nevertheless being obtained.

The Vehicle Maintenance Unit was underutilised and with a small revenue investment, was turned into additional trading space that is let and generating additional rent of £77.5k pa.

The in-house waste management service & associated services have been contracted out and as of 1<sup>st</sup> April 2016 will generate savings of c£100k pa. Further work is being done to look at contracting out the in house security services that is estimated to generate savings of circa £50k pa. It is anticipated that if outsourced, the new contract will commence in November 2016.

A major project to install 1.7mega watts of solar panels was recently completed and will deliver additional revenue after cost recovery in 7 years. This was the largest roof top installation in London.

The lorry overspill parking area is underutilised and Cabinet has approved the business case to construct a 12,000sqft trading unit as an extension to the market. A binding *Agreement for Lease* has just been signed and completed at an annual rent of £234,000 that represents a record level of £19.50 psf subject to a 20-year lease with an upwards only 5-yearly rent review pattern. The development project has been mobilised and moving forward to obtain competitive prices. The construction should commence around October with completion around June 2017. Based on a predicted budget of £2.7m for construction costs (which is likely to exceed the approved £2.4m), the return equates a healthy 8.7%.

The East Site (9 Acres) which was the former land of the old market is designated for waste use under the West London Waste plan and has had some interim lettings for open yard use to generate some income. The site has been divided into half and has two lettings proposed that will generate additional revenue for the Council.

- One half of the site is proposed to be let for a construction waste recycling facility where Heads of Terms have been agreed for a 20 year lease with a break clause by 6 months' notice to be served any time after the first 30 months. This letting is expected to commence in summer 2016 and will generate additional income of circa £350k pa. Currently awaiting completion of the Option to Tax before completing the lease.

Other half of the site is being let to Lampton 360 for use as a waste depot from October 2016. See Depots priority for further details. Heads of Terms are being negotiated and an independent open market independent rental valuation based on the assumption that the site has been developed in accordance with planning permission ref: 01032/I/P1 site has been commissioned. This indicates a rental of c£950k p.a.

The North West Site (under 2 acres) has potential for development opportunities such as an extension to the market, car show room, retail, budget hotel etc. However, the site is within the Greenbelt and precludes any development at present.

The South Site (40 Acres) is undeveloped and also sits within the Greenbelt. This site has potential for development opportunities such as major commercial and industrial uses. However, the site is within the Greenbelt and precludes any development at present. The site also has opportunities for mineral extraction which would be a long term use and has been put on hold pending the Greenbelt review.

The Green Belt review is currently at an advanced stage as part of the Local Plan review together with looking at a number of other evidence base needs, such as housing, employment and infrastructure. The Local Plan review will be subject to consultation towards the end of the year which will indicate if any areas of land currently designated as Green Belt could be released from that designation.

### **Timescales**

Included above

### **Financial**

£4.5 has been included in the MTFS for the development of the new trading unit £2.4m and Solar Panels installation £2.1m. All other expenditure and income/ savings to date has been from existing revenue budgets.

**See Property Schedules E & P**

# Priority 5- Rationalisation of Depot Sites

## Introduction and Overview

The Council has a number of depots across the borough that support the Council in delivering its services across the Borough directly and through service contracts let to external service providers including

- Waste Collection
- Waste and recycling
- Housing estate management and repairs including stores
- Highways
- Transport services
- Parking
- Pest control and animal wardens
- Vehicle fleet maintenance

Some service providers have their own depots to support the Council's services commensurate with their service contracts.

## Update on progress

### Waste Collections

In December 2015, Cabinet gave their approval for the Council to deliver a 15 year contract for the co-mingled waste collection service commencing on 31 October 2016 which will be delivered by Lampton 360. Heads of Terms have been drafted for a 15 year lease for ground rent of the East Site off Southall Lane (adjacent to Western International Market). Planning approval was granted including Mayor of London's approval for the major works required to develop a new waste depot that will include a 43,000sqft materials handling facility, offices & welfare facilities, vehicle maintenance unit, weighbridge and 70 parking spaces parking for the operational fleet.

The project has been split into two phases due to procurement issues. Phase 1 will see the completion of the southern half of the site with the construction of the access road, hard standings and parking areas by late September 2016 which will be available for the parking of new fleet. Phase 2 will see the delivery of the remaining northern section that will include the materials handling facility, vehicle workshop and office/ welfare facilities which is anticipated for completion April / May 2017. Alternative site options are being considered to manage the waste recycling from 31 October to April/May 2017.

### Transport Services

The remainder of minibuses parked at School Road car park will be relocated to Bridge Road Depot to take up the spaces of the SITA vehicles when they vacate on 31 October 2016. This will enable the School Rd site to be freed up for the Hounslow Town Primary School development.

### Housing

The main housing repairs depot is located at Ashmead Road, in Feltham and has been earmarked for housing development from 2020 as a longer term development as this service needs to be re-provided. It is proposed that this depot is provided on the South Site adjacent to Western International Market subject to the land being released from the Greenbelt. Should this land not be released for development, the East Site would be the preferred site being co-located adjacent to the waste depot but will require the site to be released from the West London Waste Plan.



Hounslow Housing also has a number of satellite depots within the Housing Revenue Account (HRA) which are partially operating in the basements of tower blocks. These uses are being reviewed to establish alternative uses for these spaces.

### Highways

Hounslow Highways have a lease of Sites A & B to the rear of Bridge Road Depot and this site operates independently of the depot with its own head office. There are no proposals to relocate this service in the longer term.

### Bridge Road Depot

The depot primarily includes transport services, fleet parking for the SITA refuse collection vehicles, vehicle maintenance facilities, pest control/ animal wardens, SERCO parking facilities and associated offices and welfare facilities. In addition there are 8 flats including 3 which are subject of Right to Buy and managed by Hounslow Housing. The depot is no longer fit for purpose and requires significant investment and is being considered for housing development from 2020 as a longer term development as this service needs to be re-provided. However, the transport service is making a strong case to remain at Bridge Rd due to their service needs which will also require a satellite vehicle maintenance facility to be retained for this service and the Hounslow Highways fleet. This will then only allow part of the depot to be freed up for housing development.

It is proposed that this depot is also provided on the South Site adjacent to Western International Market subject to the land being released from the Greenbelt. Should this land not be released for development, the East Site would be a suitable site being co-located adjacent to the waste depot but will require the site to be released from the West London Waste Plan.

### Waste and Recycling

This service operates from Space Way Civic Amenity site in Feltham for recycling and disposal of domestic and trade waste. This site is not fit for purpose and requires a capital investment in excess of £2m to create safer public access. This site is located adjacent to the North Feltham Trading Estate that has great demand for lettings of commercial/ industrial units. This site is located within the Greenbelt and is subject of the Greenbelt review and if released could be a valuable development site for industrial/ commercial buildings as an extension of the North Feltham Trading Estate. This CA site can then be relocated into a fit for purpose facility on the East Site off Southall Lane which is to be occupied for the construction waste recycling facility as this may fit within the waste designation of the site.

### **Timescales**

Waste depot will be operational for fleet parking at East Site off Southall Lane from 31 October 2016. Remaining depot will be completed April/May 2017.

School Road Car Park will be vacated by 31<sup>st</sup> October 2016.

Subject to the Greenbelt review successfully releasing the South Site (adjacent to WIM) for redevelopment, a major depot incorporating Bridge Road and Ashmead Rd could be developed and be operational for 2020 thereby releasing the vacated sites for housing development.

Subject to the Greenbelt review successfully releasing the Space Way site, the Civic Amenity Site could be relocated onto East site by evoking the 6 month break clause from 2019 and have this operational in 2020 thereby releasing the existing site for redevelopment from 2020.

## **Financial**

The capital cost of developing a new depot at East Site off Southall Lane is estimated at circa £18m. There are no site disposals or capital receipts to directly offset against this development.

Feasibility studies are now underway to establish the capital expenditure for the development of a major depot and Civic Amenity site off Southall Lane including the capital receipts that are expected from the development of housing on the existing depot sites.

**See Property Schedules F & P**

# **Priority 6- Hounslow Town Primary School redevelopment**

## **Introduction and Overview**

The development of a new 5FE primary school with a 35 place SEN unit and a new Music Service building with an enabling housing development of circa 250Nr units on the existing school site. The project forms part of the schools expansion programme.

## **Update on progress**

RIBA stage 3 [Developed Design] has been completed for the new school building design and signed off. Countryside Properties (UK) Ltd were appointed in February 2016 as our overall development partner for both the new school and housing scheme. Discussions have progressed in relation to the development agreement and it is anticipated that this will be entered into by the end of June 2016. Over this period Countryside have developed the housing scheme and both the school and housing scheme will be submitted at the end of June 2016 as a single planning application.

As the music service needs to be relocated before their current accommodation can be demolished to enable construction of the school to commence, the delivery of the music service building has progressed ahead of the overall scheme. Neilcott Construction are currently on site building the new Music Service building, with an anticipated completion date of December 2016.

## **Timescales**

Housing/School planning application submission anticipated end of June 2016

Planning consent for the housing/school scheme anticipated October 2016

School construction anticipated to commence January 2017, with the School buildings complete by August 2018, and the demolition of the existing school and completion of the remaining external landscaping complete by January 2019.

Construction of the first phase of housing development anticipated to commence in January 2017, comprising 50nr units completing by March 2018. The second phase of housing development, comprising the delivery of a further 150 units is anticipated by 2022

## **Financial**

Members have confirmed a budget of £10.77m, and the scheme has attracted a £3.5m Housing Zone Grant.

**See Property Schedules A, M & N**

# **Priority 7- Rationalisation of Community Buildings**

## **Introduction and Overview**

This is a new priority and will be focused on reviewing all buildings that are held in the general fund and HRA, whether they be operational or non-operational that provide a community function. This will include community centres, libraries, public halls, scouts, nurseries/ children's centre, day centres etc.

The objective of this review will be to make better use of the corporate assets that are well used and accessible for the communities with a view of rationalising the estate. This will also be considering the opportunities for the transfer of community assets into the hand of the communities.

A working group will be set up including Corporate Property, Leisure & Public Health, Housing, Children's and Adults and Community Partnerships overseen by a member led steering group to take forward this priority.

## **Update on progress**

No update

## **Timescales**

To be confirmed

## **Financial**

To be confirmed

**See Property Schedules E, H, I & N**

# Priority 8- Parks and Open Spaces

## Introduction and Overview

The total quantity of Public Open Space (parks and open spaces, allotments, cemeteries etc.) in Hounslow is 1365ha. The provision of parks and open spaces services in Hounslow are extremely popular and offer well-established outcomes in learning, education, health and well-being, economic development, regeneration and community cohesion. Parks and open spaces are managed by an external contractor, Carillion, through a management contract. Some land is leased to clubs and other groups to deliver sport and recreational activities. Leases provide a very important income stream to fund the reactive maintenance of parks and maintain the infrastructure.

## Update on progress

The Leisure and Cultural strategy has been developed to identify clear strategic directions in the development of Leisure services for the next Medium Term financial strategy. Services face enormous budget pressures and a review of the services is taking place to increase efficiency in service expenditure through external contract and income through leases and external grants. A grant of over £17m has been secured for Gunnersbury for state of the art heritage facilities and a planning application for a sports hub on site was granted. Further funding application to HLF to develop facilities at Boston Manor Park were submitted. Masterplans are being developed to increase opportunities for income generation and enhance facilities in Redlees Park, Duke's Meadows, Bedfont Lakes, Feltham Parks and Hanworth Park. A dual user agreement has been completed for the use of part of Carville Hall South Park from Floreat School, with the income from the school reinvested in the park.

## Timescales

An initial service review identified efficiency savings with Carillion and Fusion in the region of £500,000 in 2016/17. A further service review will take place during 2016/17. A review of allotment and cemeteries will also take place.

## Financial

A target of £1.2m savings for Parks and open spaces needs to be reached by 2019. Cabinet agreed match funding for the development of Gunnersbury and Boston Manor Park. Further funding strategies will be developed to fund the masterplans for Duke's Meadows, Feltham Parks

**See Property Schedules J, K & L**

# **Priority 9- Extra care and specialised housing for the vulnerable**

## **Introduction and Overview**

The *Joint Prevention Strategy for Adults in Hounslow 2015-2019* approved by Cabinet in November 2014 outlines the plan to increase the provision of Extra Care and Supported Housing as a better alternative to residential care. It is a more enabling environment, resulting in better outcomes for vulnerable people and is more cost effective for the Local Authority. Hounslow's Extra Care Housing Plan 2015-2019 and Tranche 1 Saving Proposals 2015-19 set the target of an increase of 180 units by 2018/19.

There is a need to have a good spread of Extra Care and Supported Housing across the borough and gap analysis identified priority areas as the Feltham & Bedfont, followed by Heston & Cranford localities. There is a particular need to develop schemes which meet the needs of older people with dementia, people with learning disabilities and people with mental health problems.

Working with Housing, Registered Providers and Planning, so new housing schemes should include communal facilities for use by people in the surrounding community.

## **Update on progress**

The new 36 unit Park Lodge House purpose built Extra Care scheme opened on Sutton Lane, Hounslow in July 2015. It is owned and operated by Octavia Housing with high to full levels of occupation.

Another 36 unit Extra Care scheme is under construction at the Isleworth House site. The scheme is being delivered through a Section 106 agreement with Octavia Housing as the landlord and construction is running ahead of schedule the scheme could open before the end of 2016. The process to commission the care and support service on site has commenced to ensure there is no delay in utilising the facility when it opens.

A project has been launched with Housing to deliver a new 94 unit scheme on the former Feltham Ex-Servicemen's site. The designs include both Learning Disability and Dementia specific specialist provision. Consultation has been carried out with local residents and stakeholder and the planning application is due to be submitted on 17 June. Subject to Cabinet authority and planning agreement, construction is due to commence by November 2016. The scheme is due to be completed by April 2018.

The site of the former residential care home Heston House has been identified for learning Disability specialist provision with a scheme of circa 20 units. However, the site will not be available until 2018 as the temporary Edison Primary School will be occupying the site until the permanent school is built.

## **Timescales**

An additional site which could support 16-20 units of Learning Disability supported accommodation is required as soon as possible to meet the MTFS target of 180 additional units by 2018/19.

## **Financial**

There is a MTFS saving of £4.32M against the increase in this provision of 180 units by 2018/19

**See Property Schedules D, E & N**

# Priority 10- Provision of under 5's Childcare

## Introduction and Overview

A new statutory duty was introduced in September 2013 requiring all Local Authorities to offer disadvantaged 2 year old children 15 hours of free early education a week over a minimum of 38 weeks per year. Approximately 1500 children in Hounslow were eligible for this free early education but only 500 places existed within the early years sector. Therefore it was necessary to develop a strategy to significantly increase early years provision in Hounslow. The Council target was to supply sufficient places for 80% of the eligible cohort – 1200 places, necessitating an additional 700 places to be created. The building strategy has included:

- Maximising the use of community buildings
- Identifying opportunities through the Primary School Build to establish early years provision on school sites
- Maximising use of other Council Assets
- Maximising the use of Children Centre buildings through the Brighter Futures for Under 5s strategy.

The Council is on track to meet the 80% target by September 2016, but this is dependent on the following key developments.

## Update on progress

Implementation of the Cabinet approved strategy to create places for disadvantaged 2 years olds led to 69% of the eligible cohort accessing a place in November 2015.

Achieving the Council target of 80% take up by September 2016 is dependent on the implementation of the Brighter Futures for Under 5s Strategy and the Disadvantaged 2 Year Old Strategy.

December 2015 Cabinet gave their approval to implement a new model which resulted in:

- The retention of 5 full time children centres.
- The sharing of 5 children centre sites.
- The handing over of 4 children centre sites to create additional childcare places.
- The closure of 4 children centre sites.

The revised model will increase the availability of free childcare for disadvantaged 2 year olds and create the opportunity to meet the needs of more 3 and 4 year olds in the future. It will also ensure that vulnerable families are targeted and supported to take up services.

### Implementation of the Brighter Future for Under 5s Strategy by September 2016 by

1. Undertaking the necessary modifications to the 4 released Children's Centres to accommodate early years providers at
  - a) North Isleworth
  - b) Southville
  - c) Heston
  - d) Hounslow Town
2. Undertaking the necessary modifications to the 5 shared Children's Centres to accommodate early years providers at
  - a) Chiswick
  - b) Midsummer
  - c) South Isleworth
  - d) Crane Park
  - e) Lampton

### Continued implementation of the Disadvantaged 2 Year Old Strategy

1. Undertaking new build and refurbishments at the following
  - a) Bedfont Primary School (this build is now complete, new provision to open September 2016)
  - b) Former Feltham Hill Scouts building
  - c) Norwood Green Badminton Club
  - d) Heston Scouts
  - e) Lampton Park Pavilion
  
2. Additional building in the pipeline to meet demand in the following areas
  - a) Midsummer (Awaiting planning permission for Strafford Road to serve this area)

### **Timescales**

As the statutory duty is already in effect all requirements are immediate.

### **Financial**

A capital budget of £6.5m has been allocated to the provision of early years. £1.76M savings are proposed to be made by 31 March 2017 through the rationalisation of the Children's Centres.

**See Property Schedules A, C & N**



# Appendix A

## Schedules of Properties

<b>SCHEDULE A-</b>	<b>SCHOOLS</b>
<b>SCHEDULE B-</b>	<b>CHILDRENS SERVICES</b>
<b>SCHEDULE C-</b>	<b>CHILDRENS CENTRES</b>
<b>SCHEDULE D-</b>	<b>ADULT SOCIAL CARE</b>
<b>SCHEDULE E-</b>	<b>OFFICES, CORPORATE BUILDINGS &amp; SURPLUS LAND/ BUILDINGS</b>
<b>SCHEDULE F-</b>	<b>DEPOTS</b>
<b>SCHEDULE G-</b>	<b>SPORTS &amp; LEISURE CENTRES</b>
<b>SCHEDULE H-</b>	<b>PUBLIC HALLS/ COMMUNITY BUILDINGS (Managed by Fusion Lifestyle Ltd)</b>
<b>SCHEDULE I-</b>	<b>LIBRARIES &amp; CULTURAL BUILDINGS (Managed by Carillion)</b>
<b>SCHEDULE J-</b>	<b>PARKS AND PLAYGROUNDS</b>
<b>SCHEDULE K-</b>	<b>CEMETRIES</b>
<b>SCHEDULE L-</b>	<b>ALLOTMENTS</b>
<b>SCHEDULE M-</b>	<b>CAR PARKS</b>
<b>SCHEDULE N-</b>	<b>COMMUNITY BUILDINGS</b>
<b>SCHEDULE O-</b>	<b>SHOPS</b>
<b>SCHEDULE P-</b>	<b>INDUSTRIAL / COMMERCIAL ESTATES</b>

## PROPERTY SCHEDULE A- SCHOOLS

All schools are fully utilised and none have been earmarked for disposal. Major Schools expansion programme is taking place to rationalise and provide the much needed pupil places.

Address	Town Centre	Property Type	Tenure	Service	Category	Comments
Alexandra Primary School, Denbigh Road	Hounslow	Primary School	FH	CAS		Amalgamation works
Beavers Community Primary School, Arundel Road,	Hounslow	Primary School	FH	CAS		Previously expanded to 3FE – currently working on Phase 1 of scheme to expand to 4FE
Bedfont Primary, Hatton Road, East Bedfont	Bedfont	Primary School	FH	CAS		
Belmont Primary School, Belmont Road,	Chiswick	Primary School	FH	CAS		
Berkeley Primary School, Cranford Lane,	Heston	Primary School	FH	CAS		
Cardinal Road Infants & Nursery School, Cardinal Road,	Feltham	Primary School	FH	CAS		
Cavendish Primary School, Edensor Road,	Chiswick	Primary School	FH	CAS		
Chatsworth Primary, Heath Road,	Hounslow	Primary School	FH	CAS		
Crane Park Primary, Norman Avenue,	Hanworth	Primary School	FH	CAS		Expansion to 3FE
Cranford Primary School, Berkeley Avenue,	Cranford	Primary School	FH	CAS		Amalgamation works
Edward Pauling Primary, Redford Close,	Feltham	Primary School	FH	CAS		
Fairholme Primary, Peacock Ave,	Bedfont	Primary School	FH	CAS		Expansion to 3 FE

Feltham Hill Infants School, Bedfont Road,	Feltham	Primary School	FH	CAS		Expansion to 4FE
Feltham Hill Junior School, Ashford Road,	Feltham	Primary School	FH	CAS		Expansion to 4FE
Forge Lane Primary, Forge Lane,	Hanworth	Primary School	FH	CAS		
Green Dragon Primary, North Road,	Brentford	Primary School	FH	CAS		
Grove Park Primary School, Nightingale Close,	Chiswick	Primary School	FH	CAS		Expansion to 2FE
Grove Road Primary, Cromwell Road,	Hounslow	Primary School	FH	CAS		
Heston Primary School, Heston Road,	Hounslow	Primary School	FH	CAS		
Hounslow Heath Infant & Nursery, Martindale Road,	Hounslow	Primary School	FH	CAS		Expansion to 7FE (from 5FE)
Hounslow Heath Junior, Selwyn Close, Cambridge Road,	Hounslow	Primary School	FH	CAS		Expansion to 7FE (from 5FE) scheme in progress
Hounslow Town Primary School, Pears Road,	Hounslow	Primary School	FH	CAS		Full redevelopment of new school on the adjacent School Rd sites and Car Park and disposal of the current school site for enabling housing redevelopment
Isleworth Town Primary School, Twickenham Road,	Isleworth	Primary School	FH	CAS		Expansion to 4FE
Ivybridge Primary, Summerwood Road,	Isleworth	Primary School	FH	CAS		Expansion to 3FE
Lionel Primary School, Lionel Road North,	Brentford	Primary School	FH	CAS		Expansion to 3FE
Marlborough Primary School, Darcy Road, Off London Road,	Isleworth	Primary School	FH	CAS		
Norwood Green Infants School, Thorncliffe Road,	Southall	Primary School	FH	CAS		Expansion to 4FE

Orchard Primary, Orchard Road,	Hounslow	Primary School	FH	CAS		Expansion to 3FE
Oriel Primary, Hounslow Road,	Hanworth	Primary School	FH	CAS		
Smallberry Green Primary, Turnpike Way,	Isleworth	Primary School	FH	CAS		
Southville Infant and Nursery School, Bedfont Lane,	Feltham	Primary School	FH	CAS		
Southville Junior School, Bedfont Lane,	Feltham	Primary School	FH	CAS		
Sparrow Farm Infants and Nursery, Denham Road,	Feltham	Primary School	FH	CAS		Expansion to 3FE
Sparrow Farm Juniors, Sparrow Farm Drive,	Feltham	Primary School	FH	CAS		Expansion to 3FE
Spring Grove Primary, Star Road,	Isleworth	Primary School	FH	CAS		
Springwell Infants & Nursery Schools, Speart Lane,	Heston	Primary School	FH	CAS		Expansion to 4FE
Springwell Junior School, Vicarage Farm Road,	Heston	Primary School	FH	CAS		Expansion to 4FE
Strand on the Green Infants & Nursery School, Thames Road,	Chiswick	Primary School	FH	CAS		ASD centre
Strand on the Green Junior School, Thames Road,	Chiswick	Primary School	FH	CAS		ASD Centre
Victoria School, Victoria Road,	Feltham	Primary School	FH	CAS		
Wellington Primary School, Sutton Lane,	Hounslow	Primary School	FH	CAS		School expansion to expand onto Church Meadows playing fields.
William Hogarth School, Duke Road,	Chiswick	Primary School	FH	CAS		

Worple Primary School, Queens Terrace,	Isleworth	Primary School	FH	CAS		
Norwood Green Junior School, Thorncliffe Road,	Southall	Primary Academy	LH	CAS		On long lease to form Academy Expansion to 4FE
Westbrook Primary, Westbrook Road,	Heston	Primary Academy	LH	CAS		On long lease to form Academy Expansion to 3FE
Blue School CE Junior Infant & Nursery, North Street,	Isleworth	Primary Voluntary Aided		CAS		Voluntary Aided school owned by Diocese. Ownership details to be agreed. Expansion to 2FE
Our Lady and St Johns R.C. School, Boston Park Road	Brentford	Primary Voluntary Aided		CAS		Voluntary Aided school owned by Diocese. Ownership details to be agreed.
Rosary Primary, 10 The Green,	Heston	Primary Voluntary Aided		CAS		Voluntary Aided school owned by Diocese. Ownership details to be agreed.
St Lawrence RC Primary, Victoria Road,	Feltham	Primary Voluntary Aided		CAS		Voluntary Aided school owned by Diocese. Ownership details to be agreed.
St Mary`s RC Primary School(Isleworth), South Street,	Isleworth	Primary Voluntary Aided		CAS		Voluntary Aided school owned by Diocese. Ownership details to be agreed. Expansion to 2FE
St Michael & St Martin RC Primary School, Belgrave Road,	Hounslow	Primary Voluntary Aided		CAS		Voluntary Aided school owned by Diocese. Ownership details to be agreed.
St. Mary`s R.C. Primary (Chiswick), Dukes Road,	Chiswick	Primary Voluntary Aided		CAS		Voluntary Aided school owned by Diocese. Ownership details to be agreed.
St. Paul`s C of E Primary School, St Paul`s Road,	Brentford	Primary Voluntary Aided		CAS		Voluntary Aided school owned by Diocese. Ownership details to be agreed Expansion to 2FE
Woodbridge Park (Key Stage 4) 24 Wood Lane,	Isleworth	Pupil Referral Service	FH	CAS		Woodbridge Key Stage 4 being moved to DeBrome to make way for Woodbridge Key Stage 3

Woodbridge Park, (Key Stage 3) Syon Lane	Isleworth	Pupil Referral Service	FH	CAS		School relocating to Wood Lane and Disposal of site to EFA for Green School for Boys
Heathland, Wellington Road South,	Hounslow	Secondary School	FH	CAS		LBH last remaining secondary school
Brentford School for Girls, 5 Boston Manor Road,	Brentford	Secondary Academy	LH	CAS		On long lease to form Academy ASD Centre
Chiswick Community, Burlington Lane,	Chiswick	Secondary Academy	LH	CAS		On long lease to form Academy Expansion to 9FE – scheme in progress
Cranford Community College, High Street, ,	Cranford	Secondary Academy	LH	CAS		On long lease to form Academy ASD Centre
Feltham Community, Browells Lane,	Feltham	Secondary Academy	LH	CAS		On long lease to form Academy
Heston Community, Heston Road,	Heston	Secondary Academy	LH	CAS		On long lease to form Academy Expansion to 8FE –scheme in progress
Isleworth & Syon School for Boys, Ridgeway Road,	Isleworth	Secondary Academy	LH	CAS		On long lease to form Academy Expansion to 8FE – scheme in progress
Kingsley Academy, Prince Regent Road,	Hounslow	Secondary Academy	LH	CAS		On long lease to form Academy
Lampton, Lampton Ave,	Hounslow	Secondary Academy	LH	CAS		On long lease to form Academy
Rivers Academy, Tachbrook Road,	Feltham	Secondary Academy	LH	CAS		On long lease to form Academy
St Mark`s Catholic, 106 Bath Road,	Hounslow	Secondary Academy Voluntary Aided		CAS		Voluntary Aided school owned by Diocese. Ownership details to be agreed.
Green School for Girls, Busch Corner,	Isleworth	Secondary Voluntary Aided		CAS		Voluntary Aided school owned by Diocese. Ownership details to be agreed.
Gumley House RC Convent, St John`s Road,	Isleworth	Secondary Voluntary Aided		CAS		Voluntary Aided school owned by Diocese. Ownership details to be agreed.

Gunnersbury Catholic, The Ride, Boston Manor Road,	Brentford	Secondary Voluntary Aided		CAS		Voluntary Aided school owned by Diocese. Ownership details to be agreed.
Cedars Primary, High Street,	Cranford	Special School	FH	CAS		
Lindon-Bennett, Main Street,	Hanworth	Special School	FH	CAS		Undergoing major expansion. Foundation unit expanded 2014.
Marjory Kinnon, Hatton Road,	Bedfont	Special School	FH	CAS		New school to be built on the existing school site and old school to be demolished.
Oaklands, Woodlands Road,	Isleworth	Special School	FH	CAS		Existing school to be retained as a special needs primary school once a new special needs secondary school is built at Gresham Road, Hounslow.
Alexandra House	Brentford	Former Day Centre	FH	CAS		Leased to school for expansion of St Pauls Primary School

**PROPERTY SCHEDULE B- CHILDRENS SERVICES**

Address	Town Centre	Property Type	Tenure	Service	Category	Comments
Westbrook Children's Centre, New Heston Road	Heston	Children's Resource Centre	FH	CAS		Short break and resource centre for children with severe disabilities
7-9 The Ride Children Home	Brentford	Children's Home	FH	CAS		Residential children's home.
Hounslow Youth Offending Service (including Redlees Under 5s)	Isleworth	Office	FH	CAS		Park building in two parts. YOS is requesting for their service to be moved into New Civic Centre or to alternative premises in a Town Centre location. Other services to be considered for any vacant space that may be left as the building can't be disposed of due to it being attached to a service that will remain.
4-6 and 8 School Road	Hounslow	Offices and Music Service	FH	CAS		Earmarked for Hounslow Town Primary School Mixed use Redevelopment. New standalone Music Service building being developed as part of the school development.
De-brome, Boundaries Road	Hanworth	Skills College	FH	CAS		Being leased out to West Thames College on FRI lease 15 years until 2025 with lease back of ground floor for relocation of Woodbridge Park School (KS 4) from Wood Lane.
DeBrome- Caretaker House, 78 Boundaries Road	Hanworth	Caretaker House	FH	CAS		Not required for adjacent DeBrome use. Access works completed and will allow property to be sold or transferred to Housing for Temporary Accommodation.



**PROPERTY SCHEDULE C- CHILDRENS CENTRES**

Address	Town Centre	Property Type	Tenure	Service	Category	Comments
Beavers Children's Centre, 103 Salisbury Road	Hounslow	Children's Centre	FH	CAS		Located within The Hub Community Centre. Stand alone and to be retained and used as a full time Children's Centre.
Bedfont Children's Centre, Peacock Ave	Bedfont	Children's Centre	FH	CAS		New build based in Fairholme Primary School. To be retained and used as a full time Children's Centre.
Brentford Children's Centre, North Road	Brentford	Children's Centre	FH	CAS		Extension based in Green Dragon Primary School. To be retained and used as a full time Children's Centre.
Chiswick Children's Centre, 9 Devonshire Street	Chiswick	Children's Centre	FH	CAS		Included within William Hogarth School. To be retained and used for free child care and part time Children's Centre
Crane Park Children's Centre Norman Avenue,	Hanworth	Children's Centre	FH	CAS		Included within Crane Park Primary School. To be retained and used for free child care and part time Children's Centre
Cranford Children's Centre, Berkeley Ave	Cranford	Children's Centre	FH	CAS		New build based in Cranford Primary School. Stand alone and to be retained and used as a full time Children's Centre.
Dukes Meadow Children's Centre , Edensor Road	Chiswick	Children's Centre	FH	CAS		Included within Cavendish Primary School. To be closed as Children's Centre and facility transferred to school.
Feltham Hill Children's Centre, Bedfont Road	Feltham	Children's Centre	FH	CAS		Included within Feltham Hill Junior, Infant & Nursery. To be closed as Children's Centre and facility transferred to school.
Feltham North, Alf King Children's Centre Hanworth Road,	Feltham	Children's Centre	FH	CAS		Extended and refurbished centre. Stand alone and to be retained and used as a full time Children's Centre.

Heston Children's Centre, Cranford Lane	Heston	Children's Centre	FH	CAS		Included within Berkeley Primary School. To be retained and used for free child care.
Hounslow Town Children's Centre, Pears Road	Hounslow	Children's Centre	FH	CAS		Included within Hounslow Town Primary School. To be retained and used for free child care.
Lampton Children's Centre, Neville Close (off Lampton Road)	Hounslow	Children's Centre	FH	CAS		New Build adjacent to scouts facility. Standalone facility to be retained and used for free child care and part time Children's Centre
Midsummer Park Children's Centre, Staines Road	Hounslow	Children's Centre	FH	CAS		New Build adjacent to Wellington Day Centre. Standalone facility to be retained and used for free child care and part time Children's Centre
North Isleworth Children's Centre, The Grove off Spring Grove Road	Isleworth	Children's Centre	LH	CAS		New Build located at West Thames College under lease in arrangement. To be retained and used for free child care.
Norwood Green Children's Centre, Cranford Lane	Heston	Children's Centre	FH	CAS		Children's Centre closed and facility transferred to Norwood Green School
South Isleworth Children's Centre, Worple Road	Isleworth	Children's Centre	FH	CAS		New Build based at Worple Primary School. Standalone facility to be retained and used for free child care and part time Children's Centre
Southville Children's Centre, Southveille Road	Bedfont	Children's Centre	FH	CAS		New Build adjacent to Southville Community Centre. Standalone facility to be retained and used for free child care.
Syon Children's Centre, London Road	Isleworth	Children's Centre	FH	CAS		Extension based at Marlborough Primary School To be closed as Children's Centre and facility transferred to school.

**PROPERTY SCHEDULE D- ADULT SOCIAL CARE**

Address	Town Centre	Property Type	Tenure	Service	Category	Comments
Sandbanks, Beatie Close	Bedfont	Residential Home and Day Centre	FH	CAS		Purpose built in 2011 and provides 60 bedroom residential accommodation and 40 place day centre.
59 Clifton Gardens	Chiswick	Residential Home and Day Centre	FH	CAS		Extended in 2008 providing 42bedrooms residential accommodation.
The Triangle	Hounslow	Day Support	FH	CAS		One retained day centre required for future service delivery. Site to be used more intensively.
Canal House, 95 London Road	Brentford	Day Centre	FH	CAS		Surplus and to be amalgamated with adjacent 97 London Rd
Cherry Tree House, 97 London Road	Brentford	Mental Health	FH	CAS		97 London Rd let out to London Cyrenians until 2015. Lease to be extended and including 95 London Rd to provide additional residential units.
Harle House	Feltham	Mental Health		CAS		Let to Mencap. Building not fit for purpose. Possible for joint venture with neighbouring Health site
10 School Road	Hounslow	Day Support	FH	CAS		Earmarked for Hounslow Town Primary School Mixed use Redevelopment.
80-82 Bath Road	Hounslow	Mental Health	FH	CAS		HRA building let to Octavia Housing for mental health until 2018
22 Victoria Road	Feltham	Mental Health		CAS		Service Property let to A2 Dominion.
Star Road Hostel	Isleworth	Mental Health		CAS		Service Property let to A2 Dominion.
1 Grange Close	Heston	Mental Health		CAS		Service Property let to A2 Dominion.
173 Bath Road	Hounslow	Mental Health		CAS		Service Property let to A2 Dominion.
18 Grange Close	Heston	Mental Health		CAS		Service Property let to A2 Dominion.

61/63 Clifton Gardens	Chiswick	Mental Health		CAS		Service Property let to A2 Dominion.
3 Cedar Road	Bedfont	Mental Health		CAS		Service Property let to A2 Dominion.
1 Cherry Crescent	Brentford	Mental Health		CAS		Service Property let to A2 Dominion.
55 Thornbury Road	Isleworth	Mental Health		CAS		HRA Service Property let to Hestia Housing Support
10 Spencer Rd	Chiswick	Mental Health		CAS		HRA Service Property let to Shepherds Bush Housing Association

**PROPERTY SCHEDULE E- OFFICES, CORPORATE BUILDINGS & SURPLUS LAND/ BUILDINGS**

Address	Town Centre	Property Type	Tenure	Service	Category	Comments
Civic Centre, Lampton Road	Hounslow	Office	FH	ENV		Proposals in place for moving to Bath Road Car Park and existing site being redeveloped for 919 residential units
88 Lampton Road	Hounslow	Office	FH	CORP		Registrar's being relocated to Feltham Lodge and site included with above for redevelopment
Ashburnham House	Chiswick	Office	FH	ENV		Became non-operational and now let out on 10 year lease £100k pa rent.
St Catherine's House	Feltham	Office	FH	ENV		Hounslow Housing relocated to Civic Centre and 81/83 Bedfont Lane and declared surplus. Transferred for Temporary Accommodation for 5 year lease (with option for 3 year extension). Longer term strategic Asset in Feltham Town Centre.
Isleworth Centre, London Road	Isleworth	Offices	FH	CAS		Let out to PCT with two rooms retained for LBH use
78 St Johns Road	Isleworth	Office	FH	CAS		Reconfigured and now accommodating Hounslow Education Centre and being used as Teacher Training facility and will offer new base for service currently provided at Nantly House.
Meadowbank Adult Learning Centre	Cranford	Adult Education	FH	ENV		Fully refurbished and extended to form Adult Learning Centre. Being considered to include Cranford Library as part of co-location project to form Mini Multi-Purpose Centre.

Nantly House, 33 Lampton Road	Hounslow	Youth Service and offices	FH	ENV		Site surplus to service needs and to be transferred to Lampton 360 for development of minimum 68 residential units and retail on the ground floor.
Feltham Lodge	Feltham	Offices	FH	ENV		Surplus and being refurbished as new Registrar's Office currently located at 88 Lampton Road.
Coach House	Feltham	Office	FH	ENV		Surplus for operational needs for disposal for capital receipt
84 London Road (Former Acton Lodge site)	Brentford	Vacant site	FH	ENV		Cleared site. Site surplus to service needs and to be transferred to Lampton 360 for development of circa 23 residential units.
Hounslow Housing Brentford Office	Brentford	Office		HH		Hounslow Housing. Further review required with service area
Housing Linkline 4 Fern House, Lodge Close	Isleworth	Office		HH		Hounslow Housing. Further review required with service area
Langdale Amenity Centre, Summerwood Road	Isleworth	Office		HH		Hounslow Housing. Further review required with service area
Heston House, Vicarage Farm Road	Heston	Former Residential Home and Day Centre	FH	CAS		1.7 Acres of the site to be sold on a 125 year lease to EFA for Edison Free School and remainder for redevelopment of 20 extra care housing.
Two Bridges,	Bedfont	Former Resource/ Day Centre	FH	CAS		Site surplus to service needs and to be transferred to Lampton 360 for development of circa 18 residential units. This may include extra care provision.
Musical Museum, High St	Brentford	Museum	LH	ENV		Built circa 2005 as S106 obligation. On lease to 2025
Watermans Art Centre	Brentford	Theatre	LH	ENV		Being included in joint venture redevelopment project with adjacent office block and police station

Urban Farm and adjacent land, Faggs Road	Feltham	Farm/ land	LH	ENV		Tropical Zoo proposed but not delivered. In Green Belt so limited redevelopment options or other leisure uses. Not suitable for cemetery expansion.
Land at Bedfont Road, Feltham	Feltham	Land	FH	ENV		To be reviewed under Feltham Master Plan.
Land at New Road, Feltham	Feltham	Land	FH	ENV		Transfer land to Lampton 360 for medium term development of circa 144 residential units.
Land known as Bullfield Car Park	Isleworth	Land	FH	HRA		Negotiations to recommence for disposal to RFU or continue with intermittent lettings.
Land at rear of Portland Cottages	Hanworth	Land	FH	ENV		Land locked site. Being taken to auction.
Land at Cranebank Road	Cranford	Land	FH	ENV		Disposal being progressed.
North West Site adjacent to WIM	Southall	Land	FH	ENV		Vacant site just under 2 acres, has potential for development opportunities such as an extension to the market, car show room, retail, budget hotel etc. However, the site is within the Greenbelt and precludes any development at present.
East Site adjacent to WIM	Southall	Land	FH	ENV		9 Acre site designated for waste uses. Half of the site is being used for the waste collection depot opening November 2016. Other half being let for 36 months for building waste recycling facility with longer term opportunity for the Civic Amenity site.
South Site adjacent to WIM	Southall	Land	FH	ENV		40 Acres of vacant land that sits within the Greenbelt. This site has potential for development opportunities such as major commercial and industrial uses as well as budget hotel being located close to Heathrow. However, the site is within the Greenbelt and precludes any development at present. The site also has opportunities for mineral extraction which would

						be a long term use and has been put on hold pending the Greenbelt review.
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**PROPERTY SCHEDULE F- DEPOTS**

Address	Town Centre	Property Type	Tenure	Service	Category	Comments
Ashmead Road Depot	Feltham	Depot	FH	HH		Hounslow Housing depot suitable for redevelopment subject to being relocated to land adjoining WIM. Site to be transferred to Lampton 360 for longer term development of circa 46 residential units.
Housing Maintenance Depot, Great South West Road	Hounslow	Depot	FH	HH		Hounslow Housing depot . Further review required
Bedfont Road Depot	Bedfont	Depot	FH	HH		Now leased out for commercial income
Caretakers Depot, Coates Walk	Brentford	Depot	FH	HH		Hounslow Housing depot . Basement of flats with opportunities for other uses.
Caretakers Depot, Midsummer Ave	Hounslow	Depot	FH	HH		Hounslow Housing depot . Further review required
Building Maintenance Stores, Trimmer Walk	Brentford	Depot	FH	HH		Hounslow Housing depot . Basement of flats with opportunities for other uses.
Elections Store- Coates Walk	Brentford	Depot	FH	HH		Hounslow Housing depot. Basement of flats with opportunities for other uses.
Bridge Road Depot, Pears Road	Hounslow	Depot	FH	ENV		Depot used for waste, parking, vehicle maintenance, special needs transport, pest control including part leased to Hounslow Highways. Waste use being replaced by transport vehicles returning from School Rd car park. Site is suitable for redevelopment subject to being relocated to land adjoining WIM. Site to be transferred to Lampton 360 for longer term development of circa 60 residential units.
Bridge Rd Depot Sites A and B	Hounslow	Depot	Leased In	ENV		Leased in from SEB and National Grid and leased onto Hounslow Highways. Opportunity to purchase additional adjacent land from SEB and National Grid.

Spaceways Amenity Centre	Feltham	Recycling/ Waste	FH	ENV		<p>Councils only waste and recycling centre. On edge of Feltham Trading Estate.</p> <p>Site is suitable for redevelopment for commercial/ industrial for generating income for the non-operational commercial portfolio subject to being relocated to land adjoining WIM.</p>
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**PROPERTY SCHEDULE G- SPORTS & LEISURE CENTRES**

Address	Town Centre	Property Type	Tenure	Service	Category	Comments
Heston Pools and Fitness New Heston Road	Heston	Leisure Centre	FH	ENV		New leisure centre completed December 2015
Brentford Fountain Leisure Centre, 658 Chiswick High Road	Brentford	Leisure Centre	FH	ENV		Part refurbished in 2010 to provide 10 year life. Site under study for joint redevelopment in conjunction with major surrounding regeneration scheme.
Isleworth Recreation Centre & Library, Twickenham Road	Isleworth	Leisure Centre & Library	FH	ENV		Refurbished in 2010 and amalgamated with Isleworth library to create a leisure hub for Isleworth.
Hanworth Air Parks Leisure Centre & Library, Uxbridge Road	Hanworth	Leisure Centre & Library	FH	ENV		Extended and refurbished in 2010 including relocated Hanworth library to create a leisure hub for Hanworth.
Chiswick New Pool, Edensor Road	Chiswick	Leisure Centre	FH	ENV		Extended and refurbished in 2010 to include fitness gym in addition to the existing pool.
Osterley Sports & Athletics Centre 120 Wood Lane,	Osterley	Sports Hall and Athletics Centre	FH	ENV		Refurbished with new changing room extension as part of a s106 agreement in 2010. Opportunity to be extended to form Mini Multi-Purpose Centre including Osterley library
Feltham Arenas, Shakespeare Road	Feltham	Sports Track and fields	FH	ENV		Dilapidated buildings removed and site partially completed for football pitches as the project was abandoned. Site returned to public amenity space whilst the future regeneration of this site is considered as part of the Feltham Town Centre regeneration. Key site for Boroughs sporting provision.
Feltham Rugby Club - Hanworth Air Park, Park Road	Hanworth	Club	LH	ENV		On lease to 2012. To be reviewed under Leisure Lands review with other park buildings in Hanworth Park
Rifle Range - West of Green Lane, Green Lane	Hounslow	Club	LH	ENV		On lease to 2028.
Gymnastics Club, Green Lane	Hounslow	Club	LH	ENV		On lease to 2024.

Badminton Hall- North Hyde Lane Norwood Green School	Heston	Club	LH	ENV		On lease to 2030 on school grounds. Two year old facility being developed within the leased out grounds.
Former Gymnasium - Sportac , De Brome Road	Feltham	Club	LH	ENV		On lease to 2027.
Indoor Bowling Club, Sutton Lane	Hounslow		LH	ENV		On lease to 2025. Part of site for Wellington Primary School
Isleworth Explorers Boys Club, Twickenham Road	Isleworth	Club	LH	CAS		On lease to 2066. Youth Centre for CAS. Part of Community Buildings Review. Current use includes early year's provision.
Dukes Meadows-Rowing Club (Tideway Scullers)	Chiswick	Boathouse	LH	ENV		Part of the Dukes Meadow Estate Review by GVA and Leisure. New lease being negotiated.
The Promenade Boathouse, The Promenade	Chiswick	Boathouse	LH	ENV		Part of the Dukes Meadow Estate Review by GVA and Leisure.
Chiswick Boathouse (Thames Trades.) Great Chertsey Road	Chiswick	Boathouse	LH	ENV		Part of the Dukes Meadow Estate Review by GVA and Leisure. New lease being reviewed.
Civil Service Boat House, The Promenade	Chiswick	Boathouse	LH	ENV		Part of the Dukes Meadow Estate Review by GVA and Leisure.
Land for Boathouse (Tideway Scullers) Great Chertsey Road	Chiswick	Boathouse	LH	ENV		Part of the Dukes Meadow Estate Review by GVA and Leisure.
Osterley Bowling Club, St Marys Crescent	Osterley	Bowling club	LH	ENV		Lease Expired 1998. In poor condition and adjacent to Osterley Library for possible development of additional residential units through Lampton 360.
Bowling Green & Pavilion, Promenade Approach Road	Chiswick	Bowling club	LH	ENV		Part of the Dukes Meadow Estate Review by GVA and Leisure.
Isleworth Bowling Green & Pavilion, Worton Road	Isleworth	Bowling club	LH	ENV		Lease ended 1998. To be reviewed under Leisure Lands review with other park buildings in Redlees Park

Dukes Meadows-Golf Driving Range, Great Chertsey Road	Chiswick	Sports Ground	LH	ENV		Part of the Dukes Meadow Estate Review by GVA and Leisure.
Staveley Sports Ground, Staveley Road	Chiswick	Sports Ground	LH	ENV		Part of the Dukes Meadow Estate Review by GVA and Leisure.
Civil Service Sports Ground, Riverside Drive	Chiswick	Sports Ground	LH	ENV		Part of the Dukes Meadow Estate Review by GVA and Leisure.
Rugby Club - Chiswick Rugby Club, Riverside Drive	Chiswick	Sports Ground	LH	ENV		Part of the Dukes Meadow Estate Review by GVA and Leisure.
Hounslow Heath Golf Course, Staines Road	Hounslow	Sports Ground	FH	ENV		For disposal on 125 year long lease for "Hobbledown" Children's adventure theme park. Planning refused so in negotiations with prospective tenant on whether an appeal will be made or whether they may withdraw their proposal.
Dukes Meadows - Hockey Pitch, Great Chertsey Road	Chiswick	Sports Ground	LH	ENV		Part of the Dukes Meadow Estate Review by GVA and Leisure.
Bedfont Football Club - The Orchard, Hatton Road	Bedfont	Sports Ground	LH	ENV		Lease to 2028. To be reviewed under Leisure Lands review with other park buildings in Bedfont Recreation Ground
Grasshoppers Sports Ground, Syon Lane	Osterley	Sports Ground	LH	ENV		Disposal of land to EFA for the HIP Secondary Free School (6FE). Grasshoppers to be relocated to land at Conquest Club, Osterley through land swap.
Riverside Lawn Tennis Club, Burlington Lane	Chiswick	Tennis Club	LH	ENV		Part of the Dukes Meadow Estate Review by GVA and Leisure.
Tennis Courts, Burlington Lane	Chiswick	Tennis Club	LH	ENV		Part of the Dukes Meadow Estate Review by GVA and Leisure.
Tennis Courts at Chiswick Back Common, Chiswick Common Road	Chiswick	Tennis Club	LH	ENV		Lease to 2029. To be reviewed under Leisure Lands review with other park buildings in Chiswick Back Common

**PROPERTY SCHEDULE H- PUBLIC HALLS/ COMMUNITY BUILDINGS (Managed by Fusion Lifestyle Ltd)**

Address	Town Centre	Property Type	Tenure	Service	Category	Comments
Montague Hall, Montague Road	Hounslow	Community Hall	LH	ENV		Leased in until 2134. Leased out to Fusion until 2023. 3 year refurbishment undertaken in 2010. Now mainly Age UK from Alexandra House. Under Community Buildings Review to make more use and rationalise other community sites.
Feltham Assembly Hall, Feltham Park, Hounslow Road	Feltham	Community Hall	FH	ENV		Leased out to Fusion until 2023. 3 year refurbishment undertaken in 2010. Poorly used as public hall. Under Community Buildings Review with proposal to intensify use as a Public Hall.
Isleworth Public Hall, South Street	Isleworth	Community Hall	FH	ENV		Leased out to Fusion until 2023. 3 year refurbishment undertaken in 2010. Grade 2 listed building of much public interest and held in Trust. 24 Year lease in progress to community organisation from 2016.
Heston Village Hall, New Heston Road	Heston	Community Hall	FH	ENV		Leased out to Fusion until 2023. 3 year refurbishment undertaken in 2010, but in need of further refurbishment. Well used community hall including a under 5s nursery and hire for community events Potential to be redeveloped to form Heston Multi-Purpose Centre with 15-20 residential units over for retention by Council.
Wellington Day Centre, 292 Staines Road	Hounslow	Day Centre for Elderly	FH	ENV		Leased out to Fusion until 2023. 3 year refurbishment undertaken in 2010. Well used day and community centre for elders. Could include other uses from Community Buildings Review.
Chiswick Town Hall, Heathfield Terrace, Turnham Green,	Chiswick	Community Hall and Offices	FH	ENV		Leased out to Fusion until 2023. Community facility with some offices sublet. Increasingly popular wedding venue. Grade 2 listed building. 3 year refurbishment undertaken in 2010.
Southville Community Centre, Southville Road	Bedfont	Community Hall	FH	ENV		Leased out to Fusion until 2023. 3 year refurbishment undertaken in 2010. Potential for disposal along with Southville Children's Centre, which could be reprovided

						in Bedfont as a mini Multi-Purpose Centre including 26 units of residential. Could also include other uses from Community Buildings Review projects that Members and the Feltham Community Development Association are involved in.
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**PROPERTY SCHEDULE I- LIBRARIES & CULTURAL BUILDINGS (Managed by Carillion)**

Address	Town Centre	Property Type	Tenure	Service	Category	Comments
Heston Library, New Heston Road	Heston	Library	FH	ENV		Fully refurbished in 2010. Key building adjacent to the new Heston Pools and Fitness to provide a full leisure service provision. Could be included in a Heston Multi-Purpose Centre with 15-20 residential units over for retention by Council.
Beavers Library- The Hub-Salisbury Road	Hounslow	Library, Children's Centre and Community Centre	FH	ENV		Built in 2005 as a purpose built community centre. Anchor for projects such as Cranford Stronger Together and Working People Working Places that are based in the library.
Isleworth Library, Twickenham Road	Isleworth	Library	FH	ENV		Fully refurbished in 2010 and part of Isleworth Recreation Centre to create a leisure hub for Isleworth.
Bedfont Library, Staines Road	Bedfont	Library	FH	ENV		Site could be redeveloped to form a Mini Multi-Purpose Centre with 10 (1 and 2 bed) flats above or library relocated elsewhere for 12 (3 bed flats)
Osterley Library, St Mary's Crescent	Osterley	Library	FH	ENV		Fully refurbished in 2010. Site could be redeveloped with facilitating 6 flats above or relocating library to another site to develop 3 large houses. Also opportunity to extend further with adjacent Bowls Club.
Treaty Centre – Centrespace incl Paul Robeson Theatre	Hounslow	Library, Theatre and community space	LH	ENV		Located in the Treaty Centre and leased in from Quidnet Properties until 2084. Library and Centre Space has undergone a major project to replace the building services along with formation of Adult Education classrooms within the library. Second floor offices redeveloped into a Community Resource Centre. Paul Robeson Theatre is underutilised due to limited access and opening hours. Library being moved to new Civic Centre. Move displaces several library functions including the archives, local studies,



						School's Library Service, Library at Home and the back office which need re-provision elsewhere.
Brentford Library, Boston Manor Road	Brentford	Library	FH	ENV		Grade 2 listed building in need of refurbishment and that cannot accommodate the electrical infrastructure for a modern library service. First floor is currently void. Consideration of moving library into new build Multi- Purpose Centre on High St and turning this building into Business Start up facility with residential development. Covenants and restrictions on disposal are currently under investigation. Exploration of heritage funds for refurbishment is also planned.
Chiswick Library, Duke's Avenue	Chiswick	Library	FH	ENV		Located across two buildings. Purpose built annexe to a large converted residential house. The site has high residual development value with the library either reprovided on site whilst creating 7 large residential units or relocating library to an alternative suitable location thereby releasing the entire site for circa 13 large residential units. Covenants are being reviewed in light of challenges to use of part of the library for a "Workary" (desks for hire to individuals and small businesses).
Cranford Library, Bath Road	Cranford	Library	FH	ENV		Under-utilised library that can be co-located with Meadowbank Adult Education Centre. Site has limited redevelopment opportunity due to planning restrictions so could be disposed of under existing D1 use.
Feltham Library - 210 The Centre, High St	Feltham	Library	LH	ENV		New library built in 2005 as part of Feltham Town Centre redevelopment and leased in until 2132. Includes meeting rooms and CAB. Use to be intensified, bringing in other community uses.
Hanworth Library, Uxbridge Road	Hanworth	Library	FH	ENV		Newly built library as part of Hanworth Airparcs Leisure Centre to create a leisure hub for Hanworth.

Boston Manor House, Boston Manor Road	Brentford	Historic House	FH	ENV		Grade 1 listed Jacobean manor house built in 1623 with residential annex. HLF bid being developed for building and park with significant community focus and heritage/art related activities.
Gunnersbury Park Estate	Brentford/Ealing	Historic House	FH	LBH/LB Ealing		A Gunnersbury Regeneration Project is currently being implemented by LB Ealing & Hounslow in partnership with English Heritage and Heritage Lottery Fund which will see significant investment (£26m) to conserve, repair, and renovate the buildings in the park and preserve the significant heritage assets to create a leading heritage visitor attraction.
Hogarth's House, Hogarth Lane, Great West Road	Chiswick	Historic House	FH	ENV		Grade 1 listed building refurbished in 2010 and operating as a museum. HLF Stage 1 application secured to work up the proposal for a new learning centre and mulberry garden project which will increase capacity for visitors and therefore income generating opportunities.
Redlees Studios, Worton Road	Isleworth	Artist Studios	FH	ENV		The Studios comprise of 35 units specifically adapted to provide space for a variety of artistic disciplines. The Gallery space can also be hired for exhibitions, workshops and corporate events.
South Lodge, Chiswick House	Chiswick	Museum	FH			The gardens are managed on a 99 year lease by Chiswick House and Gardens Trust for which the council make an annual contribution. They also operate the House through a management agreement with English Heritage.

**PROPERTY SCHEDULE J- PARKS AND PLAYGROUNDS**

Address	Town Centre	Property Type	Tenure	Service	Category	Comments
Waye Avenue Playground	Cranford	Playgrounds		ENV		Further review required
Wesley Avenue	Heston	Playgrounds		ENV		Identified as phase 3 refurbishment. Under review
Bedfont Recreation Ground	Bedfont	Playgrounds		ENV		Management opportunity
Wellesley Road Playground	Chiswick	Playgrounds		ENV		Identified as phase 3 refurbishment
	Isleworth	Playgrounds		ENV		Further review required
Clark Way playground	Heston	Playgrounds		ENV		Further review required
Playground at Beaversfield Park	Hounslow	Playgrounds		ENV		Further review required
Dukes Meadow Paddling Pool Land	Chiswick	Playgrounds		ENV		Part of Dukes Meadows Review
Dukes Meadow Playground	Chiswick	Playgrounds		ENV		Part of Dukes Meadows Review
Brent Lea Recreation Ground 955601 Land	Syon	Playgrounds		ENV		Further review required
Kingsley Road Playground	Hounslow	Playgrounds		ENV		Further review required
Myrtle Avenue Playground	Bedfont	Playgrounds		ENV		Further review required
Land at Southville Playground	Bedfont	Playgrounds		ENV		Investment planned with outdoor gym being installed
Grantley Road Playground	Cranford	Playgrounds		ENV		Further review required
Hawthorn Hatch Playground	Brentford	Playgrounds		ENV		Further review required
Northcote Avenue Playground	Isleworth	Playgrounds		ENV		Further review required
Midsummer Avenue Rec	Hounslow	Parks		ENV		Further review required
Rectory Meadow Recreation Ground	Cranford	Parks		ENV		Further review required
Dukes Meadows Recreation & Promenade	Chiswick	Parks		ENV		Part of Dukes Meadows Review
Grosvenor Park	Feltham	Parks		ENV		Further review required

Under 5's-Pt Redlees Retreat	Isleworth	Parks		ENV		Reinvestment required
Part of Hanworth Park	Hanworth	Parks		ENV		Reinvestment required
Central Playing Fields - Lampton Park	Hounslow	Parks		ENV		Reinvestment required
Pitch & Put - Gunnersbury Park	Brentford	Parks		ENV		Part of Gunnersbury regeneration project
Pevensey Road Open Space	Feltham	Parks		ENV		Further review required
The Alf King Under 5's Play Centre	Feltham	Parks		ENV		Further review required
Watermans Park	Brentford	Parks		ENV		Part of marina development regeneration project to deliver park improvements for part of park to be used for land side facility for new 26 berth moorings project.
The Gardens, Gunnersbury Park	Brentford	Parks		ENV		Part of Gunnersbury regeneration project
Skateboard Park		Parks		ENV		Further review required
Blenheim Park Land	Feltham	Parks		ENV		Further review required
Hounslow Heath	Hounslow	Parks		ENV		Management opportunity
Gunnersbury Park	Brentford	Parks		ENV		Part of Gunnersbury regeneration project
Chiswick House Grounds	Chiswick	Parks		ENV		Management opportunity

**PROPERTY SCHEDULE K- CEMETRIES**

<b>Address</b>	<b>Town Centre</b>	<b>Property Type</b>	<b>Tenure</b>	<b>Service</b>	<b>Category</b>	<b>Comments</b>
Feltham Cemetery, Sunbury Road	Feltham	Cemetery		ENV		Further review required
Bedfont Cemetery, Bedfont Road	Bedfont	Cemetery		ENV		Further review required
Chiswick Old Burial Ground, Corny Road	Chiswick	Cemetery		ENV		Further review required
Isleworth Cemetery, Park Road	Isleworth	Cemetery		ENV		Further review required
Chiswick New Cemetery, Stavely Road	Chiswick	Cemetery		ENV		Further review required
New Brentford Cemetery, Sutton Lane	Hounslow	Cemetery		ENV		Further review required
St Leonards Church Yard, Heston Road	Heston	Cemetery		ENV		Further review required
Hounslow Cemetery, Hanworth Road	Hanworth	Cemetery		ENV		Further review required
Borough Cemetery, Powdermill Lane	Richmond	Cemetery		ENV		Further review required
Hatton Cemetery, Faggs Road	Feltham	Cemetery		ENV		Further review required
St Mary's Churchyard - Hatton Road,	Bedfont	Cemetery		ENV		Further review required
All Saints Churchyard - Church Street,	Isleworth	Cemetery		ENV		Further review required

**PROPERTY SCHEDULE L- ALLOTMENTS (Managed by Carillion)**

Address	Town Centre	Property Type	Tenure	Service	Category	Comments
Barnes Farm Allotments	Heston/ Cranford	Allotments		ENV		Further review required
Former New Road Allotments		Allotments		ENV		Further review required
Church Walk Allotments	Isleworth/ Brentford	Allotments		ENV		Further review required
Saxon Ave Allotments	West	Allotments		ENV		Further review required
Staveley Road Allotments	Chiswick	Allotments		ENV		Further review required
Sutton Lane Allotments	Heston/ Cranford	Allotments		ENV		Further review required
Syon Park Gdns Allotments	Isleworth/ Brentford	Allotments		ENV		Further review required
Thames Rd Allotments	Chiswick	Allotments		ENV		Further review required
Viola Farm Allotments	West	Allotments		ENV		Further review required
Waye Avenue Allotments	Heston/ Cranford	Allotments		ENV		Further review required
Westbrook Road Allotments	Heston/ Cranford	Allotments		ENV		Further review required
Gainsborough Gardens Allotments	Central	Allotments		ENV		Further review required
Worton Rd Allotments	Central	Allotments		ENV		Further review required
Feltham Hill Road Allotments		Allotments		ENV		Further review required
Boston Manor Park Allotments		Allotments		ENV		Further review required
Hatton Road Allotments	West	Allotments		ENV		Further review required
Hounslow Avenue Allotments	Central	Allotments		ENV		Further review required
The Promenade Allotments	Chiswick	Allotments		ENV		Further review required
Stanley Road Allotments	Central	Allotments		ENV		Further review required
Burial Ground Allotments	Chiswick	Allotments		ENV		Further review required
Wellmeadow Road Allotments	Isleworth/ Brentford	Allotments		ENV		Further review required

Park Road Allotments	Isleworth/ Brentford	Allotments		ENV		Further review required
Faggs Road Allotments	West	Allotments		ENV		Further review required
Dukes Meadow Allotments	Chiswick	Allotments		ENV		Part of Dukes Meadows review
Marshall Close Allotments		Allotments		ENV		Further review required
Chertsey Road Allotments	Chiswick	Allotments		ENV		Further review required
Church Road Allotments	West	Allotments		ENV		Further review required
Heath Road Allotments	Central	Allotments		ENV		Further review required
Inwood Road Allotments	Central	Allotments		ENV		Further review required
Pear Tree Allotments	Central	Allotments		ENV		Further review required
Cole Park Allotments	Isleworth/ Brentford	Allotments		ENV		Further review required
Fernside Avenue Allotments	West	Allotments		ENV		Further review required
Green Lane Allotments	West	Allotments		ENV		Disused statutory allotments. Transfer land to Lampton 360 for short term development of circa 263 residential units.
Manor Gdns Allotments	Chiswick	Allotments		ENV		Further review required
James Street Allotments	Hounslow	Allotments		ENV		Disused non statutory allotments. Transfer land to Lampton 360 for short term development of circa 60 residential units.

**PROPERTY SCHEDULE M- CAR PARKS**

Address	Town Centre	Property Type	Tenure	Service	Category	Comments
New Road, Bedfont Lane	Feltham	Car Park	FH	ENV		Under used. Transfer land to Lampton 360 for long term development of circa 103 residential units.
Sydney Road off Lane	Feltham	Car Park	FH	ENV		Adjacent to Feltham station.
Prince Regent Road South	Hounslow	Car Park	FH	ENV		Small pocket car park to rear of High St
Holloway Street	Hounslow	Car Park	FH	ENV		Earmarked for Hounslow Town Centre Redevelopment
Alexandra Road	Hounslow	Car Park	FH	ENV		Earmarked for Hounslow Town Centre Redevelopment
School Road	Hounslow	Car Park	FH	ENV		Site for Hounslow Town Primary School and residential mixed use scheme. See 4-10 School Road and Hounslow Town Primary School.
Montague Road (East Side)	Hounslow	Car Park	FH	ENV		Adjacent to Oxley House for possible combined redevelopment site OR retain and extend existing car parking provision.
Chiswick Common Road	Chiswick	Car Park	FH	ENV		
Bath Road	Hounslow	Car Park	FH	ENV		Site for Civic Centre relocation
340-380 Bath Road	Hounslow	Car Park	FH	ENV		Fronting Hounslow West parade
Bell Road	Hounslow	Car Park	FH	ENV		Small pocket car park close to High St- Underused and adjacent to 61-63 Bell Rd and adjoining HRA houses for combined redevelopment site of 22 residential units. OR retention as car park.
Bethany Way	Bedfont	Car Park	FH	ENV		Small pocket car park close supporting Bedfont shops
Kingsley Road	Hounslow	Car Park	FH	ENV		Site for redevelopment with Kingsley Youth Centre. Not Part of Kingsley Academy for residential development OR retention as car park.
Layton Road	Brentford	Car Park	FH	ENV		Site being considered for disposal of 125 year lease to EFA for development of Floreat Free School.
Windmill Road	Brentford	Car Park	FH	ENV		Small pocket car park. Possible use for redevelopment
Albany Road	Brentford	Car Park	FH	ENV		Fronting Albany parade
Ground Floor Central Hs	Hounslow	Car Park	LH	ENV		Leased in from Central House for use as car park
Welstead Way	Chiswick	Car Park	FH	ENV		Small pocket car park. Possible use for redevelopment



Pevensey Road North	Hanworth	Car Park	FH	ENV		Further review required
Land on Brentford High St	Brentford	Car Park	FH	ENV		Small pocket car park. Earmarked for (Ballymore) Brentford Town Centre Redevelopment

**PROPERTY SCHEDULE N- COMMUNITY BUILDINGS (Excluding properties leased to Fusion and Carillion)**

Address	Town Centre	Property Type	Tenure	Service	Category	Comments
6th Osterley Scout Group, Quakers Lane	Isleworth	Scouts				Lease expired 1996. Complete new lease.
6th Brentford Scout Group, Willow Close	Brentford	Scouts				Lease expired 2003. Complete new lease.
Star Road Scouts,	Isleworth	Scouts	LH			Surplus to scouts needs. Possibly needed for 2 Year old provision or adjacent Spring Grove Primary School. Need to consider future uses of disposal.
The Lawns, Lampton Road	Hounslow	Scouts	LH	ENV		Lease expired 2004. Complete new lease
Heston Scouts, New Heston Road	Heston	Scouts	LH	ENV		New site under Heston Leisure Scheme and leased to scouts on 40 year FRI lease. Now agreed to include Early years provision with works in progress.
4th Feltham Scouts, 95 High St	Feltham	Scouts				Lease expired 2003 and surrender in progress. Building to be used for full time 2 year old provision and lease to be agreed for new provider.
Feltham Sea Cadets Corps, Ludlow Road	Feltham	Scouts				On 25 year lease to 2025 but adjacent to 10 <sup>th</sup> Feltham for large redevelopment opportunity
Scout Hut adj. to 27 Oxford Road North	Chiswick	Scouts	LH			Lease expired 1997. Complete new lease.
Scout Hut, Chiswick House Grounds	Chiswick	Scouts				Lease expired 2007. Complete new lease.
Bedfont Close Scout	Bedfont	Scouts				Lease expired 1995. Complete new lease.

10 <sup>th</sup> Feltham Scouts, Hawkes Road	Bedfont	Scouts				Lease expired 1995 and on large plot for redevelopment of 10 residential units. Relocate scouts.
Mosque, Wellington Road South	Hounslow	Mosque	LH	ENV		Land leased out
Royal Naval Assoc.Club, Park Road	Hanworth	Club	LH			Lease expires 2016. For medium term development by Lampton 360 of 25 residential units.  Great opportunity for a longer term redevelopment including hard standing of aircraft hangers on adjacent site in Hanworth Park but under Green Belt.
Feltham Ex-Servicemans Club - Blenheim Park	Feltham	Club	LH	ENV		Redevelopment for 94 Extra Care units. .
Hounslow Youth Centre, Kingsley Road	Hounslow	Youth Centre	FH	CAS		Site for redevelopment with Kingsley Car Park . for residential development OR retention as youth centre which already includes early years provision
Hanworth Youth Centre, Hounslow Road	Hanworth	Youth Centre	FH	CAS		Leased out to 2024 for youth centre for CAS. Current use includes early year's provision. Opportunities to take on other community uses.
Hogarth Youth Centre, Hounslow Road	Chiswick	Youth Centre	FH	CAS		Leased out to 2024 for youth centre for CAS. Opportunities to take on other community uses.
St Johns Ambulance Brigade-adj.154/156 Uxbridge Road	Feltham	Hall	LH	ENV		Further review required
RAOB Hall, Sunbury Road	Feltham	Hall	LH	ENV		Further review required
Bedfont Community Centre, Hatton Road	Bedfont	Community Centre		CAS		Leased to 2027. Standalone building

Bedfont Lane Community Centre, Proctors Close,	Feltham	Community Centre		HRA		No lease in place, users on hire agreement. Needs major investment.
Belvedere House Community Centre, Lemon Grove	Feltham	Community Centre		HRA		No lease in place, users on hire agreement. Base of tower block
Bensington Community Room, 38 Bensington Court, New Road,	Bedfont	Community Centre		HRA		No lease in place, users on hire agreement. Single room in block of flats.
(Alf Chandler Centre) Benson Close Resource Centre, Benson Close	Hounslow	Community Centre		HRA		No lease in place, users on hire agreement. Needs major investment. Standalone building
Brabazon Community Centre, 106 Brabazon Road	Heston	Community Centre		HRA		No lease in place, users on hire agreement. . Standalone building
Brentford Library (1st Floor) Boston Manor Road.	Brentford	Community Centre	FH	ENV		Part of Brentford Library. Underutilised community area now reverting back to Carillion under their lease.
Brickfield Close, Brickfield Close, Field Lane,	Brentford	Community Centre		HRA		Let for Foodbox on TAW. Could take on more community uses.
Bridge Link Centre, Ivybridge Link, Summerwood Road,	Isleworth	Community Centre		HRA		On TAW. Lease to be completed. Opportunity to dispose of site to adjacent retail park with new community facility relocated elsewhere on site. Current use includes early years provision.
Burden Close Meeting Room , Burden Close,	Brentford	Community Centre		HRA		No lease in place, users on hire agreement. Single room in block of flats.
Charlton House Meeting, Room25 Charlton House,	Brentford	Community Centre		HRA		No lease in place, users on hire agreement. Single room in block of flats.

Chiswick Pier House & Land , The Pier House, Corney Reach Way,	Chiswick	Community Centre		ENV		Further review required
Clayponds Community Hall, Clayponds Gardens,	Brentford	Community Centre		HRA		No lease in place, users on hire agreement. . Standalone building
Convent Way Community Hall, 207-280 Convent Way,	Southall	Community Centre		HRA		No lease in place, users on hire agreement. . Standalone building
Convent Way Resource Centre, 143- 164 Convent Way	Southall	Community Centre		HRA		Being leased out to Doctors Surgery
Site of former Crane Community Centre , Nene Gardens	Hanworth	Community Centre		CAS		Subject to removal of restrictive covenant - Disposal of site to Lampton 360 for medium term development of 34 residential units
Dukes Meadows Community Centre Alexandra Gardens	Chiswick	Community Centre		HRA		Expired lease and new lease being negotiated. Standalone building. Good site for redevelopment if community use can be relocated elsewhere. Current use includes early year's provision.
Edensor Gardens , Edensor Gardens,	Chiswick	Community Centre		HRA		No lease in place, users on hire agreement. Single room in block of flats.
Fraser House, Green Dragon Lane	Brentford	Community Centre		HRA		No lease in place, users on hire agreement. Single room in block of flats.
Heston Community Centre Vicarage Farm Road,	Heston	Community Centre	LH	CAS		Lease expires 2014. Site no longer part of comprehensive redevelopment (with adjacent sites). Renew lease and intensify use.
Heston Farm Community Centre Heston Farm Estate, Biscoe Close,	Heston	Community Centre		HRA		No lease in place, users on hire agreement. Base of tower block

Oxley House, Hounslow Community Centre, 9 Montague Road,	Hounslow	Community Centre		ENV		Lease expired 2010 and adjacent to Montague Car Park. Comprehensive site for redevelopment. See Montague Rd Car Park. Current use includes early years provision
Hounslow Community Transport 9 Montague Road,	Hounslow	Community Centre		CAS		Lease expired 2010 and adjacent to Montague Car Park. Comprehensive site for redevelopment. As above.
Hounslow Multi-Cultural Centre, 49-53 Derby Road,	Hounslow	Community Centre		CAS		Site not suitable for service. Return to 3 houses and relocate service to rationalised community buildings.
Hunter House Ground Floor, Resource Centre ,Hazel Grove	Feltham	Community Centre		HRA		Now fully used for 2 year old provision. Lease being negotiated with provider. Base of tower block
Mission Hall , Mission Square	Brentford	Community Centre		HRA		Expired lease and new lease being negotiated. Standalone building. Current use includes early year's provision.
Oriel Community Resource Centre, Chamberlain Walk,	Hanworth	Community Centre		HRA		No lease in place, users on hire agreement. Base of tower block
R.O.S.E Hall, Hawthorn Road,	Brentford	Community Centre		HRA		Expired lease and new lease being negotiated. Standalone building. . Current use includes early year's provision.
R.O.W.E Community Centre Unwin Road,	Isleworth	Community Centre		HRA		Expired lease and new lease being negotiated. Standalone building. Current use includes early year's provision.
Sparrow Farm Community Centre, Sparrow Farm Drive,	Feltham	Community Centre		HRA		Lease to be terminated due to breach of repairs. Very dilapidated. Opportunity to dispose of site for redevelopment with new community facility relocated elsewhere on site.
St. George's Community Centre Green Dragon Lane,	Brentford	Community Centre		HRA		Being leased out to CATE (Continued Access to Education) being relocated from Syon Park site

St. John's Centre, 80 St John's Road,	Isleworth	Community Centre		CAS		On lease to 2018. Attached to 78.
Star Centre, 63-65 Bell Road,	Hounslow	Community Centre		ENV		On TAW, Adjacent to Bell Rd Car Park. No longer being sold to occupying group,. See Bell Road Car Park.
Stoney Wall Community Centre Kilross Road, Grove Village,	Bedfont	Community Centre		ENV		Stand alone centre. Existing tenant looking to surrender premises. Could take on more community uses and help rationalise other local centres
Sutton Lane Community Centre Moulton Avenue,	Heston	Community Centre		HRA		No lease in place, users on hire agreement. . Standalone building. Current use includes early year's provision.

**PROPERTY SCHEDULE O- SHOPS**

Address	Town Centre	Property Type	Tenure	Service	Category	Comments
106 Strand on the Green	Chiswick	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.
107 Strand on the Green	Chiswick	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.
108 Strand on the Green	Chiswick	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.
109 Strand on the Green	Chiswick	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.
182 Uxbridge Road - Airmans Parade	Feltham	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.
184 Uxbridge Road - Airmans Parade	Feltham	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.
186 Uxbridge Road - Airmans Parade	Feltham	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.
188 Uxbridge Road - Airmans Parade	Feltham	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.
190 Uxbridge Road - Airmans Parade	Feltham	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.
192 Uxbridge Road - Airmans Parade	Feltham	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.
194 Uxbridge Road - Airmans Parade	Feltham	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.
220 Uxbridge Road - Airmans Parade	Feltham	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.
222 Uxbridge Road - Airmans Parade	Feltham	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.



224 Uxbridge Road - Airmans Parade	Feltham	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.
226 Uxbridge Road - Airmans Parade	Feltham	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.
228 Uxbridge Road - Airmans Parade	Feltham	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.
230 Uxbridge Road - Airmans Parade	Feltham	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.
232 Uxbridge Road – Airmans Parade	Feltham	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.
20 Windsor Road	Cranford	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.
491 Staines Road & 73 Gloucester Road	Hounslow	Shops	LH	ENV		2 adjacent shops in general fund. For further review
493 Staines Road	Hounslow	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.
281 Convent Way	Southall	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.
282 Convent Way	Southall	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.
283 Convent Way	Southall	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.
284 Convent Way	Southall	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.
285-286 Convent Way	Southall	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.
2 Shrewsbury Walk	Isleworth	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.
7 Shrewsbury Walk	Isleworth	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.

8 Shrewsbury Walk	Isleworth	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.
18-19 Shrewsbury Walk	Isleworth	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.
30 Shrewsbury Walk	Isleworth	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.
23-24 Shrewsbury Walk	Isleworth	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.
29 Shrewsbury Walk	Isleworth	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.
13 Shrewsbury Walk	Isleworth	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.
1 Shrewsbury Walk	Isleworth	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.
146 Brabazon Road	Heston	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.
148 Brabazon Road	Heston	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.
150 Brabazon Road	Heston	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.
160-164 Brabazon Road	Heston	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.
174 Brabazon Road	Heston	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.
176 Brabazon Road	Heston	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.
178 Brabazon Road	Heston	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.
117-119 Beavers Lane	Hounslow	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.

121 Beavers Lane	Hounslow	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.
123-125 Beavers Lane	Hounslow	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.
127 Beavers Lane (Surestart Hounslow)	Hounslow	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.
10a Edensor Road	Chiswick	Shops	LH	ENV		Shops in general fund. For further review
10b Edensor Road	Chiswick	Shops	LH	ENV		Shops in general fund. For further review
12a Edensor Road	Chiswick	Shops	LH	ENV		Shops in general fund. For further review
12b-14a Edensor Road	Chiswick	Shops	LH	ENV		Shops in general fund. For further review
14b Edensor Road	Chiswick	Shops	LH	ENV		Shops in general fund. For further review
2 Clifton Parade, Fernside Avenue, Hanworth Land	Hanworth	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.
4 Clifton Parade, Fernside Avenue, Hanworth Land	Hanworth	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.
6 Clifton Parade, Fernside Avenue, Hanworth Land	Hanworth	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.
8 Clifton Parade, Fernside Avenue, Hanworth Land	Hanworth	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.
Display window - Key Site	Hounslow	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.
7-9 Staines Road	Hounslow	Shops	LH	ENV		Shops in general fund. For further review
2-6 Clayponds Lane	Brentford	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.
44-45 Half Acre, Brentford	Brentford	Shops	LH	ENV		Shops in general fund. For further review
1-3 Central Parade, Sparrow Farm Drive Land	Feltham	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.
4 Central Parade, Sparrow Farm Drive Land	Feltham	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.
5 Central Parade, Sparrow Farm Drive Land	Feltham	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.

6 Central Parade, Sparrow Farm Drive Land	Feltham	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.
7 Central Parade, Sparrow Farm Drive Land	Feltham	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.
8 Central Parade, Sparrow Farm Drive Land	Feltham	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.
9-10 Central Parade, Sparrow Farm Drive Land	Feltham	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.
10 Clayponds Lane	Brentford	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.
14 Clayponds Lane	Brentford	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.
101-103 Bear Road	Hanworth	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.
105 Bear Road	Hanworth	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.
107 Bear Road	Hanworth	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.
109 Bear Road	Hanworth	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.
111 Bear Road	Hanworth	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.
112 County Parade, High Street, Brentford Land	Brentford	Shops	LH	ENV		Earmarked for disposal to Ballymore (Brentford High St)
113-114 County Parade, High Street, Brentford Land	Brentford	Shops	LH	ENV		Earmarked for disposal to Ballymore (Brentford High St)
115 County Parade, High Street, Brentford Land	Brentford	Shops	LH	ENV		Earmarked for disposal to Ballymore (Brentford High St)
116 County Parade, High Street, Brentford Land	Brentford	Shops	LH	ENV		Earmarked for disposal to Ballymore (Brentford High St)

117 County Parade, High Street, Brentford Land	Brentford	Shops	LH	ENV		Earmarked for disposal to Ballymore (Brentford High St)
118 County Parade, High Street, Brentford Land	Brentford	Shops	LH	ENV		Earmarked for disposal to Ballymore (Brentford High St)
119 County Parade, High Street, Brentford Land	Brentford	Shops	LH	ENV		Earmarked for disposal to Ballymore (Brentford High St)
120-122 County Parade, High Street, Brentford Land	Brentford	Shops	LH	ENV		Earmarked for disposal to Ballymore (Brentford High St)
123 County Parade, High Street, Brentford Land	Brentford	Shops	LH	ENV		Earmarked for disposal to Ballymore (Brentford High St)
124 County Parade, High Street, Brentford Land	Brentford	Shops	LH	ENV		Earmarked for disposal to Ballymore (Brentford High St)
125 County Parade, High Street, Brentford Land	Brentford	Shops	LH	ENV		Earmarked for disposal to Ballymore (Brentford High St)
196 Court House Parade, High Street, Brentford	Brentford	Shops	LH	ENV		Shops in general fund. Located on Brentford High St and key to regeneration of the area.
197 Court House Parade, High Street, Brentford	Brentford	Shops	LH	ENV		Shops in general fund. Located on Brentford High St and key to regeneration of the area.
198 Court House Parade, High Street, Brentford	Brentford	Shops	LH	ENV		Shops in general fund. Located on Brentford High St and key to regeneration of the area.
199 Court House Parade, High Street, Brentford	Brentford	Shops	LH	ENV		Shops in general fund. Located on Brentford High St and key to regeneration of the area.
200 Court House Parade, High Street, Brentford	Brentford	Shops	LH	ENV		Shops in general fund. Located on Brentford High St and key to regeneration of the area.
201 Court House Parade, High Street, Brentford	Brentford	Shops	LH	ENV		Shops in general fund. Located on Brentford High St and key to regeneration of the area.
202 Court House Parade, High Street, Brentford	Brentford	Shops	LH	ENV		Shops in general fund. Located on Brentford High St and key to regeneration of the area.
203 Court House Parade, High Street, Brentford	Brentford	Shops	LH	ENV		Shops in general fund. Located on Brentford High St and key to regeneration of the area.

204 Court House Parade, High Street, Brentford	Brentford	Shops	LH	ENV		Shops in general fund. Located on Brentford High St and key to regeneration of the area.
205 Court House Parade, High Street, Brentford	Brentford	Shops	LH	ENV		Shops in general fund. Located on Brentford High St and key to regeneration of the area.
206 Court House Parade, High Street, Brentford	Brentford	Shops	LH	ENV		Shops in general fund. Located on Brentford High St and key to regeneration of the area.
209 Court House Parade, High Street, Brentford	Brentford	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates. For further review. Located on Brentford High St and key to regeneration of the area.
210 Court House Parade, High Street, Brentford	Brentford	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates. For further review. Located on Brentford High St and key to regeneration of the area.
211 Court House Parade, High Street, Brentford	Brentford	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates. For further review. Located on Brentford High St and key to regeneration of the area.
212 Court House Parade, High Street, Brentford	Brentford	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates. For further review. Located on Brentford High St and key to regeneration of the area.
213 Court House Parade, High Street, Brentford	Brentford	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates. For further review. Located on Brentford High St and key to regeneration of the area.
214 Court House Parade, High Street, Brentford	Brentford	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates. For further review. Located on Brentford High St and key to regeneration of the area.
215 Court House Parade, High Street, Brentford	Brentford	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates. For further review. Located on Brentford High St and key to regeneration of the area.
216 Court House Parade, High Street, Brentford	Brentford	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates. For further review. Located on Brentford High St and key to regeneration of the area.

1 Albany Parade, High Street, Brentford	Brentford	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.
2 Albany Parade, High Street, Brentford	Brentford	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.
3-4 Albany Parade, High Street, Brentford	Brentford	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.
5 Albany Parade, High Street, Brentford	Brentford	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.
6 Albany Parade, High Street, Brentford	Brentford	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.
7 Albany Parade, High Street, Brentford	Brentford	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.
8 Albany Parade, High Street, Brentford	Brentford	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.
9 Albany Parade, High Street, Brentford	Brentford	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.
10 Albany Parade, High Street, Brentford	Brentford	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.
11 Albany Parade, High Street, Brentford	Brentford	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.
12 Albany Parade, High Street, Brentford	Brentford	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.
13 Albany Parade, High Street, Brentford	Brentford	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.
14 Albany Parade, High Street, Brentford	Brentford	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.
15 Albany Parade, High Street, Brentford	Brentford	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.
16 Albany Parade, High Street, Brentford	Brentford	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.

17 Albany Parade, High Street, Brentford	Brentford	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.
18 Albany Parade, High Street, Brentford	Brentford	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.
19 Albany Parade, High Street, Brentford	Brentford	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.
77 Bedfont Lane, Feltham Land	Feltham	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.
79 Bedfont Lane, Feltham, TW14 9BH	Feltham	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.
81 Bedfont lane Land	Feltham	Shops	LH	HH		Converted for Hounslow Housing local office
83 Bedfont Lane	Feltham	Shops	LH	HH		Converted for Hounslow Housing local office
85 Bedfont Lane	Feltham	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.
87 Bedfont Lane	Feltham	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.
89 Bedfont Lane	Feltham	Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.
35-41 London Road		Shops	LH	HH		HRA Shops within Hounslow Housing properties/ estates.



**PROPERTY SCHEDULE P- INDUSTRIAL / COMMERCIAL ESTATES**

Address	Town Centre	Property Type	Tenure	Service	Category	Comments
Unit 1 to 19 Derby Road Industrial Estate	Hounslow	Industrial Units	LH	ENV		Industrial Estate of 19 units Leased in under 125 year lease until 2109 . All units leased out and providing a rental income and supporting local businesses. Opportunity for investment of the estate to drive up its capital value and income.
Western International Market	Southall	Market	FH	ENV		Wholesale fruit , vegetable and flower market constructed 2008. 90 wholes sale units, offices, bank and supporting retail units. Fully let and a key property asset for generating revenue income. Additional units for letting being created from existing buildings and lorry overspill car park and making better use of letable space.
Sunday Market, Western International Market	Southall	WIM	FH	ENV		WIM Staff Car Park let out until October 2017 for Sunday Retail Market producing revenue income.