

City of London Corporation Housing Estates
A Guide for Members



Department of Community and Children's Services
Housing Division

March 2024

CONTENTS

	Avondale Square Estate
	City of London & Gresham Almshouses
	Dron House
	Golden Lane Estate
	Holloway Estate
	Isleden House
	Middlesex Street Estate
	South Bank Estates
	Sydenham Hill Estate
	William Blake Estate
	Windsor House
	York Way Estate

Housing Stock Information and Estate Profiles

March 2024

This booklet is intended to give Members an introduction to each estate managed by the City Corporation as part of the Housing Revenue Account (HRA). It also includes some general information about the makeup of the social housing stock managed by the City Corporation.

Information about our estates, including local office contact details, can be found on the City Corporation's website, at <https://www.cityoflondon.gov.uk/services/housing/housing-estates>.

Housing Stock Profile

Estates and block names

Avondale Square, Old Kent Road, SE1	<ul style="list-style-type: none"> - Avondale House - Brettinghurst - Centre Point - Colechurch House - East Point - Eric Wilkins House - George Elliston House - Harman Close - Longland Court - Proctor House - Tevatree House - Tovy House - Twelve Acres House - West Point
City of London and Gresham Almshouses, Ferndale Road, Brixton	<ul style="list-style-type: none"> - City of London Almshouses - Gresham Almshouses
Dron House, Adelina Grove, Whitechapel E1	
Golden Lane Estate, Fann Street EC1Y	<ul style="list-style-type: none"> - Basterfield House - Bayer House - Bowater House - Crescent House - Cullum Welch House - Cuthbert Harrowing House - Gt Arthur House - Hatfield House - Stanley Cohen House
Holloway Estate, Parkhurst Road N7	<ul style="list-style-type: none"> - Barnersbury House - Bunning House - Crayford House - Fairweather House - Hilton House - McMorran House - Whitby Court
Isleden House, Prebend Street, Islington N1	<ul style="list-style-type: none"> - Isleden House (general needs) - Isleden House (sheltered)
Middlesex Street Estate, Middlesex Street, London E1	<ul style="list-style-type: none"> - Petticoat Tower - Petticoat Square
South Bank Estates SE1	<ul style="list-style-type: none"> - Bazeley House, Lancaster Street - Collinson Court, Great Suffolk Street - Gt Suffolk St - Horace Jones House, Duchess Walk - Markstone House, Lancaster Street - Pakeman House, Pocock Street - Stopher House, Webber Street - Sumner Buildings, Summer Street

Spitalfields Market (Horner Buildings)	<ul style="list-style-type: none"> - Brushfield Street - Commercial Street - Lamb Street
William Blake Estate, Hercules Road SE1	<ul style="list-style-type: none"> - Blake House - Donnelly House - Lynton Mansions - McCauley Close - St James Mansions - York House
Windsor House, Wenlock Road N1	
York Way Estate, Market Road, Islington N7	<ul style="list-style-type: none"> - Kinefold House - Lambfold House - Penfields House - Shepherd House

Summary of Housing Stock

Figures compiled March 2024

Total number of homes in management	2,832	
Tenanted homes	1,877	
Leasehold homes	955	
Houses		
Houses	45	
Flats and maisonettes	2,809	
	<i>These figures include 8 guest rooms and 14 properties leased to Habinteg Housing Association</i>	
Properties by bedroom category		
	Studios	531
	1-bedroom	777
	2-bedroom	869
	3-bedroom	594
	4-bedroom	49
Residential blocks		
Residential blocks	58	
Largest block	Crescent House (145 homes)	
Smallest block	York House, William Blake Estate (6 homes)	
Largest estate	Avondale Square (663 homes)	
Smallest estate	Isleden House (80 homes)	

AVONDALE SQUARE ESTATE, OLD KENT ROAD, SE1



Total homes	663 across 13 blocks
Tenanted	548 (83%)
Leasehold	115 (17%)
Local Authority	London Borough of Southwark
Community spaces	<p>A community centre is provided at Twelve Acres House, featuring a large hall, plus smaller meeting rooms and kitchen facilities.</p> <p>A separate communal lounge facility is provided in Harman Close for sheltered housing residents.</p>
Staffing	<p>x1 Resident Services Officer x1 Estate Supervisor x1 Customer Services Officer x1 Income Recovery Officer Estate Services Team: x7 Porter/Cleaners, x1 Gardener</p>
Residents' Association	Avondale Community Events (ACE)
Parking (car spaces and garages)	267
Storage Sheds	335

Other information:

- The land on which the estate is built has been in the City Corporation's ownership since 1251
- The estate was largely built between 1952-67, though Avondale House dates to the 1920s and Twelve Acres House was completed in 2016

- Harman Close, a sheltered housing complex, is located on the estate and provides 48 homes for older residents, with a communal lounge and private garden



Community event on Avondale Pavement



Looking towards West Point

CITY OF LONDON & GRESHAM ALMSHOUSES, FERNDALE ROAD, BRIXTON SW9



Total homes	52 (44 CoL Almshouses, 8 Gresham Almshouses)
Tenanted	52
Leasehold	Not applicable – ineligible for Right to Buy
Local Authority	London Borough of Lambeth
Community spaces	Community Room located in the administrative block of CoL Almshouses
Staffing	x1 Sheltered Scheme Manager (officially known as the “Matron”)
Residents’ Association	None
Parking (car spaces and garages)	6
Storage Sheds	None

Other information:

- The Almshouses belong to the City of London Almshouses Trust (CoLAT) and Gresham Almshouses Trust. They are managed by the Housing Division on behalf of the respective trusts
- The City of London Almshouses were constructed in 1884; the Warden’s Lodge dates from 1858

DRON HOUSE, ADELINA GROVE, WHITECHAPEL E1



Total homes	80 across 3 blocks
Tenanted	44 (55%)
Leasehold	36 (45%)
Local Authority	London Borough of Tower Hamlets
Community spaces	A small community room is provided on the ground floor of Block A. This also serves as an estate office and staff welfare facility.
Staffing	The estate is covered by the Middlesex Street Estate team; there is one Porter/Cleaner for the site and a Gardener whose time is split with other sites
Residents' Association	None
Parking (car spaces and garages)	None
Storage Sheds	32

Other information:

- The estate was completed in 1925 and was built to house families displaced by the improvement of Smithfield Market
- The estate recently benefited from new windows and roof replacements

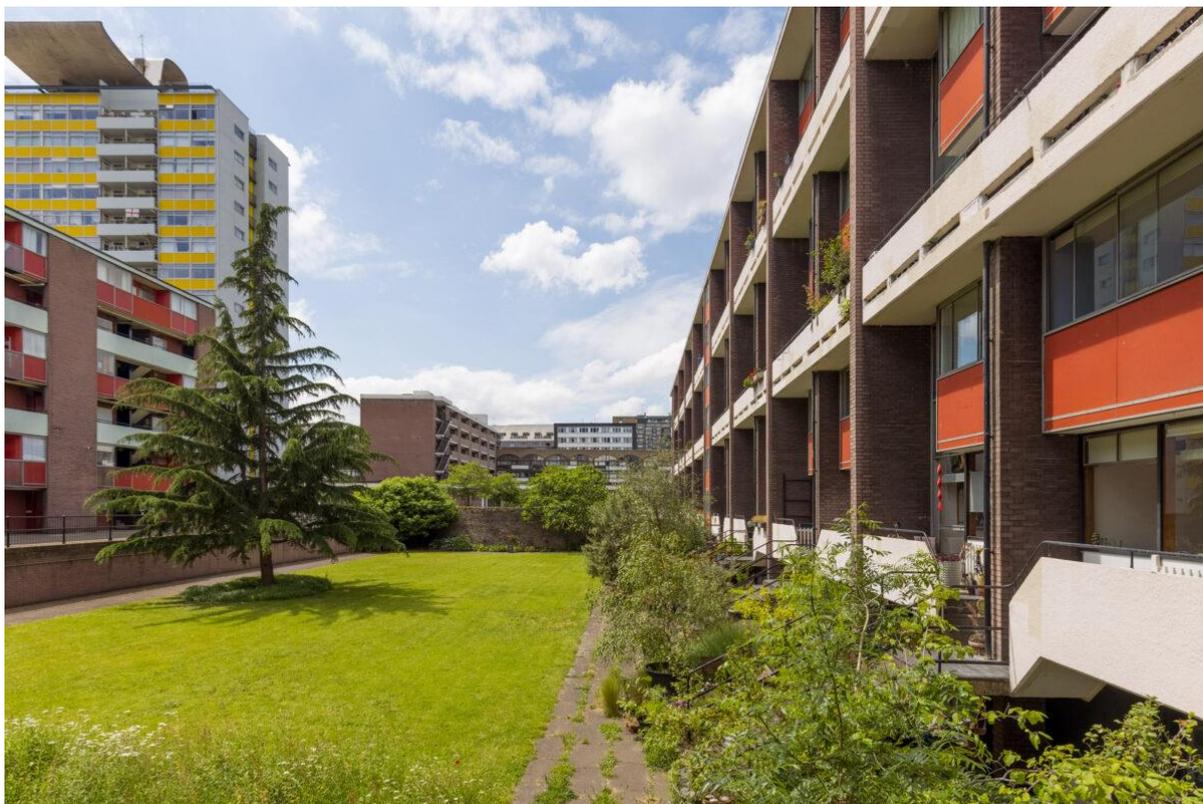
GOLDEN LANE ESTATE, FANN STREET, CITY OF LONDON



Total homes	559 across 9 blocks
Tenanted	285 (51%)
Leasehold	274 (49%)
Local Authority	City of London Corporation
Community spaces	The Golden Lane Estate Community Centre and the Sir Ralph Perring Centre provide a range of facilities for community use
Staffing	X1 Resident Services Officer X1 Estate Supervisor X1 Customer Service Officer X1 Income Recovery Officer (shared with Middlesex Street, Dron House and Windsor House) X5 Porter/Cleaners X1 Gardener (shared with Middlesex Street, Dron House and Windsor House)
Residents' Association	Golden Lane Estate Residents' Association (GLERA)
Parking (car spaces and garages)	93
Storage Sheds	467

Other information:

- The estate was constructed between 1956 and 1962 and is Grade II and II* listed



Basterfield House lawn



Stanley Cohen House

HOLLOWAY ESTATE, PARKHURST ROAD, LONDON N7



Holloway Estate

Total homes	194 across 8 blocks, split over two sites
Tenanted	94
Leasehold	100 (includes 12 homes leased to Habinteg Housing)
Local Authority	London Borough of Islington
Community spaces	A community hall is provided which features a large hall and kitchen facilities, plus a small meeting room
Staffing	Holloway and York Way estates are managed by the same team X1 Resident Services Officer X1 Estate Supervisor X1 Income Recovery Officer These staff work solely at Holloway Estate: X1 Customer Service Officer (temporary post) X2 Porter Cleaners X1 Gardener
Residents' Association	None
Parking (car spaces and garages)	117
Storage Sheds	82

Other information:

- The estate was constructed between 1962 and 1975 on land which has been owned by the City Corporation since 1832

- It is on two sites, either side of Parkhurst Road – the older part of the estate (1962-69) consisting of more traditional blocks of flats is north of Parkhurst Road, the newer part (1975) is Whitby Court on the south side
- Twelve properties located at Whitby Court are adapted for use by disabled residents and leased to Habinteg Housing



Whitby Court



McMorran House

ISLEDEN HOUSE, PREBEND STREET, LONDON N1



Total homes	80 (includes 33 sheltered housing properties and x3 new 3-bed flats currently under construction)
Tenanted	73 (91%)
Leasehold	7 (9%)
Local Authority	London Borough of Islington
Community spaces	A community room is provided for use by sheltered housing residents
Staffing	X1 Sheltered Scheme Manager X1 (Part time) Cleaner
Residents' Association	None
Parking (car spaces and garages)	None
Storage Sheds	44

Other information:

- The estate was constructed in 1948 and opened by Her Majesty Queen Mary
- It was originally managed by the London Parochial Charities before being conveyed to the City of London in 1953
- The estate was intended to provide accommodation which was suitable from “cradle to grave” and even featured a hospital ward as part of the original facilities (now converted into flats)
- The central garden is provided for use by the residents of the sheltered housing, in accordance with the original charitable settlement

- Three new 3-bed homes were recently provided on the site and are now occupied



Central garden at Isleden House, showing the sheltered housing 'cottages'

MIDDLESEX STREET ESTATE, CITY OF LONDON



Petticoat Square

Total homes	236 across 2 blocks
Tenanted	168 (71%)
Leasehold	68 (29%)
Local Authority	City of London
Community spaces	Artizan Street Library and Community Centre is located on site
Staffing	<p>X1 Resident Services Officer X1 Estate Supervisor X1 Customer Services Officer X1 Income Recovery Officer (shared) X2 Porter Cleaners X1 Gardener (shared)</p> <p>The team also manages Dron House and Spitalfields (tenancy management only for the latter)</p>
Residents' Associations	<p>Middlesex Street Residents' Association (MSERA) Petticoat Square Leaseholders' Association (PSLA)</p>
Parking (car spaces and garages)	88
Storage Sheds	160

Other information:

- The estate was completed in 1972 and features the 23-storey Petticoat Tower (the tallest block managed by the Housing Division) and the lower-rise Petticoat Square

SOUTHWARK ESTATES, SOUTHBANK, LONDON SE1



Sumner Buildings (1930)

Total homes	411 across 8 blocks
Tenanted	277 (67%)
Leasehold	134 (33%)
Local Authority	London Borough of Southwark
Community spaces	None
Staffing	The team below is responsible for the Southwark Estates, as well as Sydenham Hill Estate and William Blake Estate X1 Resident Services Officer X1 Estate Supervisor X1 Income Recovery Officer X1 Customer Services Officer (temporary post) X 4 Porter Cleaners X2 Gardeners
Residents' Association	None
Parking (car spaces and garages)	69
Storage Sheds	232

Other information:

- 'South Bank Estates' refers to eight residential blocks which are not on one site but spread across the South Bank, from Waterloo Station to Tower Bridge
- The eight blocks are:
 - Bazeley House, Lancaster Street
 - Collinson Court, Great Suffolk Street
 - Great Suffolk Street
 - Horace Jones House
 - Markstone House, Lancaster Street
 - Pakeman House, Pocock Street
 - Stopher House, Webber Street
 - Sumner Buildings, Sumner Street
- The oldest blocks (Sumner Buildings, Stopher House and Pakeman House) were constructed in the 1930s, with Bazeley, Collinson, Great Suffolk and Markstone following in the 1950s and Horace Jones House in 2015

SYDENHAM HILL ESTATE, LONDON SE26

Total homes	87
Tenanted	34 (39%)
Leasehold	53 (61%)
Local Authority	London Borough of Lewisham
Community spaces	A community hall is provided at Lammas Green, which is currently occupied by an early years nursery during weekdays but is available for hire outside those times
Staffing	The estate is managed by the Southwark Estates team
Residents' Association	None
Parking (car spaces and garages)	23
Storage Sheds	43

Other information:

- The estate is made up of Lammas Green (27 houses and 30 flats) and Otto Close (30 flats and maisonettes) and was built on land held by the Bridge House Estates trust since 1812
- Lammas Green was completed in the 1957 and is now Grade II listed
- Otto Close was constructed in 1976
- A sheltered housing block, Mais House, which was built in 1974, formed part of the site until its recent demolition to make way for a new development of 110 new homes for social rent



Otto Close, Sydenham Hill



Lammas Green, Sydenham Hill

WILLIAM BLAKE ESTATE, HERCULES ROAD, LONDON SE1

Total homes	126
Tenanted	70 (56%)
Leasehold	56 (44%)
Local Authority	London Borough of Lambeth
Community spaces	None
Staffing	The estate is managed by the Southwark Estates team
Residents' Association	None
Parking (car spaces and garages)	33
Storage Sheds	54

Other information:

- The estate is made up of seven residential blocks in a variety of architectural styles, constructed between 1918 and 1981
- The site is very close to London Waterloo Station
- Commercial premises are situated at street level, below residential accommodation, on the Kennington Road side of the estate



WINDSOR HOUSE, WENLOCK ROAD, LONDON N1



Total homes	104
Tenanted	72 (69%)
Leasehold	32 (31%)
Local Authority	London Borough of Hackney
Community spaces	A community hall is located on site, featuring one large room with kitchen and storage facilities
Staffing	Customer Service enquiries are dealt with by Middlesex Street Estate Office; Estate Services functions are managed from Golden Lane
Residents' Association	None
Parking (car spaces and garages)	None
Storage Sheds	38

Other information:

- The estate was constructed in 1927
- Windsor House recently benefited from replacement windows

YORK WAY ESTATE, MARKET ROAD, LONDON N7



Total homes	275 (with an additional 91 new homes due by 2025)
Tenanted	205 (75%)
Leasehold	70 (25%)
Local Authority	London Borough of Islington
Community spaces	A new community hall is being provided as part of the new development; the former hall was demolished as part of this scheme
Staffing	Holloway and York Way estates are managed by the same team X1 Resident Services Officer X1 Estate Supervisor X1 Income Recovery Officer These staff work solely at York Way: X1 Gardener X2 Porter Cleaners
Residents' Association	None
Parking (car spaces and garages)	224
Storage Sheds	108

Other information:

- The estate was constructed in 1968-69 on a site formerly occupied by the Metropolitan Cattle Market since 1855. The names of the blocks reflect this.

- A further 91 homes are planned for the site, as part of a development which will also provide a new community centre, estate office, gardens and play spaces. Planning permission was granted in 2021 and construction is now underway. Further information can be found on a dedicated [website](#).