

Proposed Tranche 1 Disposal

Asset	General Fund/HRA	Brief Description
Glazier House, Birdhurst Road, South Croydon	GF	Former hostel accommodation most recently used by Early Help team who are now relocating to New Addington. Located in good residential area
Heath Lodge, Grangewood Park, Thornton Heath	GF	Vacant Park keepers lodge in very poor condition (c150k refurb cost). Located on the edge of the park with pedestrian access only
TAVR, Broadcombe, Monks Hill	GF	Vacant community building comprising of 6 linked portacabins within a secure yard area in Monkshill area
Edgecoombe, Monkshill	GF	Cleared site adjacent to the park - former use as a scout hut/community building
2 Godstone Road, Kenley	HRA	Former residential building in disrepair with major structural issues on sloping triangular plot
Drayton Road, Central Croydon (Old Town)	GF	Former community building in poor order to the rear of new Community Centre. Former BBB site but without planning consent
Kempfield, Reedham Park Drive, Kenley	GF	Former 2 storey childrens home now semi-derelict. Proposed BBB development site now handed back. Proposal for a 19 unit scheme. No planning consent
Beulah Family Church annexe	GF	Leasehold interest, with annual service charge of c£40k used as a daycare facility for adults with disabilities
Former Buffer Bear site, New Addington	GF	Cleared former community use site. Limited access but good sized sloping site
Former CALAT Coulsdon, Malcolm Road and Barrie Close site (Coulsdon Community Centre)	GF	Old CALAT Centre now occupied by temporary residential occupiers acting as guardians. Large former school building with parking. Former BBB site with planning including new health centre. Planning linked to Barrie Close site so both assets need to be sold together to allow relocation of Community Centre
Garage Site, Windmill Road	HRA	Former HRA garage site. All garages now vacant and in poor condition. Right of way across site for adjoining owner. Former BBB site with planning consent
Peter Sylvester Centre, South Croydon	GF	Current day care centre for adults with disabilities. This has been closed since March 2020 due to the Pandemic and services provided remotely. Building is two storey 1970's construction that was not purpose built as a day care centre
Goldcrest Youth Centre, New Addington	GF	Building is currently used to provide youth services but the building is dated and expensive to maintain. It is located very close to the new Timebridge community centre that could be used to provide youth services
Turnaround Centre/Cavendish House, South End Croydon	GF	1980's former office building that was converted about 9 years ago to provide ground floor meeting/consulting rooms, two floors of offices and kitchen/meeting rooms on third floor