

Appendix 2 - Estates Improvements Programme - Full Estates List with Rankings							
Estate	Area	Ward	No. of prop	Leasehold	L/H %	Overall Estate Score	Comments
Petersfield Estate	Romford RM3	Gooshays	430	68	15.81395	86	Retford Path and Petersfield Avenue garage sites for demolition could be considered for future Regeneration.
Cherry Tree Estate	Rainham RM13	South Hornchurch	284	117	41.19718	81	New Zealand Way garage site for demolition. Cherry Tree Lane could be considered for future Regeneration.
Dagnam Park Estate	Romford RM3	Gooshays	450	61	13.55556	81	Leamington Road garage site for demolition
Kingsbridge Estate	Romford RM3	Harold Wood	549	105	19.12568	75	
Ongar Way	Rainham	South Hornchurch	302	97	32.11921	74	Theydon Gardens garage sites for demolition. Canfield Road area could be considered for future Regeneration.
Dartfields Estate	Romford RM3	Gooshays	422	96	22.74882	71	
Briar Road Estate	Romford RM3	Heaton	671	78	11.62444	69	Okehampton Road, Lucerne Way, Tulip Close, Veronica Close, Mimosa Close and Clematis Close garage sites for demolition
Malan Square	Rainham RM13	Elm Park	273	80	29.30403	69	Falcon Way garage site for demolition
Chelmsford Estate	Romford RM5	Haverling Park	325	162	49.84615	65	
Chudleigh Road Estate	Romford RM3	Gooshays	392	67	17.09184	61	Whitchurch Road could be considered for future Regeneration.
Heaton	Romford RM3	Heaton	440	80	18.18182	59	Heaton Avenue could be considered for future Regeneration.
Neave/Shenstone Estate	Romford RM3	Heaton	249	45	18.07229	58	
Betra TMO	Romford RM3	Gooshays	252	59	23.4127	58	Estate is embedded within larger Hailsham Estate but is quite self-contained
Brentwood Road/South Street	Hornchurch RM11	Romford Town	274	100	36.49635	57	Lennox Close and Carlisle Road garage sites for demolition. Tolbut Court, Lennox Close could be considered for future Regeneration.
Rush Green Estate	Romford RM7	Brooklands	284	84	29.57746	54	Rush Green Road garage site for demolition. Clayton, Bellhouse and Meadow Roads largely houses and maisonettes
Taunton Road Estate	Romford RM3	Heaton	244	46	18.85246	48	
Ambleside	Hornchurch RM12	Elm Park	269	69	25.65056	47	
Delta TMO	Gidea Park	Squirrels Heath	275	97	35.27273	51	Durham Avenue garage site for demolition. Complaints about block decoration, request to treat stair decoration differently and car park needs a barrier. Estate is on Regeneration Programme 1 but included as regeneration is currently for infill areas only and not block demolition
Mawneys	Romford RM7	Mawneys	276	89	32.24638	47	Silver Way and Crownmead Way garage sites for demolition. Parking shortage acute at Barham Close.
Macon	Upminster RM14	Cranham	285	134	47.01754	46	Includes Brunswick Court, Regeneration Programme 1
Whitchurch Estate	Romford RM3	Gooshays	212	20	9.433962	31	
Avelon Road	Rainham	South Hornchurch	80	12	15	35	
Rainham and Wennington	Rainham RM13	Rainham and Wennington	207	59	28.50242	24	St Helens Court could be done in isolation but could be considered for future Regeneration.. Stirling Close garage sites for demolition
Lodge Avenue Estate	Romford RM5	Haverling Park	290	70	24.13793	22	Defoe Way garage site for demolition
Wood Lane	Hornchurch RM12	Elm Park	150	30	20	27	Boulter Gardens garage site to demolish
Hacton Estate	Hornchurch RM12	Hacton	215	55	25.5814	26	Hacton Parade garage sites for demolition. Hacton Parade could be considered for future Regeneration.
Poplar/Brooklands Estate	Romford RM7	Brooklands	277	25	9.025271	20	
Harold Wood	Romford RM3	Harold Wood	206	30	14.56311	24	
White Hart Lane	Romford RM7	Mawneys	228	31	13.59649	28	Included for consideration due to new-build development due to start to rear of shops and rear of Durham, Devon, Cumberland and Rutland Houses
Collier Row Lane	Romford RM5	Mawneys and Pettits	252	61	24.20635	23	Fullers Close garage site for demolition. Estate includes Delderfield House, Regeneration Programme 1 block
Abbs Cross Estate	Hornchurch RM12	St Andrews	97	1	1.030928	20	
Diban Court	Hornchurch RM12	St Andrews	54	12	22.22222	20	Diban Court could be considered for future Regeneration.
Hailsham Road	Romford RM3	Heaton	327	12	3.669725	14	Estate surrounds the Betra TMO Estate but is mainly houses
Albany Estate	Hornchurch RM12	Hylands	165	14	8.484848	13	Adelphi and Apollo done recently
Painesbrook Estate	Romford RM3	Harold Wood	96	4	4.166667	4	Amersham Road Garages for demolition
London Road	Romford RM7	Brooklands	62	18	29.03226	5	Crowlands Avenue garage site for demolition
Petra TMO	Hornchurch RM12	St Andrews	146	45	30.82192	5	
Upminster	Upminster RM14	Upminster	69	9	13.04348	3	
Gidea Park/Squirrels Heath	Romford RM2	Squirrels Heath	39	12	30.76923	1	
Estates on Regeneration Programme 1 have not been included on this list, with the exception of Delta TMO							