

Appendix 1 - Fire Safety in the Council's Housing Stock - Capital improvement works and priorities

Combined Address	Property Designation	FRA Overall Risk Rating	Total No of FRA Actions	FRA Overall Risk Rating with Completed Actions	Demolition Date	Height of Building	Number of Dwellings	Number of Leaseholds	Sprinkler Installation costs	Total amount to be recovered from leaseholders
1-167 AUSTEN HOUSE CAMBRIDGE ROAD KILBURN NW6 5YN	High-Rise	Moderate	18	Tolerable	2021	18	167	6	£1,000,000.00	£35,928.14
1-167 DICKENS HOUSE MALVERN ROAD KILBURN NW6	High-Rise	Tolerable	21	Tolerable		18	167	12	£1,000,000.00	£71,856.29
1-169 GLOUCESTER HOUSE CAMBRIDGE ROAD KILBURN NW6 5XJ	High-Rise	Tolerable	19	Tolerable	2017 / 2018	18			0	£0.00
1-168 HEREFORD HOUSE CARLTON VALE LONDON NW6 5QJ	High-Rise	Tolerable	17	Tolerable	2018 / 2019	18	168	10	£1,010,000.00	£60,119.05
11-90 KILBURN SQUARE KILBURN LONDON NW6 6PR	High-Rise	Moderate	20	Moderate		18	80	11	£480,000.00	£66,000.00
1-138 WINDMILL COURT MAPESBURY ROAD CRICKLEWOOD NW2 4JJ	High-Rise	Tolerable	6	Tolerable		17	138	32	£830,000.00	£192,463.77
1-40 MANOR COURT CENTRAL SQUARE WEMBLEY HA9 7AX	High-Rise	Moderate	8	Tolerable		13	40	6	£240,000.00	£36,000.00
1-77 WILLIAM DUNBAR HOUSE ALBERT ROAD KILBURN NW6 5DE	High-Rise	Moderate	12	Tolerable	2025 / 2026	13	77	11	£465,000.00	£66,428.57
1-74 WILLIAM SAVILLE HOUSE DENMARK ROAD KILBURN NW6 5DG	High-Rise	Moderate	16	Tolerable	2025 / 2026	13	74	8	£440,000.00	£47,567.57
1-78 CRAIK COURT CARLTON VALE KILBURN NW6 5HN	High-Rise	Moderate	11	Tolerable	2022 / 2023	12	78	7	£470,000.00	£42,179.49
1-85 CRONE COURT DENMARK ROAD KILBURN NW6 5BX	High-Rise	Moderate	13	Tolerable		12	85	8	£510,000.00	£48,000.00
1-38 LODGE COURT STATION GROVE WEMBLEY HA0 4AP	High-Rise	Moderate	11	Tolerable		12	38	7	£230,000.00	£42,368.42
13-56 WATLING GARDENS CRICKLEWOOD LONDON NW2 3UE	High-Rise	Moderate	9	Tolerable		12	44	10	£265,000.00	£60,227.27
1-66 WINTERLEYS ALBERT ROAD KILBURN NW6 5DR	High-Rise	Moderate	13	Moderate	2019 / 2020	12	66	4	£400,000.00	£24,242.42
49-78 FRONTENAC DONNINGTON ROAD WILLESDEN NW10 3RB	High-Rise	Tolerable	4	Tolerable		11	30	16	£180,000.00	£96,000.00
1-44 THE OAKS WILLESDEN LONDON NW10 3SA	High-Rise	Moderate	10	Tolerable		11	40	7	£240,000.00	£42,000.00
57-96 WATLING GARDENS CRICKLEWOOD LONDON NW2 3UD	High-Rise	Moderate	13	Tolerable		11	40	7	£240,000.00	£42,000.00
97-135 WATLING GARDENS CRICKLEWOOD LONDON NW2 3UB	High-Rise	Moderate	19	Tolerable		11	39	14	£235,000.00	£84,358.97
1-51 CANTERBURY COURT CHICHESTER ROAD KILBURN NW6 5SX	High-Rise	Tolerable	9	Tolerable		10	51	12	£310,000.00	£72,941.18
1-40 RYDE HOUSE PRIORY PARK ROAD KILBURN NW6 7UL	High-Rise	Moderate	8	Tolerable		10	40	8	£240,000.00	£48,000.00
17-56 SUMMIT COURT SHOOT UP HILL CRICKLEWOOD NW2 3PY	High-Rise	Tolerable	8	Tolerable		10	40	32	£240,000.00	£192,000.00
1-65 AMUNDSEN HOUSE STONEBRIDGE PARK STONEBRIDGE NW10 8EE	High-Rise	Moderate	9	Tolerable		9	65	11	£390,000.00	£66,000.00
1-113 GOREFIELD HOUSE CANTERBURY ROAD KILBURN NW6 5TB	High-Rise	Moderate	12	Moderate		9	113	19	£722,000.00	£121,398.23
1-64 JOHN RATCLIFFE HOUSE CHIPPENHAM GARDENS KILBURN NW6 5LH	High-Rise	Tolerable	14	Tolerable	2025	9	64	17	£390,000.00	£103,593.75
1-64 MAPES HOUSE WINCHESTER AVENUE KILBURN NW6 7TR	High-Rise	Tolerable	12	Tolerable		9	64	16	£380,000.00	£95,000.00
1-65 SHACKLETON HOUSE STONEBRIDGE PARK STONEBRIDGE NW10 8EH	High-Rise	Moderate	9	Tolerable		9	65	8	£390,000.00	£48,000.00
1-64 ALPHA HOUSE ALPHA PLACE KILBURN NW6 5TE	High-Rise	Tolerable	10	Tolerable		8	64	13	£390,000.00	£79,218.75
7-22 WESTCROFT COURT KINGSBURY ROAD KINGSBURY NW9 9PG	High-Rise	Moderate	7	Moderate		8	16	13	£96,000.00	£78,000.00
1-63 PHARAMOND WILLESDEN LANE WILLESDEN NW2 5RD	High-Rise	Substantial	9	Moderate		7	63	17	£380,000.00	£102,539.68
1-56 RATHBONE HOUSE BRONDESBURY ROAD KILBURN NW6 6QH	High-Rise	Moderate	10	Tolerable		7	56	28	£340,000.00	£170,000.00
1-28 SANDBY HOUSE BRONDESBURY ROAD KILBURN NW6 6QN	High-Rise	Moderate	10	Tolerable		7	28	15	£170,000.00	£91,071.43
1-28 VARLEY HOUSE BRONDESBURY ROAD LONDON NW6 6QJ	High-Rise	Moderate	10	Tolerable		7	28	15	£170,000.00	£91,071.43
1-48 BARRETT HOUSE VICTORIA ROAD KILBURN NW6 6QG	High-Rise	Moderate	10	Tolerable		6	48	21	£300,000.00	£131,250.00
1-71 BLAKE COURT MALVERN ROAD KILBURN NW6 5PW	High-Rise	Tolerable	16	Tolerable	2019 / 2020	6	71	9	£430,000.00	£54,507.04
1-24 FRONTENAC DONNINGTON ROAD WILLESDEN NW10 3RA	High-Rise	Tolerable	5	Tolerable		6	24	16	£150,000.00	£100,000.00
1-30 PEASCROFT HOUSE WILLESDEN LANE KILBURN NW6 7YQ	High-Rise	Tolerable	4	Tolerable		6	30	13	£180,000.00	£78,000.00
1-32 WORDSWORTH HOUSE STAFFORD ROAD KILBURN NW6 5YT	High-Rise	Tolerable	10	Tolerable	2018 / 2019	6	32	8	£200,000.00	£50,000.00
TOTAL			422				2333	467	£14,103,000.00	£2,830,331.45