
APPENDIX B : Strategic Sites and Phasings

APPENDIX B.1 : Sites with development potential within Ilford Town Centre

Phasing Periods		Period 1: Up to 2010		Period 2: 2011-2016	Period 3: 2017+	
Ref.	Name/Address	Area (ha)	Existing Use	Preferred Use	Phasing Period	Development Potential
Sites in Ilford Town Centre allocated by the <i>Development Sites with Housing Capacity</i> Development Plan Document						
CW09	Former Pioneer Market.	0.23	Former market site.	Ground and first floor retail/commercial Residential above	1	Up to 264 units
CW11	226-244 High Road.	0.14	Ground floor retail with office above.	Ground floor retail with residential above	1	Up to 38 units
LO05	Peachy House.	0.59	Offices.	Mixed office/residential	1	Up to 223 units
LO06	Sainsbury's.	1.96	Supermarket	Supermarket with residential	1	Up to 180 units
LO08	Victor Wharf.	0.10	Paper Mill	Residential	1	Up to 32 units
LO09	73-77 Ilford Hill.	0.02	Ground floor retail with residential above.	Ground floor retail with residential above	1	Up to 16 units
LO18	Ilford Wharf.	0.25	Industrial buildings	Residential	1	Up to 73 units
VA01	Coventry Road.	0.08	Garages.	Residential	1	Up to 4 units
VA13	51-71 Cranbrook Road	0.35	Ground floor retail with office above.	Ground floor retail with residential above.	1	Up to 45 units
VA14	Mansfield Road.	0.11	Residential.	Residential	1	Up to 6 units
Sites in Ilford Town Centre allocated by this Area Action Plan						
O501	Land between Mill Road and the Railway Line.	0.30	Car Park.	Residential	1	Up to 90 units
O502	Mill House.	1.04	BT offices, depot and car parking.	Employment/commercial Ground floor mixed-use Upper floor residential	3	Up to 26,500 m ² Up to 1,150 m ² Up to 110 units

Ref.	Name/Address	Area (ha)	Existing Use	Preferred Use	Phasing Period	Development Potential
OS03	51-85 Ilford Hill and 1-27 Cranbrook Road.	0.90	Office buildings, public house and Ilford Station.	Employment/commercial Ground floor mixed-use Upper floor residential New station building and public square	1	Up to 1,000 m ² Up to 3,270 m ² Up to 370 units
OS04	60-70 Roden Street and land between Chapel Road and Roden Street.	0.70	Britannia Music warehouse/offices/depot.	Employment/commercial Ground floor mixed-use Upper floor residential	1	Up to 4,500 m ² Up to 2,500 m ² Up to 330 units
OS05	40 Ilford Hill.	0.29	Former police station and car park.	Ground floor mixed-use Upper floor residential	1	Up to 1,500 m ² Up to 85 units
OS06	22-32 Chapel Road.	0.06	Public toilets and retail outlets with residential above.	Ground floor mixed-use Upper floor residential	1	Up to 450 m ² Up to 20 units
OS07	Land adjacent to Cranbrook Road, High Road and the railway, incorporating Station Road.	0.80	Retail/finance/food outlets with offices on upper floors.	Ground floor retail Upper floor residential	2	Up to 8,150 m ² Up to 465 units
OS08	Site bounded by Chapel Road, High Road and Clements Lane.	0.69	Ground floor retail, office above, servicing and car parking.	Ground floor retail Upper floor residential	2	Up to 6,230 m ² Up to 270 units
OS09	Land adjacent to Clements Lane and Clements Road.	0.24	Offices with retail at ground floor, car park, hotel.	Ground floor retail Upper floor residential	2	Up to 2,400 m ² Up to 95 units
OS10	Britannia car park.	0.20	Multi-storey car park.	Car parking retained/reprovided on site Additional residential	2	Up to 50 units
OS11	Land bounded by Clements Road, Chadwick Road and Postway Mews.	0.77	Royal Mail sorting office, depot, retail outlets and Church.	Ground floor retail Upper floor residential	2	Up to 6,000 m ² Up to 175 units
OS12	112-114 High Road.	0.20	Retail outlets with offices above.	Ground floor retail Upper floor residential New town square	1	Up to 1,000 m ² Up to 30 units
OS13	Town Hall car park.	0.78	Private car park and small retail units.	Ground floor retail Upper floor residential New civic space (Unity Square) New theatre	1	Up to 2,095 m ² Up to 270 units
Ref.	Name/Address	Area (ha)	Existing Use	Preferred Use	Phasing Period	Development Potential
OS14	Library service yard.	0.05	Service yard.	Residential	1	Up to 25 units
OS15	Kenneth More Theatre.	0.78	Theatre, theatre store and warehouses.	Ground floor mixed-use Residential	1	Up to 850 m ² Up to 200 units
OS16	187-207 High Road	0.70	Retail units with offices above.	Ground floor retail Residential	2	Up to 5,000 m ² Up to 150 units
OS17	Exchange shopping centre car park.	0.50	Multi-storey car park.	New floor of mixed-use	1	5,000 m ²
OS18	69-126 Ley Street and Opal Mews.	0.76	Terrace houses, vacant retail units.	Employment/commercial Ground floor mixed-use Residential	2	Up to 4,000 m ² Up to 2,000 m ² Up to 230 units
OS19	Ley Street car park and bus depot.	0.80	Multi-storey car park and bus depot.	Reprovide car parking Ground floor mixed-use Residential	2	Up to 500 m ² Up to 270 units
OS20	Rear of Lynton House.	0.20	Servicing and car parking.	Extension to Council offices	1	8,000 m ²
OS21	Former Jumpin Jacks and land to the south.	0.43	Vacant buildings and derelict land.	Ground floor mixed-use Residential	1	Up to 2,000 m ² Up to 225 units
OS22	262-268 High Road.	0.13	Public toilets and retail units.	Ground floor mixed-use Residential	3	Up to 800 m ² Up to 85 units
OS23	Land to the south of Winston Way roundabout.	0.50	Vacant land/buffer strip.	Ground floor community use Residential above	1	Up to 1,000 m ² Up to 50 units
OS24	300-318 High Road	0.27	Restaurant	Ground floor mixed-use Residential	1	Up to 900 m ² Up to 65 units
OS25	Redbridge Enterprise and Ilford Retail Park.	3.10	Retail units, employment units and residential.	Reprovide/new employment space Ground floor mixed use Residential	3	Up to 8,000 m ² Up to 3,000 m ² Up to 600 units

APPENDIX B.2: Redbridge Borough wide phasings

Redbridge Borough	2010-2013	2014-2016	2017-2019	2019+
Numbers of net new Residential properties	3384	3520	1593	765
m2 of net new Residential properties	243648	253440	114696	55080
Numbers of net new Non residential properties				
m2 of net new Non residential properties	50640	73060	53145	13000

(Assumed residential floor space average - 72 sqm per dwelling)⁹⁹

⁹⁹ Information provided by Redbridge Council, dated 21st April 2010

Appendix B.3: Indicative Phasing for Strategic Sites in Redbridge

Phase	Site Ref	Opportunity Site	Status	Residential	Other	Notes
2010 - 2013		Iford Town Centre (Area Action Plan)				
	CW09	Former Pioneer Market	Under construction	294 units	4300 sqm retail and 1700 sqm commercial (office or community use)	
	CW11	226-244 High Road	Approval Pending	101 units	400 sqm retail and 1900 sqm commercial (office or hotel)	
	VA13	51-71 Cranbrook Road	Approval granted	45 units		
	OS4	Britannia Music (60-70 Roden Street and land between Chapel Road / Roden Street)	Approval pending	330 units	700 sqm retail and 2500 sqm commercial	
	OS5	40 Ilford Hill	Proposed	85 units	1500 sqm retail / commercial	
	OS6	22-32 Chapel Road	Proposed	20 units	450 sqm retail / commercial	
	OS12	112-114 High Road	Proposed	30 units	1000 sqm retail	
	OS14	Library Service Yard	Proposed	25 units		
	OS16	187-207 High Road	Pre-application	150 units	5000 sqm retail	
	OS22	262-268 High Road	Proposed	85 units	800 sqm mixed use	
	OS24	300-318 High Road	Proposed	65 units	900 sqm mixed use	
		<i>Total</i>		1230 units	21 150 sqm	
			Gants Hill			
	CR03	Bramley Crescent	Under construction	122 units		
	NE11	Odeon Site	Under construction	47 units (balance)		
	Site A	Wentworth House	Proposed	65 units		Existing office building

Phase	Site Ref	Opportunity Site	Status	Residential	Other	Notes
	Site D	Montrose House	Proposed	35 units		Existing office building
		<i>Total</i>		269 units		
		Crossrail Corridor				
	CH01	Chadwell Heath Service Station (1023 High Road, Chadwell Heath)	Approved	8 units		
	CH06	Water Company Site, Gresham Drive, Chadwell Heath	Approved	4 units		
	CH07	Polygram Building, Unit 1 Clyde Works, Grove Road, Chadwell Heath	Proposed	26 units		
	CH10	Car Park junction of Wangey Road / Cedar Gardens, Chadwell Heath	Proposed	10 units		
	CW03	395-405 High Road, Ilford	Proposed	7 units		
	CW07	561A High Road, Ilford	Proposed	18 units		
	CW13	1-3 Pelham Road, Ilford	Approved	4 units		
	CW16	461 High Road, Ilford	Proposed	22 units	250 sqm retail	
	CW20	225-227 Green Lane, Ilford	Proposed	17 units		
	GM01	569 High Road, Seven Kings	Approved	7 units		
	GM07	56-64 Goodmayes Road, Goodmayes	Proposed	12 units	250 sqm retail	
	CCOS17	519 Green Lane, Goodmayes	Proposed	9 units		
	CCOS31	679 High Road, Seven Kings	Proposed		100 sqm library	
	CCOS14	Grove Farm, rear of 951-1009 High Road, Chadwell Heath	Proposed	130 units	1400 sqm + retail, community, business	
	CCOS15	Chadwell Heath (Grove Farm) Retail Park, High Road, Chadwell Heath	Proposed	75 units	500 sqm business	
	CCOS24	Hinds Head PH, 2A Burnside Road and 76-80 Valance Avenue, Chadwell Heath	Proposed	7 units	100 sqm retail	
	CCOS25	75 - 85 Grove Road, Romford, RM6	Proposed	10 units	150 sqm business	

Phase	Site Ref	Opportunity Site	Status	Residential	Other	Notes
	CCOS02	531-549 High Road, Ilford	Pre-application	122 units	1000 sqm retail, community, business, leisure	
		<i>Totals</i>		488 units	3750 sqm	
		Goodmayes (Hospitals / College)				
	CCOS26	Goodmayes Hospital, Barley Lane, Goodmayes	Proposed	120 units	1500 sqm health / education	
	CCOS27	King George Hospital, Barley Lane, Goodmayes	Proposed		3600+ sqm Polyclinic	
		<i>Totals</i>		120 units	5100 sqm	
		Five Oaks Lane				
	HA09	Five Oaks Lane	Approved	425 units		Potential to seek a new planning permission.
		<i>Totals</i>		425 units		

Phase	Site Ref	Opportunity Site	Status	Residential	Other	Notes
2014-2016		Ilford Town Centre (Area Action Plan)				
	LO06	Sainsburys	Proposed	180 units	3000 sqm retail (supermarket)	
	LO09	73-77 Ilford Hill	Proposed	18 units	100 sqm retail	
	OS03	51-85 Ilford Hill and 1-27 Cranbrook Road	Proposed	370 units	1000 sqm employment / commercial 3270 sqm retail	
	OS07	Land adjacent to Cranbrook Road, High Road,	Proposed	465 units	8150 sqm ground floor retail	
	OS09	Land adjacent to Clements Lane and Clements Road	Proposed	95 units	2400 sqm ground floor retail	
	OS10	Britannia car park	Proposed	50 units		
	OS11	Land bound by Clements Road, Chadwick Road and Postway Mews	Proposed	175 units	6000 sqm ground floor retail	
	OS17	Exchange Shopping Centre Car Park	Proposed		5000 sqm mixed use (new floor)	
OS19	Ley Street car park and bus depot	Proposed	270 units	500 sqm ground floor mixed		

Phase	Site Ref	Opportunity Site	Status	Residential	Other	Notes
					use	
	OS20	Rear of Lynton House	Proposed		8000 sqm office (extension to Council offices)	
		<i>Totals</i>		1623 units	37420 sqm	
		Gants Hill				
	Site B	Eastern Avenue Storage Buildings	Proposed	91 units	2500 sqm retail floor space (supermarket) – Site B or Site E	
	Site C	Commercial House	Proposed	37 units		Existing office building
	Site E	Car Showroom	Proposed	61 units	2500 sqm retail floor space (supermarket) – Site B or Site E	
		<i>Totals</i>		189 units	2500 sqm	
		Crossrail Corridor				
	CH08	8a Cedar Park Gardens	Proposed	2 units		
	SK06	Seven Kings Car Park and Lorry Park, High Road, Seven Kings	Proposed	109 units	750 sqm retail / community / business / leisure	
	CCOS03	Ilford Swimming Pool, Cricklefields, 468-488 High Road, Ilford	Proposed	82 units	1000+ sqm community, leisure	
	CCOS04	514-518 High Road, Ilford	Proposed	4 units	150 sqm business / retail	
	CCOS07	The Joker Public House, Cameron Road, Seven Kings	Proposed	8 units	75 sqm business / retail	
	CCOS08	Seven Kings Health Centre	Proposed	13 units	100 sqm community	
	CCOS09	Seven Kings Methodist Church and Hall, Balmoral Gardens, Seven Kings	Proposed	15 units	100 sqm community	
	CCOS16	Car Park and Works, corner of Cedar Park Gardens and Wangey Road, Chadwell Heath	Proposed	29 units		
	CCOS19	55-61 Goodmayes Road, Goodmayes	Proposed	13 units	200 sqm retail	
	CCOS20	Telephone Exchange, Corner of Kingswood Road and High Road, Goodmayes	Proposed	14 units	1000 sqm business / health care	
	CCOS21	Corner of Wangey Road and Station	Proposed	8 units	150 sqm retail / community	

Phase	Site Ref	Opportunity Site	Status	Residential	Other	Notes
		Road, Chadwell Heath				
	CCOS29	36-48 Goodmayes Road, Goodmayes	Proposed	10 units	75 sqm retail	
	CCOS11	822 (Tesco) High Road, Goodmayes	Proposed	533 units	3000 sqm retail / healthcare	
	CCOS12	Goodmayes Retail Park, High Road, Goodmayes	Proposed		1000 sqm retail / business / healthcare	
		<i>Totals</i>		840 units	7600 sqm	
		Goodmayes (Hospitals / College)				
	CCOS28	Redbridge College, Little Heath, Goodmayes	Proposed	60 units	2500+ sqm education	
		<i>Totals</i>		60 units	2500 sqm	
		South Woodford				
	RO09	120 Chigwell Road, South Woodford (Charlie Browns Roundabout)	Proposed	106 units	5000 sqm commercial / community use	
	CE08	96 George Lane & 53-55 Marlborough Road, South Woodford	Proposed	41 units		
	CE01	Station Estate, off George Lane, South Woodford	Proposed	76 units	Potential mixed use.	
		<i>Totals</i>		223 units	5000 sqm	

Phase	Site Ref	Opportunity Site	Status	Residential	Other	Notes
2017-2019		Ilford Town Centre (Area Action Plan)				
	OS02	Mill House, Ilford Hill (BT Offices)	Proposed	110 units	26500 sqm employment / commercial 1150 sqm ground floor mixed use	
	OS08	Site bounded by Chapel Road, High Road and Clements Lane	Proposed	270 units	6330 sqm retail	
	OS13	Town Hall Car Park	Proposed	175 units	2095 sqm retail	
	OS15	Kenneth More Theatre	Proposed	244 units	850 sqm mixed use	
	OS18	62-126 Ley Street and Opal Mews	Proposed	230 units	4000 sqm employment / commercial 2000 sqm mixed use	
		<i>Totals</i>		1029 units	42925 sqm	
			Gants Hill			
	Site F	Woodford Avenue / Eastern Avenue	Proposed	117 units		

Phase	Site Ref	Opportunity Site	Status	Residential	Other	Notes
		Corner				
	Site G	Woodford Avenue / Cranbrook Road North	Proposed	75 units		
		<i>Totals</i>		192 units		
		Crossrail Corridor				
	GM08	83-85 Highbury Gardens, Goodmayes	Proposed	7 units		
	GM11	Car Park adj. To Chadwell Heath Strn, Chadwell Heath	Proposed	19 units		
	SK02	674-700 High Road, Seven Kings	Proposed	186 units	1000 sqm retail, community, business, healthcare	
	CCOS05	530-562 High Road, Ilford	Proposed	30 units	750 sqm business / healthcare	
	CCOS06	573-603 High Road, Ilford	Proposed	52 units	750 sqm business / healthcare	
	CCOS30	Ilford County Court, High Road, Ilford	Proposed	14 units	1000 sqm community / retail	
	CCOS18	Car Park rear of 39 Goodmayes Road, Goodmayes	Proposed	8 units		
	CCOS22	1145 (Alfa Romeo) High Road, Chadwell Heath	Proposed	15 units	1000 sqm retail / healthcare	
	CCOS23	1171 (Kia) High Road, Chadwell Heath	Proposed	12 units	420 sqm retail	
		<i>Totals</i>		343 units	4920 sqm	

Phase	Site Ref	Opportunity Site	Status	Residential	Other	Notes
2019		Ilford Town Centre (Area Action Plan)				
+	OS25	Redbridge Enterprise and Ilford Retail Park	Proposed	600 units	8000 sqm commercial (re-provision) 3000 sqm mixed-use	
		<i>Totals</i>		600 units	11000 sqm	
		Crossrail Corridor				
	CCOS01	Redbridge Recycling Centre, rear of 407-409 High Road, Ilford	Proposed	28 units	750 sqm business	
	CCOS10	706 - 720 (Homebase) High Road, Seven Kings	Proposed	91 units	500 sqm retail	
	CCOS13	Metropolitan Police, 919 - 925 High Road, Chadwell Heath	Proposed	46 units	750 sqm business / healthcare / primary school	
		<i>Totals</i>				

APPENDIX C: Council owned properties with heat demands and OS data¹⁰⁰

Postcode	Easting	Northing	ID	Building or site	Energy User	Category (for graphs)	Gross Internal Area (m ²)	Energy type	Amount used (kWh)	Number of degree days	CO ₂ emission (kg)	CO ₂ emission (kg, weather corrected)
#N/A			189	GLASBURY HOUSE	Other	Other operational buildings	1,466	Gas oil	272,395	1,921	68,496	87,787
IG6 2EA	544507	190352	192	FULLWELL CROSS SWIMMING	Leisure Centre (Lrg Pool)	Other operational buildings	3,671	Natural gas	3,047,521	1,921	56,250	721,906
IG1 2UT	544939	185448	193	LOXFORD SCHOOL OF SCIENC	School - Secondary (with pool)	Schools	10,005	Natural gas	2,543,127	1,921	463,013	693,408
IG5 0QW	542915	190310	194	CATERHAM HIGH SCHOOL	School - Secondary (with pool)	Schools	13,659	Natural gas	2,412,681	1,921	446,274	571,965
IG2 6EA	543724	188052	195	LEY STREET DEPOT	Depot	Other operational buildings	13,192	Natural gas	2,136,226	1,921	394,963	506,181
IG8 7DQ	540912	191093	196	WOODBIDGE HIGH SCHOOL	School - Secondary (no pool)	Schools	13,707	Natural gas	2,089,749	1,921	362,657	490,422
E11 2ZJ	541203	188279	197	WANSTEAD HIGH SCHOOL/INC	School - Secondary (no pool)	Schools	14,432	Natural gas	1,567,313	1,921	289,306	371,550
IG3 9EU	545110	192240	198	HAINHALL FOREST HIGH	School - Secondary (no pool)	Schools	10,148	Natural gas	1,489,390	1,921	289,601	370,262
IG4 5LP	542242	189440	199	BEAL HIGH SCHOOL	School - Secondary (no pool)	Schools	11,664	Natural gas	1,536,618	1,921	294,043	364,037
IG2 7BT	544664	187577	200	SEVEN KINGS HIGH	School - Secondary (no pool)	Schools	9,761	Natural gas	1,524,205	1,921	281,961	361,365
IG2 7PQ	545026	188695	201	OAKS PARK HIGH SCHOOL	School - Secondary (no pool)	Schools	11,644	Natural gas	1,464,410	1,921	270,872	347,156
RM6 4RS	546883	188007	202	CHADWELL HEATH FOUNDATIO	School - Secondary (no pool)	Schools	13,552	Natural gas	1,365,376	1,921	256,263	326,421
RM6 7YS	547055	187095	203	MAYFIELD HIGH SCHOOL	School - Secondary (no pool)	Schools	9,562	Natural gas	1,899,692	1,921	254,306	326,693
IG3 9EU	545110	187222	204	CANON PALMER R.C. HIGH	School - Secondary (no pool)	Schools	11,203	Natural gas	1,346,775	1,921	249,113	319,269
IG6 3HA	544719	190495	205	KING SOLOMON HIGH SCHOOL	School - Secondary (no pool)	Schools	12,430	Natural gas	1,311,691	1,921	242,622	310,959
IG8 0TP	540024	192005	206	TRINITY HIGH SCHOOL (UPP	School - Secondary (no pool)	Schools	7,577	Natural gas	1,209,126	1,921	240,302	307,976
IG6 2JB	543973	190161	207	ILFORD COUNTY HIGH SCHOO	School - Secondary (with pool)	Schools	7,787	Natural gas	1,231,337	1,921	225,911	289,533
IG8 9LA	539868	191750	208	WOODFORD COUNTY HIGH SCH	School - Secondary (no pool)	Schools	8,177	Natural gas	1,049,663	1,921	194,193	248,893
IG1 1NH	544095	186655	209	TOWN HALL	Council - Town Halls	Other operational buildings	9,313	Natural gas	897,997	1,921	165,396	212,668
IG2 6HX	545321	188179	210	VALENTINES HIGH SCHOOL	School - Secondary (no pool)	Schools	11,236	Natural gas	891,647	1,921	164,928	211,376
IG3 9US	546897	188676	211	NEWBRIDGE SCHOOL (BARLEY	School - Secondary (no pool)	Schools	2,552	Natural gas	866,864	1,921	151,869	194,640
IG1 4UJ	543563	186838	212	ILFORD URSULINE HIGH SCH	School - Secondary (no pool)	Schools	5,967	Natural gas	795,535	1,921	145,300	186,221
IG1 1NY	544144	186655	213	LYNTON HOUSE	Office - AirCon Standard type3	Other operational buildings	10,146	Natural gas	759,296	1,921	140,447	180,001
#N/A			214	SOUTH WOODFORD LIBRARY/C	Other	Other operational buildings	1,242	Natural gas	758,963	1,921	140,384	179,919
IG8 0TB	540216	192545	215	TRINITY HIGH SCHOOL (LOW	School - Secondary (no pool)	Schools	5,529	Natural gas	712,862	1,921	131,856	168,993
IG8 7JD	541627	191793	216	RAY LODGE PRIMARY	School - Primary (no pool)	Schools	5,082	Natural gas	702,627	1,921	130,002	166,614
IG7 4BZ	545879	193392	217	RODING PRIMARY SCHOOL	School - Primary (no pool)	Schools	3,622	Natural gas	689,824	1,921	123,680	158,768
E18 2PB	540492	190774	218	CHURCHFIELDS JUNIOR & DR	School - Primary (no pool)	Schools	1,083	Natural gas	651,122	1,921	122,398	156,689
IG3 9AR	545116	186566	219	NEWBRIDGE SCHOOL (LOXFO	School - Secondary (with pool)	Schools	2,081	Natural gas	646,602	1,921	119,417	153,048
#N/A			220	HYLEFORD OLD PEOPLES HOM	Council - Care Homes	Other operational buildings	1,676	Natural gas	626,844	1,921	115,947	148,601
IG2 6RG	543786	188884	221	ST AUGUSTINES R.C. PRIMA	School - Primary (no pool)	Schools	2,505	Natural gas	626,288	1,921	115,660	148,232
IG2 7LB	544526	189263	222	NEWBURY PARK PRIMARY (IN	School - Primary (no pool)	Schools	4,408	Natural gas	618,002	1,921	114,312	146,505
#N/A			223	CLEVELAND SCHOOL (INF &	School - Primary (no pool)	Schools	4,284	Natural gas	613,412	1,921	113,463	145,417
IG5 0DB	543057	189755	224	PARKHILL SCHOOLS (INF &	School - Primary (no pool)	Schools	3,611	Natural gas	597,169	1,921	110,569	141,708
IG2 6TF	543520	188795	225	GEARIES INFANTS & JUNIOR	School - Primary (no pool)	Schools	2,971	Natural gas	593,523	1,921	109,784	140,702
E11 2TA	540115	188133	226	OUR LADY OF LOURDES R.C.	School - Primary (no pool)	Schools	2,175	Natural gas	572,223	1,921	106,844	136,652
IG6 2LJ	544261	190979	227	NEW RUSH HALL SCHOOL (IN	School - Secondary (no pool)	Schools	1,766	Natural gas	571,671	1,921	105,723	136,496
IG3 9PK	546235	186343	228	MAYESPAK PRIMARY SCHOOL	School - Primary (no pool)	Schools	4,390	Natural gas	570,808	1,921	105,545	135,269
IG8 9NP	542424	191463	229	RODING PRIMARY SCHOOL	School - Primary (no pool)	Schools	3,479	Natural gas	537,531	1,921	99,390	127,381
IG2 7RZ	545723	188822	230	WILLIAM TORBITT INF & JU	School - Primary (no pool)	Schools	4,045	Natural gas	521,155	1,921	96,398	123,646
#N/A			231	CENTRAL LENDING LIBRARY	Council - Libraries	Other operational buildings	6,318	Natural gas	519,983	1,921	96,181	123,268
IG6 1LZ	544753	189677	232	ILFORD JEWISH PRIMARY SC	School - Primary (no pool)	Schools	3,278	Natural gas	517,668	1,921	96,763	122,719
IG4 5HW	542227	188856	233	REDBRIDGE JUNIOR SCHOOL	School - Primary (no pool)	Schools	2,423	Natural gas	511,776	1,921	92,814	118,952
#N/A			234	UPPHALL PRIMARY (INC THE	School - Primary (no pool)	Schools	4,030	Natural gas	496,459	1,921	91,830	117,692
IG1 3UB	542735	187656	235	LITTLE HEATH PRIMARY SCHOOL	School - Primary (no pool)	Schools	5,618	Natural gas	489,596	1,921	89,222	116,016
IG5 0TL	543403	190506	236	GILBERT COLVIN PRIMARY S	School - Primary (no pool)	Schools	2,483	Natural gas	486,334	1,921	89,965	115,201
RM6 4RJ	546605	187764	237	BARLEY LANE PRIMARY SCHO	School - Primary (no pool)	Schools	3,204	Natural gas	478,982	1,921	89,597	113,548
E12 5HL	541261	187022	238	ALDERSBROOK PRIMARY SCHO	School - Primary (no pool)	Schools	2,563	Natural gas	461,275	1,921	85,452	109,517
E11 2DB	541077	187077	239	WANSTEAD YOUTH CNTR(NIGH	Other	Other operational buildings	1,459	Natural gas	456,363	1,921	84,226	107,949
IG7 4AL	546489	192920	240	COFFICE PRIMARY SCHOOL	School - Primary (no pool)	Schools	2,970	Natural gas	447,552	1,921	82,784	106,098
RM6 6RX	546921	189297	241	LITTLE HEATH SECONDARY	School - Secondary (no pool)	Schools	2,074	Natural gas	446,098	1,921	82,397	105,590
E18 1UJ	540885	190190	242	OAKDALE INFANTS SCHOOL	School - Primary (no pool)	Schools	1,432	Natural gas	438,254	1,921	77,663	99,265
IG3 9HF	545604	186420	243	SOUTH PARK PRIMARY (INF,	School - Primary (no pool)	Schools	3,851	Natural gas	416,064	1,921	76,969	98,633
E18 1PL	540945	189327	244	NIGHTINGALE PRIMARY	School - Primary (no pool)	Schools	3,028	Natural gas	415,951	1,921	76,938	98,606
#N/A			245	FAIRLOP COUNTRY PARK	Leisure Centre (Dry)	Community Assets	-	Natural gas	396,098	1,921	73,081	93,663
IG6 2LH	544192	191047	246	FAIRLOP PRIMARY SCHOOL	School - Primary (no pool)	Schools	3,604	Natural gas	394,209	1,921	72,917	93,452
IG1 1SP	544706	186346	247	SS PETER & PAULS R.C. PR	School - Primary (no pool)	Schools	2,418	Natural gas	389,431	1,921	72,033	92,319
E18 1UJ	540885	190190	248	OAKDALE INFANTS SCHOOL	Other	Other operational buildings	3,667	Natural gas	378,380	1,921	70,663	91,294
E18 1XJ	540693	190154	249	OAKDALE JUNIOR SCHOOL	School - Primary (no pool)	Schools	2,061	Natural gas	364,453	1,921	69,041	88,484
#N/A			250	CHADWELL CENTRE	Day Centre	Other operational buildings	1,751	Natural gas	370,149	1,921	68,466	87,748
#N/A			251	DANE TEACHERS CENTRE	Other	Other operational buildings	2,719	Natural gas	364,447	1,921	67,412	86,397
IG1 3FL	542581	187342	252	HIGHLANDS SCHOOL (INF &	School - Primary (no pool)	Schools	3,639	Natural gas	362,153	1,921	66,987	85,653
IG3 9RW	546708	187076	253	GOODMAYES PRIMARY (INF &	School - Primary (no pool)	Schools	2,873	Natural gas	360,004	1,921	66,590	85,343
IG6 0PF	542473	190341	254	GLADE PRIMARY SCHOOL	School - Primary (no pool)	Schools	2,185	Natural gas	355,411	1,921	65,740	84,254
IG6 3EE	546178	191746	255	JOHN BRAMSTON PRIMARY SC	School - Primary (no pool)	Schools	2,266	Natural gas	353,066	1,921	65,307	83,699
IG1 4LQ	544022	187133	256	CHRISTCHURCH SCHOOL	School - Primary (no pool)	Schools	4,209	Natural gas	350,932	1,921	64,745	82,979
#N/A			257	KENNETH MORE THEATRE	Other	Other operational buildings	1,800	Natural gas	340,639	1,921	62,989	80,729
#N/A			258	FULLWELL CROSS LIBRARY	Council - Libraries	Other operational buildings	1,128	Natural gas	338,358	1,921	62,586	80,212
#N/A			259	BROADWAY CHAMBERS	Office - No AirCon OpenPlan type2	Non operational Assets	1,365	Natural gas	336,959	1,921	60,039	76,348
#N/A			260	ASHTON PLAYING FIELDS	Leisure Centre (Dry)	Community Assets	1,067	Natural gas	323,135	1,921	59,770	76,603
#N/A			261	SIR JAMES HAWKEY HALL	Other	Community Assets	965	Natural gas	311,969	1,921	57,705	73,956
#N/A			262	ELDERBERRIES DAY CENTRE	Day Centre	Other operational buildings	565	Natural gas	311,245	1,921	57,645	73,879
RM6 4EU	547101	187672	263	CHADWELL PRIMARY SCHOOL	School - Primary (no pool)	Schools	2,419	Natural gas	307,637	1,921	56,904	72,929
IG6 1ER	544083	189336	264	FULLWOOD PRIMARY SCHOOL	School - Primary (no pool)	Schools	1,749	Natural gas	297,525	1,921	54,996	70,484
IG6 2JN	544180	190430	265	CLORE TIKVA SCHOOL	School - Primary (no pool)	Schools	1,881	Natural gas	296,088	1,921	54,767	70,191
E18 2JB	540492	190774	266	CHURCHFIELDS INFANTS	School - Primary (no pool)	Schools	1,623	Natural gas	295,891	1,921	54,611	69,981
IG6 2EW	544126	190103	267	MOSSFORD GREEN PRIMARY &	School - Primary (no pool)	Schools	1,827	Natural gas	295,526	1,921	62,832	87,711
IG1 4AS	544998	187388	268	ST AIDANS R.C. PRIMARY	School - Primary (no pool)	Schools	2,455	Natural gas	285,430	1,921	52,796	67,665
E18 2EN	540245	190405	269	SNARES BROOK PRIMARY	School - Primary (no pool)	Schools	2,059	Natural gas	284,272	1,921	52,582	67,390
IG3 8UY	546200	188029	270	FARNHAM GREEN PRIMARY SC	School - Primary (no pool)	Schools	2,386	Natural gas	282,318	1,921	52,220	66,927
#N/A			271	GANTS HILL LIBRARY	Council - Libraries	Other operational buildings	896	Natural gas	282,141	1,921	52,182	66,876
IG3												