



# **Tunbridge Wells Borough Council**

**Draft Property Asset  
Management Plan  
2016 – 2017**

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## **1 Introduction – Function of the Asset Management Plan**

The Property Asset Management Plan (AMP) defines how the Council managed, maintained, acquired and disposed of the Council's property assets over the past financial year and identifies the objectives for the next financial year.

### **Aims and Objectives**

The aims and objectives of the Asset Management Plan are to:

- Manage the asset portfolio in accordance with the Council's Corporate Priorities and the Five year Plan; Medium Term Financial Strategy; and the Cultural Strategy
- Raise awareness of property as a valuable and workable asset;
- Manage the asset portfolio to deliver the needs of the Council's services;
- Maximise asset value and asset use through strategic maintenance and operational planning;
- Manage the portfolio in accordance with the instructions received following cross party review through the Development Advisory Panel, and
- Manage the asset portfolio flexibly to ensure optimum financial performance and service delivery to demonstrate continuous service improvement, to deliver the Five Year Plan and to support the Capital Programme.

The Property Asset Management Strategy is summarised at Appendix 1 with the mechanisms for achieving the aims and objectives of the AMP set out at Appendix 2 including the consultation processes for adoption of the AMP.

The Property Asset Management Strategy is formulated and carried out to support the Council's corporate priorities. The property assets are managed both individually and as an entire portfolio to maximise operation, income generation and capital values at all times in accordance with the requirement to achieve best consideration.

The AMP is subject to external and internal influences which are summarised at Appendix 3.

The Property Services Team, through the Property and Development Manager, the Head of Economic Development and the Director of Planning and Development, work closely with the Leader of the Council and the Portfolio Holder for Finance and Governance to deliver maximum returns from the Council's exciting and varied property asset portfolio, whilst complying with the requirements for commercial sensitivity, economic viability, best consideration and probity. It is delivering a proactive Property Management Service which meets the changing demands of the 21<sup>st</sup> Century.

The AMP will support the Council in the delivery of its corporate priorities through ensuring that the portfolio is dynamically managed with focus directed towards priority areas, and performance being in accordance with the Five Year Plan. This is evidenced by a rationalisation review that has been undertaken of the larger non-operational land assets over the past 3 years, which has successfully disposed of viable surplus land assets to generate capital income. Maintenance costs will be

kept to a sustainable level and strategic decisions will be based on delivering services, ensuring best consideration and optimising financial return.

## **2 The Council's Property Asset Portfolio**

The current asset portfolio is valued at **£93.5M** (31 March 2015), with an annual rental income of **£1.529M** (which includes all income from rents, other rents and wayleaves) and has an annual maintenance budget of **£1.1M** (2015/16). The income to capital value ratio reflects the nature of the portfolio and the fact that it is held in the majority as an operational portfolio to enable the Council to deliver its key priorities.

The portfolio comprises a full range of property uses including commercial, residential, light industrial and retail properties, agricultural, woodland and community land, and numerous footpaths and pieces of ancillary land. The assets form operational, non-operational, and investment assets and are held under both freehold and leasehold title. The Asset Register defines the property portfolio within these categories.

Maintenance across the portfolio is divided between Planned and Responsive currently at an approximate 70/30 split respectively. In addition to the planned and responsive maintenance works is the regular servicing of plant and equipment. The works and servicing requirement is prioritised to ensure that all legislative compliance needs are met followed by maintaining a fitness for purpose and the asset value. The AMP identifies the anticipated maintenance budget requirement over the next ten year period for the property portfolio. This is used to assist in financial planning and to indicate ongoing costs related to the individual assets to inform strategic decisions on their future. A copy of the ten year maintenance plan is contained in Appendix 5.

The Council's Property Asset Portfolio is summarised in the Asset Register at Appendix 6. To 26 October 2016 the current Property Asset Portfolio comprises 141 freehold property assets (excluding land) of which 49 are commercial investment assets. In addition there are 335 Non Operational Land assets and 14 allotment sites. The commercial investment assets comprise those assets that are let to third parties on commercial terms and are therefore subject to the clauses within their leases for opportunities to maximise income or exploit potential development opportunities.

## **3 Summary of Property Portfolio Asset Management 2015/16**

Over the past financial year Property Services have negotiated lease renewals, new lettings and rent reviews to an **increased value** of approximately **£326k**.

In addition, all property rentals that are subject to an annual rental increase at the RPI were increased by 2.3% over this financial year, resulting in a further rental increase of **£5k** per annum.

Over the past 12 months, Property Services have negotiated a **capital income** of approximately **£31k** from the rationalisation of the asset portfolio and the disposal of assets.

Vacant space on the portfolio has been reduced by letting or licensing space to reduce occupation liabilities and to achieve rental income and Property Services are continuing with the disposal of surplus land held by the Council, from the review that was commenced last year, continuing to identify and dispose of specific sites for development for affordable housing or for private residential development.

The Planned Maintenance Programme for the financial year 2014/15 completed works to the value of **£544k** to ensure compliance with statutory requirements and to carry priority repairs and upgrades to maintain assets and prevent dilapidation.

In the 2015/16 financial year, a budget of **£525,000** was allocated for planned maintenance and as of the end of October 2015, **£368k** worth of works has been carried out, and it is anticipated that the identified works will be completed by the end of the financial year.

Capital projects to the value of **£1.5m** have been completed during the past 12 months and projects to reduce ongoing revenue expenditure related to the property portfolio.

The Council can demonstrate significant contributions to its priorities through property asset management over the last financial year (2015/16). The Council has:

#### **Estate Management**

- Increased rental income from Property Assets by £81K per annum.
- Raised the profile of the property assets and work them to achieve maximum return either financial or to deliver the Corporate Priorities. The Council has worked with partners to accommodate business or community needs including the Creative Hub for 29-31 Monson Terrace.
- Structured proactive management of the Royal Victoria Place leases and Meadow Road Car Park.
- Continued to maximise the rental income from the property portfolio by proactively managing rent reviews and exploiting viable opportunities for rental and capital income.

#### **Strategic Asset Management**

- Negotiated capital receipts from the disposal of surplus land assets in the sum of £31k and made staff time and maintenance cost savings.
- Worked with Kent County Council to progress the Tunbridge Wells Cultural Hub.
- Provided ongoing support for regeneration of Royal Tunbridge Wells, Cranbrook, Southborough and Paddock Wood Town Centres and worked with land owners and Town and Parish Councils to progress potential opportunities.
- Worked with Southborough Town Council and Kent County Council to progress a masterplan to redevelop the Southborough Hub site.
- Worked with TCHG to secure a development opportunity at Wood Street including Age Concern and rectifying erroneous title details for various land assets held by the Council.

- Continued to monitor changes in compliance legislation relevant to the property portfolio and maintain and manage accordingly.
- Worked with Cranbrook Parish Council and Southborough Town Council to achieve new community facilities.
- Met the Government's transparency objectives on property targets.

### **Property and Projects**

- Completed a programme of improvement works to the Assembly Hall Theatre.
- Completed the retiling of the pool side areas and carried out major refurbishment to the pool plant at Tunbridge Wells Sports Centre.
- Completed repairs and redecoration to Great Hall Car Park.
- Carried out the refurbishment of the Reception area of the Town Hall.
- Progressed with the delivery Lottery funded Grosvenor and Hilbert Recreation Ground restoration project.
- Commenced a programme of R22 refrigerant gas phase-out on the Council's air conditioning plant
- Identified a multi-year programme for enhancement of the car parks.

### **Development**

- Progressed the Development Programme budget of £1m for specialist professional advice to undertake initial works facilitating redevelopment and delivery of Council priority projects.
- Obtained planning approval, obtained tenders and started construction work for the development of John Street Car park to provide additional residential and retail facilities.
- Carried out Concept Design options for starter business units at the Kevin Lynes Site.
- Progressed the master planning of the Southborough Hub and entered into a Memorandum of Understanding with Southborough Town Council and Kent County Council, including call options on 137 London Road to allow for the development to move forward.
- Progressed the delivery of the new Cultural and Learning Hub by supporting the c£4M application to the Heritage Lottery Fund and a c£1M Arts Council England grant. Contributed significantly to the Memorandum of Understanding that has been agreed by the partners to enable the project to come forward.

#### **4 Forward Projection and Management Strategy for the Property Asset Portfolio 2016/2017**

The Council will build on these achievements during 2016/17

##### **Estate Management**

- Review all rents and licence fees due to be reviewed in 2016/17 to maximise the increase in income due for that financial year.
- Manage all existing leases and grant new leases to maximise the return from rental income and to ensure that proper care, maintenance and use is made of the property assets.
- Identify targets and performance indicators to demonstrate the efficient and effective management of the property asset portfolio to ensure maximum capital and operational benefit and will present these to Management Team and Cabinet as part of the Property Transaction Reports.
- Seek viable opportunities to work their assets with local community groups to improve community facilities and encourage Localism.

##### **Strategic Asset Management**

- Review the tenure, existing use, obsolescence and strategy of all operational Property Assets to identify opportunities for increased income, operational use or asset disposal.
- Manage assets to support the delivery of the corporate priorities and the Five Year Plan
- Complete the final phase of non-performing land and property assets for disposal to realise capital return and finalise disposal of outstanding identified sites. (Site summary at Appendix 4)
- Establish strategy for the relocation of the Shooting Club to maximise the financial value of the existing land asset.
- Explore the impact of obsolescence on the Council's operational portfolio and acquire, dispose of and develop the asset portfolio to reflect this.
- Continue to look at the future use of Mount Pleasant Avenue for office development.
- Continue the investigation into the provision of a new theatre in Tunbridge Wells.
- Progress a study of the Council's woodland to better maximise the return from this asset
- Continue to identify refurbishment and development opportunities within its asset portfolio and act on these to achieve the Council's objectives.



- Continue to look to acquire assets to assist in the delivery of the Council's objectives.
- Review and revise the asset management plan in accordance with the results of the Property Performance Indicators.

### **Property and Projects**

- Produce a maintenance plan for the financial year 2016/17, in consultation with the respective Heads of Service through the Management Team, within the agreed Planned Maintenance budget allocation.
- Continue to work with the contractors to deliver a more efficient and cost effective service across both Planned and Responsive Maintenance requirements having regard to the future potential obsolescence of certain property assets on the estate.
- Continue to review the procurement of Consultants and Contractors for provision of works and services, including property consultancy services.
- Continue to monitor changes in legislation and put in place the most appropriate action to ensure compliance across the property portfolio in particular the 2015 R22 refrigerant gas phase-out and the 2018 EPC changes.
- Continue to successfully progress the reduction of carbon emissions from local authority operations and will be managing its property assets to achieve the targets set out in the Carbon Management Plan over the next five years including rolling out the delivery of LED lighting in TWBC multi-storey car parks.
- Ensure that the property strategy and maintenance programmes support the Council's commitment to sustainability within the budgetary constraints.

### **Development**

- Progress the Cultural and Learning Hub by ensuring the Memorandum of Understanding can be signed between the partners and by supporting the procurement of the architects for phase two of the Heritage Lottery Fund which will bring forward the designs for the hub.
- Complete the construction of three retail units, five residential properties and car park improvements at John Street Car Park.
- Progress the Kevin Lynes development for business starter units.
- Progress the potential development of various property assets in the portfolio.
- Work with Kent County Council and Southborough Town Council to progress the Southborough Hub by going out to consultation on the development options and signing up to the Collaboration Agreement and Development Agreement to permit the project to proceed.

- Work with the Parish and Town Councils to locate sites for community facilities in
  - Cranbrook
  - Paddock Wood
- Work with public and private sector organisations on a number of sites including continuing to build on successful relationships with KCC, Targetfollow and AXA PPP to further the achievement of the corporate priorities within the borough.
- Recognise the need to support regeneration of Royal Tunbridge Wells, Cranbrook and Paddock Wood Town Centres.

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## **Appendix 1 - Property Management Strategy**

Property Asset Management has increased in significance throughout the public sector as the need has become greater to maximise the financial and beneficial return from property assets.

The Council manages the portfolio in accordance with the following principles:

- Ensuring reporting arrangements are in place to enable members to fulfil their strategic and service responsibility;
- Maintaining an up to date asset register with all records complete
- Ensure future property needs are regularly assessed to meet the Council's service requirements and priorities;
- Ensuring that the shape of the asset portfolio is reviewed at least annually; that the shape of its structure and the contribution of its component assets are challenged and that disposal and acquisition strategies are identified and recommended to Management Team;
- Ensure assets, which are surplus to requirements and not to be retained for strategic or other reasons, are identified;
- Ensuring assets which would assist in the delivery of the Council's objectives are identified and acquired where appropriate.
- Ensuring opportunities to share property with other bodies are examined;
- Ensuring that opportunities to develop and enhance property assets, including opportunities in partnership with other public and private sector owners are identified, examined and progressed;
- Ensuring office accommodation is reviewed to meet organisation and service needs;
- Ensuring an appropriate maintenance programme based on condition surveys, is developed and implemented carrying out quinquennial condition and maintenance surveys on a rolling programme;
- Formulating ten-year maintenance budget projections based on maintaining the assets for current use and to required standards to inform Medium Term Financial Strategy;
- Monitoring running costs compared with accommodation needs;
- Undertaking option appraisals to ensure optimum use of all assets;
- Ensuring Property Services remains customer focused whilst being commercially astute;
- Ensuring measurable targets are set and property performance monitored including value for money;

- Maximising income from property having regard to economic, social and environmental policies and property market conditions. Ensuring procurement and project management procedures based on best practice are established;
- Ensuring investment and disposal decisions are based on thorough option appraisal and whole life costing;
- Ensuring all property assets are managed at day-to-day level to provide accommodation, community and wellbeing facilities and at investment level to maximise the return from the individual asset and from the portfolio as a whole;
- Ensuring the Council considers the impact of sustainability on the value of its property portfolio and will continue to do so along with Political, Economic, Social and Technological (PEST) issues in producing its property management strategy;
- Ensuring that decisions for the strategic management of Council owned assets be made on a case-by-case basis in the light of a comprehensive options analysis:
  - Is the property required for the Council's core business?
  - Is there a robust community need for the property?
  - Are there strategic reasons for retaining/acquiring the property?
  - Is retention/disposal/acquisition of the property likely to have a beneficial effect on a likely future development or investment initiative of the Council?
  - Does the property generate a sustainable good rate of return and if so is this likely to continue for the next ten years in light of any future costs that may be applicable to the premises?
- Ensuring that Property Services report to the Management Team on the Property Asset Portfolio's performance in terms of:
  - Rental income, asset value and maintenance liability;
  - Vacant Property and Vacancy Timescale;
  - Service needs and space occupation;
  - Service needs and maintenance liability;
  - Performance of tenants and compliance with lease obligations.
- Maintained in an appropriate state of repair (given any financial constraints);
- Fit for purpose (including accessibility, suitability, statutory compliance, space utilisation);
- Efficient and Environmentally sustainable (including running costs and CO2 emissions);

## **Appendix 2 – Mechanisms for Achieving the Aims and Objectives of the AMP**

### **Property & Estate Services**

The Property Services Team, comprising Estates and Property Surveyors and Officers who provide the professional expertise to proactively manage, maintain and maximise the Council's property asset portfolio.

### **Management Team**

The Management Team consists of the Heads of Service, Management Board and will include appropriate representatives of the Property and Estates Team for property items demonstrating the Council's commitment to the management of its asset base.

### **Development Advisory Panel**

The Development Advisory Panel is an informal working group established by and chaired by the Leader of the Council to:

- Oversee the Council's programme to regenerate the borough and advise on the continued development of key sites in the borough in accordance with the Council's Asset Management Plan.
- To receive updates on key sites and recommend the appropriate next steps for the sites.
- To receive updates on the progress of the land asset disposal programme.

### **Development Programme Officers Group**

Chaired by the Deputy Chief Executive the core officers group meets to manage and oversee the delivery of projects within the Development Programme and Land Assets Disposal Programme.

### **Estates/Finance Review Meetings**

Senior Finance and Property Services Officers meet monthly to review projected income against actual income received and to review remedial strategy for arrears.

### **Royal Victoria Place Officer Group**

Senior Finance, Legal and Property Services Officers meet on a quarterly basis to cover financial, maintenance and property issues relating to the RVP lease.

### **Empty and Difficult Property Group**

As part of the clean neighbourhood initiative an in-house multi disciplinary group was established, the Empty and Difficult Property Group. The 'Difficult' element being properties that had been dealt with in the past and slight improvements made but permanent outcome not achieved, leading to repeat complaints to one or a number of Council services.

### **Data Management**

The data management approach is informed by the principles of the Council's Data Quality Policy. Data is held as part of the IDOX Uniform Estates Management System, which is linked to the GIS system. The Council is currently reviewing the use and content of its Estate data system to ensure that it is used to its full potential. Dates in respect of ongoing maintenance on Council land and buildings is held on an Access Database System and monitored by Property Services. Each building is surveyed on a regular five yearly cycle and the building elements are individually assessed for condition to enable the Ten Year Planned Maintenance Programme to be determined.

Income due and received in respect of Rent and Licence Fees are monitored and collected through the Financial Management System. The Estate Surveyor is responsible for any arrears and will monitor accordingly. By working closely with the Financial Services and Legal Services teams, Property and Estate Services can ensure that all rental, service charge and maintenance provisions in leases and licences are complied with and therefore a tight control can be maintained on income streams and expenditure.

It is intended to consolidate the systems that hold property and asset related data into one combined system to overcome some of the discrepancies that exist.

### **Consultation Process**

The Asset Management plan is considered annually by:

- Relevant Portfolio Holders
- Management Board
- Management Team
- Finance and Governance CAB
- The General Public
- Other stakeholders.

## **Appendix 3 - External and Internal Influences**

### **National Context**

#### **Annual Governance Report**

The Council is subject to this annual review by the Audit Commission to ensure that the Council has proper arrangements in place to ensure Value for Money in the use of its resources.

### **Regional/County**

Kent Re-Commitment: On 24 May 2011, the Kent Leaders signed the Kent Re-Commitment further committing to give Kent the best local government in the country. As part of the Kent Commitment, Kent local authorities will continue to explore joint working opportunities. Some of these relate to assets or to shared services which may impact on assets (for example, the Gateway).

### **MKIP**

The Mid Kent Improvement Partnership (MKIP) between Maidstone Borough Council, Swale Borough Council and Tunbridge Wells Borough Council was set up in 2008 to:

- Improve the quality of service to communities;
- Improve the resilience of service delivery;
- Deliver efficiency savings in the procurement, management and delivery of services;
- Explore opportunities for trading in the medium to long term; and
- Share best practice.

In the broader context the development of a shared or joint service is seen to offer the additional advantages in:

- Improving value for money;
- Improving services and standards;
- Improving public satisfaction ratings;
- Improving Use of Resources and Direction of Travel statements;
- Assisting with recruitment and retention; and
- Impacting on the Comprehensive Area Assessment.

The opportunity to maximise the financial and operational returns through these partnership arrangements will form an integral part of the Property Asset Management procedure.

## **Partnership Working**

The Borough Council will follow central government's move to rationalise the Civil Estate landholding to remove duplication and streamline the working asset base. The Council will explore, develop and exploit opportunities for collaborative working with 'public' sector bodies to combine asset knowledge, and where appropriate, asset use to reduce cost and waste and to maximise economies of scale, sustainable occupation and working practices.

## **Legislation**

### **Localism**

The Localism Act came into force with the intention of providing more opportunities to exercise power, both for the local authority as well as local community groups. The legislation is wide ranging and deals with multiple community issues. Two of the main provisions are the Community Right to Bid and the Community Right to Challenge (<http://www.tunbridgewells.gov.uk/residents/community/community-rights/community-right-to-bid>). The Community Right to Bid enables community groups to apply for local buildings or land to be put on a register. Once on the register of Community Assets, an asset cannot be sold without first allowing a community group a period of up to 6 months to raise funds to make a market based offer.

The community right to challenge enables community groups to challenge the way Council Services are run and can bid to run the service on behalf of the Council

### **Local Context**

The Asset Management Plan should be read in conjunction with the Strategic Plan and the Medium Term Financial Strategy (MTFS). These documents can be located at:

<http://www2.tunbridgewells.gov.uk/Default.aspx?page=1384>

[http://www2.tunbridgewells.gov.uk/pdf/TWBC\\_Strategic\\_Plan\\_2009-14\\_CouncilFeb09.pdf](http://www2.tunbridgewells.gov.uk/pdf/TWBC_Strategic_Plan_2009-14_CouncilFeb09.pdf)

The Strategic Plan and Medium Term Financial Strategy take account of issues identified through the community planning process and through regular consultation and surveys with residents. The Property Asset Management Plan is a core strategy helping to deliver improvements in all areas and Services, in property terms, to meet the needs of local communities.

It is the strategic aim of this Asset Management Plan that the Council's assets be recognised as a strategic resource and this is reflected in the strengthening of the Organisational Arrangements set out above.

### **Sustainability**

The Council continues to play its key role in providing a lead on sustainability issues including the management of its own asset base. Legislation and a number of sustainability initiatives, in particular energy / carbon reduction, have been put in place over the past few years.

The greenhouse gas emissions report 2011/12 records an overall reduction in greenhouse gas emissions from the baseline (2009/10) of 4.5%. This reduction is



reflected across all scopes. It shows good progress against our carbon reduction target, although lags behind the savings forecast within the carbon management plan.

Within the Strategic Plan, Project 22 is 'to promote the use of renewable energy sources in the borough including the use of PV panels on the depot and other Council properties'. As the first part of this commitment, the Council has embarked on an exercise to procure consultancy services to evaluate the opportunities for renewable energy sources on 5 key Council buildings. Once these opportunities have been thoroughly explored, the most beneficial projects will be taken forward to completion.

### **Economic Position**

The economic downturn is reflected in the UK property market and will impact on the policies and processes that the Council have in place to manage their asset portfolio to optimum efficiency and effectiveness.

For surplus property assets with development potential the current market must be considered in deciding the future strategy for the asset. The changes in the market mean that the Council will need to maintain a flexible approach to management of the asset portfolio deciding the strategy for individual assets by considering the impact to the whole.

Impact is anticipated on the following:

- Increase in property vacancy rate;
- Change of maintenance emphasis;
- Obsolescence
- Increases in defaulting tenants;
- Increase in defaulting contractors; and
- Decrease in choice of contractors and consultants supplying property related services.

The Property and Estates Team will review all assets held by the Council to ensure that every opportunity for return is exploited to achieve its wellbeing and / or financial objectives. This will include:

- A full review of land and assets held and use made of them;
- Short, medium and long term strategic requirement;
- Maximisation through partnership working; and
- Maximisation of easements, licences and rights granted and benefits received.

To work its property assets harder, both financially and in the provision of facilities, the Council will continue to consider and exercise both disposal of surplus assets and

acquisition for investment purposes to secure future income streams and to assist the local economy.

### **Performance Management and Monitoring**

The following performance indicators are reported to Cabinet:

- Total rental income for the financial year
- Capital income from property asset disposal for financial year

Additional performance indicators are monitored by the Head of Economic Development and Management Team.

### **Transparency**

The Local Government Transparency Code 2014 was published in October 2014. It provides guidance on the expected minimum level of information made available to the public. This includes how local authorities publish details of all land and assets held by them. The base position is publishing a list of all land and property annually including unique property reference number, unique asset identity, name, address and map reference. In addition how the land/building is recorded is also set out.

The Council currently publishes the Asset Register within the Asset Management Plan on an annual basis. In addition the Council has identified all its assets geographically within My Neighbourhood on the Website which is a live system. The Council will review the data held and produced in line with the Transparency Code.

## Appendix 4 – Asset Disposal Programme

The Council reviewed and disposed of various assets listed in previous AMPs during 2013/14 and 2014/15 under Appendix 8 and 2015/16 under Appendix 4. The Council has completed the review of the non-performing land and property assets identified in previous Asset Management Plans and in 2016/17 will finalise outstanding actions from those reviews. The Council will review the land assets identified in the table below in accordance with the Appendix 4 procedure and will continue to review all assets with a view to maximising the benefit of the property asset portfolio to deliver the Council's priorities and assist in delivering the Five year Plan.

### 2016/17 Sites to be Reviewed

No.	Address
1	Land at Hastings Road, Pembury

Feasibility studies will be undertaken of the assets and subject to the outcome of those studies, the recommendation for disposal, with or without planning permission, will be made to the Section 151 Officer in consultation with the Leader and the Portfolio Holder for Finance and Governance, for decision.

The feasibility studies will be undertaken in two stages:

Stage 1 - Feasibility:

- Detailed analysis of the land title
- Detailed analysis of the physical site
- Detailed analysis of the planning status and likely grant of planning permission
- Marketing and disposal if seeking planning permission would not be viable.

Stage 2 - Feasibility:

- Production of Development scheme
- Valuation of land
- Application for Planning Permission (if appropriate)
- Marketing and disposal of Site

All disposals will be in accordance with the Constitution and Local Government Legislation. All Ward Members and the Parish and Town Councils will be informed of the intention to dispose of these assets.

All assets will be subject to disposal unless a viable alternative proposal has been submitted to Cabinet by a Parish or Town Council or Ward Member for Cabinet's final decision.

### Asset Disposals in 2015/16

Members, Parish and Town Councils were invited to propose alternatives to disposal, with supporting business cases, to be considered by Cabinet. Those sites where alternative proposals were made have been considered by Cabinet and Cabinet decision is recorded below. Those sites where no alternative proposal was made, have been subject to feasibility and where appropriate have been or will be sold.

### 2015/16 Reviewed Sites

No.	Address	Status
1	Land adjacent to Tower Lodge, Sandown Park Road	Awaiting Cabinet

	(Ospringe Place), Tunbridge Wells	Decision
2	11 Edward Street, Rusthall	Eroneous Title
3	27 Wood Street, Tunbridge Wells	Eroneous Title
4	31 Elmhurst Avenue, Pembury	Eroneous Title
5	7 Beresford Close, Kilndown with adjacent roadway and parking	Eroneous Title
6	Garage, Brookside, Cranbrook	Eroneous Title
7	Land east side of Walkurst Road, Benenden	Eroneous Title
8	Land lying to south east of Dorothy Avenue, Cranbrook	Eroneous Title
9	Land at Milkhouse Cottages, Sissinghurst	Dispose
10	Land on North Side of Reynolds Lane, Southborough	Awaiting Cabinet decision
11	Land adjacent 17 Pearse Place, Lamberhurst	Dispose
12	Land on east side of Blackhurst Lane, Tunbridge Wells	Dispose
13	Land adjacent 1 and 3 Prospect Park, Southborough	Dispose

#### 2013/14 and 2014/15 reviewed Sites

Address	Status
Land adjacent to Woodbury Park Cemetery, TW	To be sold at auction
Land to rear of Grange Road, Rusthall	Cabinet decision to retain
Ex PC site Quarry Road, TW (St Barnabus Church)	Sold
Land rear of Oakfield Road, Matfield	Dispose at auction
Land at Hunting Gate, Tunbridge Wells	Transferred to Parish
Land adjacent to Hospice in the Weald, Pembury	Licence to Hospice.
Former Telephone Exchange, Lamberhurst	Awaiting Cabinet Decision
Parking Areas in Carriers Road	Cabinet decision to lease to Parish
Land at Aspen Way, off Blackthorn Avenue, TW	Sold
Land adjacent 39 Albert Street, TW	Retain
Land adjacent to Godfrey's Yard, North Farm Road, TW	Dispose
Land adjacent 21 Albert Street, TW	Erroneous Title
Footpaths and verges at The Ridings, Paddock Wood	Retain – review later
Land between 16-17 St Georges Park, TW	Dispose by licence
Land adjacent to 1 Harries Road, TW	Sold
Land, parking area 21 Dale Street, TW	Sold
Balcombe Hill, Goudhurst parking adjacent to Public Conveniences	Transfer to Parish
Grass area at the Coppice, Pembury	Awaiting Cabinet Decision
Grass verge/bank in Halls Hole Road, Tunbridge Wells	Cabinet Decision to transfer to Residents Association
Land adjacent to Grange Road allotments, Wickham Gardens, Rusthall	Cabinet decision - transferred to Parish
Land to rear of 37 Huntleys Park, TW	Dispose

Land with pumping station, Ashurst Hill, Ashurst	Erroneous Title
Grass Area on Ashurst Hill, Ashurst	Cabinet Decision - Transferred to Parish
Grass area adjacent to 14-18 Beagleswood Road, Pembury	Erroneous Title
Grass area Town Meadow, Frythe Way, Cranbrook	Erroneous Title
Parking and grass area Pullington Cottages, Benenden	Retain
Grass areas fronting garages 73-75 Ridgeway, Pembury	Parish decision awaited.
Land close to 2 Cockshoot Cottages, TW	Eroneous title
Grass area at 1 Ramslye Road, TW	Retain – sight line
Land opposite Birling Road, TW	Retain – sight line

## **Appendix 5 – Ten Year Property Maintenance Plan**

The ten year maintenance plan as detailed in the following pages is the result of the rolling programme of quinquennial surveys which produce a projection of the anticipated maintenance cost liability for the individual property asset. It very much represents an 'ideal' programme of maintenance to keep the respective buildings in good condition, for their expected lifetime and maintaining their current use. Some of the works anticipated and included in the schedule can potentially be funded by the capital expenditure programme as the works will bring an enhancement to the asset value.

The schedule includes the full projection for all buildings even where works have been frozen where the future strategy is under consideration. Annually the projected works are reviewed on a case by case basis and reassessed as to viability, taking into consideration anticipated future use, urgency of works and budgetary considerations. The year on year total figures will therefore, in practice, be considerably lower than indicated in the schedule projection

The figures for the Town Hall were taken from the Faithful & Gould report of 2014 which highlighted the backlog of maintenance and proposed a programme of works to bring the building to a reasonable standard for continued occupation by the council. The implementation of the full programme for the Town Hall as proposed by F&G will be subject to further review.

# Tunbridge Wells Borough Council

## Ten year maintenance plan - All properties

Property Ref	Details	User Code	Cap Rev	Year 1 2016/17 £	Year 2 2017/18 £	Year 3 2018/19 £	Year 4 2019/20 £	Year 5 2020/21 £	Years 6 - 10 2021/26 £
A001	Office, 9/10, Calverley Terrace, Tunbridge Wells	ED	R	59,850	33,630	33,471	34,432	2,476	17,048
A003	Office, Town Hall, Mount Pleasant, Tunbridge Wells	ED	R	826,771	136,250	103,208	418,088	391,238	169,749
A004	Office, 8, Grosvenor Road, Tunbridge Wells	ED	R	19,572	15,246	20,517	24,862	20,239	61,899
C001	Multi Storey Car Park, Crescent Road Car Park, Crescent Road, Tunbr	ED	R	60,473	102,902	12,089	142,470	98,032	523,153
C001	Multi Storey Car Park, Crescent Road Car Park, Crescent Road, Tunbr	ED	C	148,000	0	0	0	0	0
C001_02	WC, Public Convenience, Crescent Road Car Park, Tunbridge Wells	ENV	R	750	9,167	0	3,278	0	4,670
C003	Multi Storey Car Park, Town Hall Yard, Monson Way, Tunbridge Wells	ED	R	265	9,847	34,974	0	0	2,744
C004	Multi Storey Car Park, Great Hall Arcade, Mount Pleasant Road, Tunbr	ED	R	2,841	3,544	148,007	16,195	811	109,280
C005	Multi Storey Car Park, Car Park, Torrington Vale Avenue, Tunbridge W	ED	R	19,610	44,764	1,125	42,278	38,177	43,009
C006	Multi Storey Car Park, Car Park, Linden Park Road, Tunbridge Wells	ED	R	7,261	0	3,897	0	6,502	23,185
C007	Surface Car Park, John Street Car Park, John Street, Tunbridge Wells	ED	R	0	1,092	0	1,158	0	2,532
C010	Surface Car Park, Beech Street Car Park, Beech Street, Tunbridge We	ED	R	0	1,092	0	0	0	0
C011_01	Surface Car Park, Stone Street North Car Park, Stone Street, Tunbridg	ED	R	265	0	0	0	298	0
C011_02	Surface Car Park, Stone Street South Car Park, Stone Street, Tunbridg	ED	R	530	0	0	0	597	0
C012	Surface Car Park, Camden Road Car Park, Camden Road, Tunbridge	ED	R	1,060	0	0	0	1,193	0
C013	Surface Car Park, Warwick Road Car Park, Warwick Road, Tunbridge	ED	R	6,360	0	0	0	0	7,373
C014	Surface Car Park, Little Mount Sion Car Park, Little Mount Sion, Tunbri	ED	R	1,060	0	0	0	0	1,229
C015	Surface Car Park, Brenchley Car Park, High Street, Brenchley	ED	R	0	3,275	0	0	0	0
C015_03	WC, Public Convenience, High Street Car Park, Brenchley	ENV	R	250	0	403	1,639	281	2,675
C016	Surface Car Park, Goudhurst Car Park, Balcombes Hill, Goudhurst	ED	R	0	0	2,249	0	0	0
C016_02	WC, Public Convenience, Balcombe Hill, Goudhurst	ENV	R	80	82	615	87	90	1,003
C018	Surface Car Park, Yew Tree Road Car Park, Yew Tree Road, Southbor	ED	R	2,120	0	0	0	0	2,458
C020	Surface Car Park, Northgrove Car Park, Northgrove Road, Hawkhurst	ED	R	0	0	0	1,158	0	0

Property Ref	Details	User Code	Cap Rev	Year 1 2016/17 £	Year 2 2017/18 £	Year 3 2018/19 £	Year 4 2019/20 £	Year 5 2020/21 £	Years 6 - 10 2021/26 £
C021	Surface Car Park, Paddock Wood East Car Park, Commercial Road, P	ED	R	0	0	3,374	0	0	0
C021_02	WC, Public Convenience, Commercial Road Car Park, Paddock Wood	ENV	R	2,120	273	1,462	1,273	597	192,163
C022	Surface Car Park, Paddock Wood West Car Park, Commercial Road, F	ED	R	0	0	3,374	0	0	0
E002	Shop, 30, Crescent Road, Tunbridge Wells	ED	R	0	0	0	4,749	716	0
E003	Shop, 31, Crescent Road, Tunbridge Wells	ED	R	2,544	0	675	0	2,863	0
E004	Shop, 33, Crescent Road, Tunbridge Wells	ED	R	1,049	0	2,968	0	286	4,860
E005	Shop, 35, Crescent Road, Tunbridge Wells	ED	R	2,650	8,734	191	6,950	0	3,072
E006	Shop, 36, Crescent Road, Tunbridge Wells	ED	R	3,392	164	191	0	0	0
E007_01	Community Hall, Wesley Centre, Paddock Wood	HWB	R	6,233	1,987	877	12,342	692	14,943
E010	Office, 27, Monson Terrace, Tunbridge Wells	ED	R	17,437	1,419	2,586	1,506	1,551	21,179
E011	Office, 29, Monson Terrace, Tunbridge Wells	ED	R	17,808	1,419	3,261	1,506	1,551	15,913
E012	Office, 31, Monson Terrace, Tunbridge Wells	ED	R	13,197	1,419	3,261	1,506	1,551	13,148
E014_01	Surgery, The Surgery, Rowan Tree Road, Tunbridge Wells	ED	R	0	2,980	900	10,620	954	2,407
E014_03	Flat, 3A, Rowan Tree Road, Tunbridge Wells	ED	R	0	5,459	0	2,896	1,074	0
E014_04	Flat, 4A, Rowan Tree Road, Tunbridge Wells	ED	R	0	6,194	0	8,687	1,476	439
E016_01	Community Facility, Camden Centre, Market Square, Tunbridge Wells	HWB	R	13,563	5,470	12,269	7,193	5,978	54,566
E017	Community Hall, Showfield Hall, Showfield Road, Tunbridge Wells	ED	R	636	4,177	281	1,158	298	7,555
E018	Day Care Centre, The Garden Hall Club, Wood Street, Tunbridge Wells	ED	R	12,161	7,212	2,781	1,822	1,876	15,382
E020	Portico, Chalybeate Spring, Pantiles, Tunbridge Wells	ED	R	2,014	258	2,137	273	2,267	28,515
E021	Council Depot, North Farm Lane, Tunbridge Wells, Tunbridge Wells	ED	R	7,314	819	3,823	18,243	7,635	7,401
E022	Community Facility, TN2 Community Centre, Greggs Wood Road, Tunbridge Wells	HWB	R	34,961	15,558	11,246	13,008	21,236	67,746
E023	Clock, Millenium Clock, Fiveways, Tunbridge Wells	ED	R	530	546	562	579	597	614
H001_01	House, 40, Church Road, Paddock Wood	HWB	R	1,908	1,146	3,698	521	2,147	9,599
H002	House, 32, Crescent Road, Tunbridge Wells	HWB	R	8,268	2,293	1,968	0	0	0
H003	House, 34, Crescent Road, Tunbridge Wells	HWB	R	371	5,841	3,767	0	0	0
H004	House, 25, Monson Terrace, Tunbridge Wells	ED	R	6,943	4,367	3,936	0	0	6,513
H005	Nightshelter, North Farm House, Dowding Way, Tunbridge Wells	ED	R	2,094	949	1,244	5,277	1,320	9,967



Property Ref	Details	User Code	Cap Rev	Year 1	Year 2	Year 3	Year 4	Year 5	Years 6 - 10
				2016/17 £	2017/18 £	2018/19 £	2019/20 £	2020/21 £	2021/26 £
H006	House, 19, Rankine Road, Tunbridge Wells	HWB	R	594	1,922	2,205	2,618	1,265	10,157
H007	House, 172, Sandhurst Road, Tunbridge Wells	HWB	R	106	5,568	2,317	232	119	5,635
H008	House, Packs In The Wood, Hilbert Road, Tunbridge Wells	ED	R	170	0	2,205	0	0	312
H009	Shop & Flats, 59, St Johns Road, Tunbridge Wells	ED	R	0	15,088	0	4,427	0	22,623
H010_01	Flat, 57, Pantiles, Tunbridge Wells	ED	R	9,487	0	0	0	10,678	1,720
H011_01	Flat, 59, Pantiles, Tunbridge Wells	ED	R	9,487	0	0	0	10,678	0
H012_01	Flat, 61A, Pantiles, Tunbridge Wells	ED	R	9,487	0	0	0	0	10,998
H012_02	Flat, 61B, Pantiles, Tunbridge Wells	ED	R	9,487	0	0	0	0	10,998
H013_01	Flats (Common Areas), 58, London Road, Southborough	HWB	R	636	6,332	450	2,896	2,165	10,800
H013_02	Flat A, 58, London Road, Southborough, Tunbridge Wells	HWB	R	2,661	218	1,856	6,023	1,670	1,917
H013_03	Flat B, 58, London Road, Southborough, Tunbridge Wells	HWB	R	212	4,160	4,667	2,152	239	5,027
H013_04	Flat C, 58, London Road, Southborough, Tunbridge Wells	HWB	R	1,654	218	1,293	1,564	4,235	6,511
H013_05	Flat D, 58, London Road, Southborough, Tunbridge Wells	HWB	R	1,336	2,620	506	2,374	430	6,439
H014_01	Flats (Common Areas), 2/2A, Southfield Road, Tunbridge Wells	HWB	R	3,800	0	0	0	119	4,405
H014_02	Flat 2, 2/2A, Southfield Road, Tunbridge Wells	HWB	R	530	273	281	290	537	1,078
H014_03	Flat 2A, 2/2A, Southfield Road, Tunbridge Wells	HWB	R	106	0	0	116	0	0
H015	House, 1, Pennyfields, Cranbrook	HWB	R	1,590	2,620	2,387	5,834	0	12,673
H016_00	Flats, 8 Dudley Road, Tunbridge Wells, Tunbridge Wells	ED	R	17,000	1,700	159	164	20,259	23,535
H017	Sanitary Facilities, Cinderhill Caravan Site, Cinderhill Wood, Matfield, T	HWB	R	0	4,120	0	4,371	4,502	4,776
L001_01	Crematorium & Chapel, Kent & Sussex Crematorium, Benhall Mill Road	ENV	R	3,268	4,302	3,467	1,450	12,311	25,862
L001_02	Office, Crematorium Office, Benhall Mill Road, Tunbridge Wells	ENV	R	3,232	2,435	1,967	1,392	2,983	8,245
L001_04	House, Crematorium Lodge, Benhall Mill Road, Tunbridge Wells	ED	R	0	0	1,349	579	0	1,519
L001_05-06	Gardens, Crematorium Grounds, Benhall Mill Road, Tunbridge Wells	ENV	R	5,000	0	10,609	0	0	11,593
L002_01	Chapel, Cemetery Chapel, Benhall Mill Road, Tunbridge Wells	ENV	R	1,616	8,139	365	14,044	387	1,873
L002_02	House, Cemetery Lodge, Benhall Mill Road, Tunbridge Wells	ED	R	4,876	600	394	405	5,667	0
L002_03	WC & Waiting Room, Public Convenience and Waiting Room, Benhall	ENV	R	0	82	3,261	4,923	2,814	5,678
L002_04-05	Footpath, Cemetery Footpaths, Benhall Mill Road, Tunbridge Wells	ENV	R	1,000	1,030	1,061	1,093	1,126	4,850

Property Ref	Details	User Code	Cap Rev	Year 1 2016/17 £	Year 2 2017/18 £	Year 3 2018/19 £	Year 4 2019/20 £	Year 5 2020/21 £	Years 6 - 10 2021/26 £
L002_06	Workshops, Cemetery Depot Workshops, Benhall Mill Road, Tunbridge	ENV	R	250	258	530	273	281	1,819
L002_07	Garages, Cemetery Depot Garages, Benhall Mill Road, Tunbridge Well	ENV	R	250	515	530	546	281	1,810
L002_08	Stores, Cemetery Depot Stores, Benhall Mill Road, Tunbridge Wells	ENV	R	250	258	530	273	281	1,819
L002_09	Depot, Cemetery Depot, Benhall Mill Road, Tunbridge Wells	ENV	R	653	930	693	987	735	3,167
L003	Park, The Grove, Tunbridge Wells	ENV	R	0	0	0	10,927	0	0
L004_01	Café, Café, Calverley Grounds, Tunbridge Wells	ED	R	254	677	472	3,845	143	8,756
L004_02&07	Former Pavilion, Bowling Pavilion, Calverley Grounds, Tunbridge Wells	ENV	R	250	515	3,978	546	563	6,422
L004_03	Groundkeepers Store, Groundkeepers Store, Calverley Grounds, Tunb	ENV	R	1,070	845	1,135	1,169	1,204	4,592
L004_04	Store under Bowling Green, Store under Bowling Green, Calverley Gro	ENV	R	0	0	0	273	0	317
L004_06	WC, Public Convenience, Calverley Park, Tunbridge Wells	ENV	R	1,531	649	6,138	688	1,836	7,544
L004_08	Park, Calverley Grounds, Tunbridge Wells	ENV	R	0	28,933	0	0	0	0
L005_0&7-8	Park, Dunorlan Park, Pembury Road, Tunbridge Wells	ENV	R	0	0	5,623	0	0	6,518
L005_01	Café, Café, Dunorlan Park, Tunbridge Wells	ED	R	0	1,583	0	8,070	0	492
L005_02	Kiosk, Boat Kiosk, Dunorlan Park, Tunbridge Wells	ENV	R	180	3,461	191	197	203	4,449
L005_03	Store, Boat Store, Dunorlan Park, Tunbridge Wells	ENV	R	1,378	0	0	0	0	1,597
L005_04	WC, Public Convenience, Dunorlan Park, Tunbridge Wells	ENV	R	940	5,258	619	2,536	1,014	3,795
L005_05	Temple, Temple, Dunorlan Park, Tunbridge Wells	ENV	R	1,606	126	129	133	137	4,042
L005_06	Fountain, Fountain, Dunorlan Park, Tunbridge Wells	ENV	R	64	612	68	944	3,449	74
L006_01	Pavilion, Bowling Pavilion, Grosvenor Recreation Ground, Tunbridge W	ENV	R	9,800	4,362	1,119	1,153	1,545	6,574
L006_02	WC, Public Convenience, Grosvenor Rec Ground, Tunbridge Wells	ENV	R	106	873	0	1,042	3,937	983
L006_03-04	Park, Grosvenor Recreation Ground, Tunbridge Wells	ENV	R	0	0	0	28,957	0	0
L007_01	Pavilion, Sports Pavilion, Nevill Ground, Tunbridge Wells	ENV	R	64,330	16,313	22,205	86,685	9,826	300,109
L007_05-06	Sports Ground, The Nevill, Tunbridge Wells	ENV	R	0	0	0	12,278	0	0
L008	Pavilion, Changing Rooms, Bayham Road Recreation Ground, Tunbrid	ENV	R	2,034	515	2,514	1,147	1,670	6,369
L009_01	Pavilion, Sports Pavilion, Cadogan Recreation Ground, Tunbridge Well	ENV	R	3,026	5,478	3,210	3,318	1,954	14,741
L009_02	WC, Public Convenience, Cadogan Recreation Ground, Tunbridge We	ENV	R	0	1,980	0	710	563	2,738
L010	Pavilion, Sports Pavilion, Colebrook Recreation Ground, Tunbridge We	ENV	R	14,942	3,057	1,721	811	2,147	4,608

Property Ref	Details	User Code	Cap Rev	Year 1 2016/17 £	Year 2 2017/18 £	Year 3 2018/19 £	Year 4 2019/20 £	Year 5 2020/21 £	Years 6 - 10 2021/26 £
L011_01	Pavilion, Sports Pavilion, Hawkenbury Recreation Ground, Tunbridge V	ENV	R	970	845	1,029	1,333	1,092	4,663
L011_02	Office, Groundkeepers Office, Hawkenbury Recreation Ground, Tunbrid	ENV	R	0	773	0	1,093	1,294	1,774
L011_03	Store, Groundkeepers Store, Hawkenbury Recreation Ground, Tunbrid	ENV	R	0	0	0	710	0	823
L011_04	Store, Garage, Hawkenbury Recreation Ground, Tunbridge Wells	ENV	R	0	597	0	688	0	1,102
L011_05	WC, Public Convenience, Hawkenbury Road Rec Ground, Tunbridge V	ENV	R	1,590	1,885	693	2,259	2,311	3,238
L012_01	Pavilion, Changing Rooms, Hilbert Old Oast, Tunbridge Wells	ENV	R	6,645	6,844	6,993	1,586	4,019	0
L013_01	Pavilion, Sports Pavilion, Southwood Road, Rusthall	ENV	R	4,571	4,335	8,735	3,200	7,158	12,790
L014_03	, Ground Keepers Mess, St Johns Recreation Ground, Tunbridge Wells	ENV	R	219	226	232	360	1,822	1,143
L014_1-2-4	Pavilion, Bowling Pavilion, St Johns Recreation Ground, Tunbridge We	ENV	R	27,900	2,034	2,573	7,075	2,223	9,612
L016_01	Gardeners Cottage, Dunorlan Nurseries, Pembury Road, Tunbridge W	ED	R	3,180	421	0	174	597	4,161
L016_02	Old Laundry, Dunorlan Properties, Pembury Road, Tunbridge Wells	ED	R	0	0	0	390	0	452
L026	Museum, 1-4 Old Rectory Cottages, Carriers Road, Cranbrook	ED	R	3,297	288	990	5,482	10,528	5,314
L027	Theatre, Assembly Hall Theatre, Tunbridge Wells	HWB	R	41,322	204,722	226,777	148,220	152,666	72,750
L028	Sports Centre, Tunbridge Wells Sports Centre, St Johns Road, Tunbrid	ENV	R	62,500	270,890	149,056	187,403	61,903	589,953
L029	Museum, Museum & Art Gallery, Mount Pleasant Road, Tunbridge Wel	HWB	R	0	10,918	0	15,058	0	15,360
L030	Sports Centre, Putlands Sports & Leisure Centre, Mascalls Court Road	ENV	R	6,551	11,082	16,868	17,374	17,896	37,418
L031	Sports Centre, Weald Sports Centre, Angley Road, Cranbrook	ENV	R	21,200	21,836	22,491	23,166	23,861	49,891
T001	WC, Public Convenience, Crane Lane, Cranbrook	ENV	R	3,869	2,101	4,667	174	775	12,071
T004_01	WC, Public Convenience, Linden Park Road (Union House), Tunbridge	ENV	R	0	0	2,193	5,791	0	0
T005	WC, Public Convenience, London Road (adjacent Bell Inn), Southbor	ENV	R	1,500	134	0	142	1,126	2,050
T007	WC, Public Convenience, The Green, Matfield	ENV	R	150	0	297	0	1,857	339
T010	WC, Public Convenience, The Street, Sissinghurst	ENV	R	53	3,002	56	0	0	0
T012	WC, Public Convenience, Wellington Rocks, Tunbridge Wells	ENV	R	2,862	983	1,181	5,579	119	1,492
Z028	Tourist Information Centre, Unit 2, The Corn Exchange, Pantiles, Tunbr	ED	R	0	0	2,122	0	0	2,319
ZXX001	General, Quinquennial Condition Surveys of Council Properties	GEN	R	21,200	21,836	22,491	23,166	23,861	49,891
ZXX003	General, Planned Maintenance Administration	GEN	R	16,960	17,469	17,993	18,533	19,089	39,912
ZXX004	General, Management of Responsive Repairs	GEN	R	5,300	5,459	5,623	5,791	5,965	12,473

Property Ref	Details	User Code	Cap Rev	Year 1 2016/17 £	Year 2 2017/18 £	Year 3 2018/19 £	Year 4 2019/20 £	Year 5 2020/21 £	Years 6 - 10 2021/26 £
ZXX005	General, Asbestos management	ED	R	10,600	10,918	11,246	11,583	11,930	24,945
ZXX006	General, Legionella management	ED	R	4,240	4,367	4,498	4,633	4,772	9,978
ZXX007	General, Planned Maintenance Contingencies	GEN	R	21,200	21,836	22,491	23,166	23,861	49,891
ZXX008	General, Maintenance of private roads, footpaths, lighting and sewers	ED	R	26,500	27,295	28,114	28,957	29,826	62,363
ZXX009	General, Parks, open spaces, estates walls and memorials	ED	R	26,500	27,295	28,114	28,957	29,826	62,363
				<b>1,825,439</b>	<b>1,258,593</b>	<b>1,111,116</b>	<b>1,582,253</b>	<b>1,170,930</b>	<b>3,181,079</b>

Shown at out-turn prices 3% pa

<b>TOTAL yr 1 - yr 3</b> (3 years)	<b>4,195,148</b>	<b>GRAND TOTAL</b> (10 years)	<b>10,129,410</b>
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## Appendix 6 – Asset Register

# Tunbridge Wells Borough Council

## Asset Register - Investment

Property	Est Ref	File Ref	Tenure	Description	
<b>Asset Grouping: Investment Commercial</b>					
1	11 Colebrook Industrial Estate Royal Tunbridge Wells Kent TN2 3DG	EM/537	E001	Freehold	Industrial Unit.
2	19 Colebrook Industrial Estate Royal Tunbridge Wells Kent TN2 3DG	EM/545	E001	Freehold	Industrial Unit.
3	9 Colebrook Industrial Estate Royal Tunbridge Wells Kent TN2 3DG	EM/535	E001 01	Freehold	Industrial Unit.
4	10 Colebrook Industrial Estate Royal Tunbridge Wells Kent TN2 3DG	EM/536	E001 02	Freehold	Industrial Unit.10 Colebrook Industrial Estate Longfield Road Tunbridge Wells
5	12 Colebrook Industrial Estate Royal Tunbridge Wells Kent TN2 3DG	EM/538	E001 03	Freehold	Industrial Unit.
6	13 Colebrook Industrial Estate Royal Tunbridge Wells Kent TN2 3DG	EM/539	E001 04	Freehold	Industrial Unit.
7	14 Colebrook Industrial Estate Royal Tunbridge Wells Kent TN2 3DG	EM/540	E001 05	Freehold	Industrial Unit.
8	15 Colebrook Industrial Estate Royal Tunbridge Wells Kent TN2 3DG	EM/541	E001 06	Freehold	Industrial Unit.
9	16 Colebrook Industrial Estate Royal Tunbridge Wells Kent TN2 3DG	EM/542	E001 07	Freehold	Industrial Unit.
10	17 Colebrook Industrial Estate Royal Tunbridge Wells Kent TN2 3DG	EM/543	E001 07	Freehold	Industrial Unit. Vacant 27.03.2015.
11	18 Colebrook Industrial Estate Royal Tunbridge Wells Kent TN2 3DG	EM/544	E001 08	Freehold	Industrial Unit.
12	Calverley Antiques Ltd 30 Crescent Road Royal Tunbridge Wells Kent TN1 2LZ	EM/277	E002	Freehold	Retail. End Terrace Victorian Building
13	31 Crescent Road Royal Tunbridge Wells Kent TN1 2LZ	EM/278	E003	Freehold	Retail. Mid Terrace Victorian Shop. Property Vacant.
14	33 Crescent Road Royal Tunbridge Wells Kent TN1 2LZ	EM/280	E004	Freehold	Retail. End Terrace. Vacant. In need of renovation.
15	35 Crescent Road Royal Tunbridge Wells Kent TN1 2LZ	EM/282	E005	Freehold	Retail. Mid Terrace Shop With Flat Over
16	36 Crescent Road Royal Tunbridge Wells Kent TN1 2LZ	EM/283	E006	Freehold	Retail. End Of Terrace Shop With Flat Over. Vacant.

Property	Est Ref	File Ref	Tenure	Description	
<b>Asset Grouping: Investment Commercial</b>					
17	The Wesley Centre Commercial Road Paddock Wood Tonbridge Kent TN12 6DS	EM/731	E007	Freehold	Community. Single Storey Community Hall
18	Terrace Buildings 137 London Road Southborough Royal Tunbridge Wells Kent TN4 0ND	EM/39	E009	Freehold	Offices. Row Of Single Storey Terraced Buildings
19	27 Monson Road Royal Tunbridge Wells Kent TN1 1LS	EM/233	E010	Freehold	Offices. Mid Terrace House
20	29-31 Monson Road Royal Tunbridge Wells Kent TN1 1LS	EM/234	E011/E012	Freehold	Offices. End Terrace Office Building. Vacant.
21	Rowan Tree Surgery Rowan Tree Road Royal Tunbridge Wells Kent TN2 5PX	EM/339	E014 01	Freehold	Doctors Surgery. Single Storey End Terrace Building
22	3A Rowan Tree Road Royal Tunbridge Wells Kent TN2 5PX	EM/336	E014 03	Freehold	Residential. Mid Terrace 1st and 2nd Floor Maisonette
23	4A Rowan Tree Road Royal Tunbridge Wells Kent TN2 5PX	EM/338	E014 04	Freehold	Residential. End Terrace 1st and 2nd Floor Maisonette
24	Shopping Centre Car Park Market Square Ely Court And Common Areas Royal Victoria Place Royal Tunbridge Wells Kent TN1 2SS	EM/224	E015	Freehold	Shopping Centre. Major retail shopping mall
25	Community Centre Showfields Road Royal Tunbridge Wells Kent TN2 5PR	EM/351	E017	Freehold	Community. Single Storey Detached Building.
26	The Garden Hall Club Wood Street Royal Tunbridge Wells Kent TN1 2QS	EM/229	E018	Freehold	Community. Single Storey Structure
27	The Forum The Common Royal Tunbridge Wells Kent TN4 8YU	EM/306	E024	Freehold	Recreation. 1930's Detached Building999 year lease to Tenants.
28	North Farm House Dowding Way Royal Tunbridge Wells Kent TN2 3UY	EM/552	H005	Freehold	Residential. Detached House formerly known as Nightstop. Leased to the Bridge Trust.
29	59A B &C St Johns Road Royal Tunbridge Wells Kent TN4 9TT	12/00301/ASS ET	H009	Freehold	Retail and residential. Shop and Flats
30	59A St Johns Road Royal Tunbridge Wells Kent TN4 9TT	EM/140	H009 01	Freehold	Retail. End Terrace L/U Shop, Return Frontage
31	59B St Johns Road Royal Tunbridge Wells Kent TN4 9TT	EM/141	H009 02	Freehold	Residential. First Floor Flat
32	59C St Johns Road Royal Tunbridge Wells Kent TN4 9TT	EM/142	H009 03	Freehold	Residential. Second Floor Flat
33	57A The Pantiles Royal Tunbridge Wells Kent TN2 5TE	EM/311	H010 02	Freehold	Residential. Ground Floor Flat.

Property	Est Ref	File Ref	Tenure	Description	
<b>Asset Grouping: Investment Commercial</b>					
34	10 Sussex Mews The Pantiles Royal Tunbridge Wells Kent TN2 5QJ	EM/312	H010 03	Freehold	Residential. Lower Ground Floor Flat. TWBC Own freehold.(Leasehold sale to Mr and Mrs Smith)
35	Land And Buildings Including 57- 61 The Pantiles Royal Tunbridge Wells Kent TN2 5TE	12/00302/ASS ET	H010 H011	Freehold	Residential. Properties in the Pantiles including Corn Exchange.
36	59 The Pantiles Royal Tunbridge Wells Kent TN2 5TE	EM/313	H011 01	Freehold	Residential. Occupies First And Second Floor Maisonette - present lease awaits updating to reflect occupancy
37	59A The Pantiles Royal Tunbridge Wells Kent TN2 5TE	EM/314	H011 02	Freehold	Residential. Ground Floor FlatProperty sold on a long leasehold to Ms A C Knowles 22/08/02 for 77,000
38	61 The Pantiles Royal Tunbridge Wells Kent TN2 5TE	EM/315	H012	Freehold	Retail. Ground Floor Rooms For Art Club
39	61A The Pantiles Royal Tunbridge Wells Kent TN2 5TE	EM/316	H012 01	Freehold	Residential. First Floor Flat. Property sold on long lease. TWBC retain the freehold.
40	8 Dudley Road Royal Tunbridge Wells Kent TN1 1LF	EM/219	H016	Freehold	Residential. End Terrace House divided into 4 flats.
41	Crematorium Lodge Benhall Mill Road Royal Tunbridge Wells Kent TN2 5JH	EM/369	L001	Freehold	Residential. Semi detached House.
42	Cemetery Lodge Benhall Mill Road Royal Tunbridge Wells Kent TN2 5JH	EM/370	L002 02	Freehold	Residential. Detached Gothic Style Building
43	Calverley Park Cafe Mount Pleasant Avenue Royal Tunbridge Wells Kent TN1 2SH	EM/288	L004 01	Freehold	Cafe. Single Storey Detached Building
44	Dunorlan Park Cafe Pembury Road Royal Tunbridge Wells Kent TN2 3QN	EM/245	L005 01	Freehold	Cafe. 1/2 Storey Structure, Part On Stilts
45	Boat Kiosk Dunorlan Park Pembury Road Royal Tunbridge Wells Kent TN2 3QN	04/00016/EM	L005 02	Freehold	Recreation. A purpose built single storey kiosk and pontoon having a steel frame and timber cladding under a flat pitched profile steel covered roof.
46	Boat Store Dunorlan Park Pembury Road Royal Tunbridge Wells Kent TN2 3QN	04/00015/EM	L005 03	Freehold	Recreation. A purpose built single storey boat store of stone construction under a flat pitched profile steel covered roof. Let on a 12 year lease to Norman Matchett and Ronald Matchett.
47	Refreshment Kiosk Grosvenor Recreation Ground Auckland Road Royal Tunbridge Wells Kent TN1 2JB	07/00002/EM	L006 05	Freehold	Cafe. Refreshment Kiosk - Panini on the Park
48	Culverden Stadium Culverden Down Royal Tunbridge Wells Kent TN4 9SG	EM/93	L022	Freehold	Recreation.. Football Ground With Stands And Bldngs
49	Rifle Club Warwick Park Royal Tunbridge Wells Kent TN2 5TA	04/00906/EM	L040	Freehold	Recreation. Shooting range land. Lease to Tunbridge Wells + St. Peters Shooting Club EM/906/LSE



# Tunbridge Wells Borough Council

## Asset Register - Non Operational

Property	Est Ref	File Ref	Tenure	Description	
<b>Asset Grouping: Non-Operational Land</b>					
1	Playground Fuggles Close Paddock Wood Tonbridge Kent TN12 6EH	EM/506	B005	Freehold	Recreation. Area Of Amenity Land With Playground. Land is covered by a blanket TPO dated 29.10.2012. Part of land sold to Raymond John Chapple. Sale completed 22 July 2014. Sold for £150,000.00
2	Part Playground And Road Fuggles Close Paddock Wood Tonbridge Kent	15/00413/ASS ET	B005 01	Freehold	Part of the playground and Cogate Road. The road is adopted highway and maintainable by KHS at public expense.
3	Land At Corner Of Liptraps Lane And Apple Tree Lane Royal Tunbridge Wells Kent TN2	EM/70	B006	Freehold	Land. Odd Bit Of Land Within Fence
4	Land To Rear Of Capel Scrap Yard Sychem Lane Five Oak Green Tonbridge Kent TN12 6TT	EM/485	B010	Freehold	Land. Area Of Land Accessed By Dirt Track
5	Land On Corner Of Chestnut Lane And Birch Close Matfield Tonbridge Kent TN12 7JL	EM/483	B015	Freehold	Land. Area of land on corner of Chestnut Lane and Birch Close.
6	Land To Rear Of 29-33 Wood Street Royal Tunbridge Wells Kent TN1 2QS	EM/763	B017	Freehold	Footpath. Part of footpaths to the side of St James' Court and rear of 29-33 Wood Street
7	Land Adjacent To 1 Brendon Close Royal Tunbridge Wells Kent TN2 3NP	14/00376/ASS ET	B019 05	Freehold	Land. Area of land adjacent to car port of 1 Brendon Close.
8	Road Salomons Road Rusthall Tunbridge Wells Kent TN4 8PG	EM/210	B071	Freehold	Land. Piece Of Waste Land Adjacent To No 11. Road is adopted highway.Waste land transferred to Rusthall Parish Council 13.08.2015.
9	Grass Area To The Rear Of 11-33 Brewer Street Lamberhurst Royal Tunbridge Wells Kent TN3 8DW	EM/495	B074	Freehold	Land. Rough Waste Land With Vehicle Access
10	Land To Rear Of 19 Brewer Street Lamberhurst Royal Tunbridge Wells Kent TN3 8DW	14/00404/ASS ET	B074 01	Freehold	Land behind 19 Brewer Street.
11	Footpath Fronting 11-29 Brewer Street Lamberhurst Royal Tunbridge Wells Kent	15/00410/ASS ET	B074 02	Freehold	Part of the footpath fronting the houses.
12	Footpath Fremlin Close Rusthall Royal Tunbridge Wells Kent TN4	EM/204	B075	Freehold	Land. Sloped Amenity Land With Trees And Ponds with footpath to Bowen Road.Amenity land with trees and ponds transferred to Rusthall Parish Council 13.08.2015. TWBC retain the footpath.
13	Land On East Side Blackhurst Lane Royal Tunbridge Wells Kent TN2	13/00347/ASS ET	B112	Freehold	Land. Two large grass verges.
14	Land At Tower Cottage Sandown Park Royal Tunbridge Wells Kent TN2 4RH	14/00377/ASS ET	B115	Freehold	Land. Amenity land adjacent to Tower Cottage.
15	Land Lying To South East Of Dorothy Avenue Cranbrook Kent TN17	14/00379/ASS ET	B121	Freehold	Residential. Land to rear of properties.

Property	Est Ref	File Ref	Tenure	Description	
<b>Asset Grouping: Non-Operational Land</b>					
16	Land Adjacent To 15 Parsonage Road Rusthall Royal Tunbridge Wells Kent TN4 8TA	14/00387/ASS ET	B122	Freehold	Land. Grass and path.
17	Land Opposite Caenwood Farm Reynolds Lane Royal Tunbridge Wells Kent TN4	14/00380/ASS ET	B123	Freehold	Land. Leisure/Woodland open space
18	Land On North West Side Of Whetsted Road Five Oak Green Kent TN12 6RS	15/00395/ASS ET	B126	Freehold	Land. Three strips of land.
19	Pumping Station Cleeve Avenue Royal Tunbridge Wells Kent TN2 4TY	14/00401/ASS ET	B127	Freehold	Land. Pumping Station.
20	Land Adjacent To Tunbridge Wells Boys Grammar School St Johns Road Royal Tunbridge Wells Kent TN4 9XB	14/00403/ASS ET	B129	Freehold	Land adjacent to TW Boys Grammar School.
21	Verge Fronting 165-169 Hastings Road Pembury Royal Tunbridge Wells Kent TN2 4JY	15/00405/ASS ET	B130	Freehold	Verge fronting 165-169 Hastings Road
22	Land To Rear Of St Stephens Court Stanley Road Royal Tunbridge Wells Kent	15/00415/ASS ET	B132	Freehold	Small parcel of land to the rear of St Stephens Court and St Barnaby's Church.
23	Land Along Langton Road Langton Green Royal Tunbridge Wells Kent	15/00417/ASS ET	B134	Freehold	Two small pieces of land. One at Rusthall Common the second on the corner of Langton Road and Tea Garden Lane.
24	Car Park The Tanyard Cranbrook Kent TN17 3HU	EM/400	C008	Freehold	Car Park. Free Public Car Park. Responsibility transferred to Cranbrook Parish Council under lease.
25	Part Of Regal Car Park High Street Cranbrook Kent TN17 3DN	11/00003/TEN	C019	Leasehold	Car Park. Part of Regal Car Park
26	Grass Area At Wickham Gardens Rusthall Royal Tunbridge Wells Kent	EM/672	C025	Freehold	Grass Area, car parking, allotments and roadway. Road is adopted highway, Allotments transferred to Rusthall Parish Council. Parking area sold at auction. TWBC now only own the road which is maintainable at public expense.
27	Footpath Between 31 and 48 Oakfield Road Matfield Tonbridge Kent TN12 7LB	EM/498	F006	Freehold	Footpath. Track Used As Vehicle Access To Houses plus an area of land that is landlocked by the adjoining owners and farmer. Road is adopted highway maintainable by Kent Highway Services.
28	Grass And Paved Areas At Showfields Showfields Road Royal Tunbridge Wells Kent TN2 5PR	EM/340	F013	Freehold	Land. Large Amenity Area, Grass/Concrete Slabs
29	Footpath Between 21 And 23 Bowen Road Royal Tunbridge Wells Kent TN4 8SU	14/00358/ASS ET	F036	Freehold	Footpath. Footpath between 21 and 23 Bowen Road and Fremlin Close
30	Footpath Buckingham Road Royal Tunbridge Wells Kent TN1 1TQ	14/00393/ASS ET	F038	Freehold	Footpath. Part of the footpath adjacent to The Grove.
31	Footpath Adjacent To Orchard Lodge Dorothy Avenue Cranbrook Kent TN17	14/00396/ASS ET	F039	Freehold	Footpath. Footpath adjacent to and to the rear of Orchard Lodge leading to Kirby Close.
32	Land At North Farm Road Royal Tunbridge Wells Kent TN2	14/00398/ASS ET	F040	Freehold	Road. Part of road and paths.

Property	Est Ref	File Ref	Tenure	Description	
<b>Asset Grouping: Non-Operational Land</b>					
33	Land Lying To The East Henwood Green Road Pembury Royal Tunbridge Wells Kent TN2	14/00399/ASS ET	F041	Freehold	Land. Two pieces of land between Henwood Green Road and Beagles Wood Road.
34	Land At Barnetts Way Southborough Royal Tunbridge Wells Kent	15/00406/ASS ET	F042	Freehold	Part of grass verge and road.
35	Footpath To Rear Of 25 Kirkdale Road Royal Tunbridge Wells Kent TN1 2SB	14/00420/ASS ET	F044	Freehold	Footpath to rear of 25 Kirkdale Road.
36	Cinder Hill Wood Five Wents Matfield Tonbridge Kent TN12 7EF	EM/481	H017	Freehold	Woodland. Large Area Of Woodland
37	Parking Area Fronting 1-6 Cinder Hill Wood Five Wents Matfield Tonbridge Kent TN12 7ED	EM/484	H017 03	Freehold	Land. Rough Parking Area With Trees/Grass
38	Cinder Hill Lane Five Wents Matfield Tonbridge Kent TN17	08/00345/ASS ET	H017 05	Freehold	Road. Lane leading to Caravan Site and Woodland.
39	27 Wood Street Royal Tunbridge Wells Kent TN1 2QS	14/00364/ASS ET	H033	Freehold	Land.
40	Land Adjacent To Clifton Cottages Clifton Road Royal Tunbridge Wells Kent TN2 3AS	14/00357/ASS ET	L010 03	Freehold	Land. Land adjacent to Clifton Cottages and North Farm Lane. Part of Colebrook Recreation Ground but under separate Title.
41	Access Road Leading To The Museum Carriers Road Cranbrook Kent TN17 3JX	12/00337/ASS ET	L026 02	Freehold	Road. Access road from Carriers Road to the museum.
42	Play Area Sherwood Road Royal Tunbridge Wells Kent TN2	EM/199	L034 02	Freehold	Recreation. Grass Area With Swings, Part Fenced. The remainder of the Title, the roads and footpaths are adopted highway and the responsibility of Kent Highway Services.
43	Land At 44 Hunters Way Royal Tunbridge Wells Kent TN2 5QF	EM/350	L035 01	Freehold	Car Park. Concrete/Tarmac Car Park
44	Grass Area Rear Of 42 -60 Hawkenbury Road Royal Tunbridge Wells Kent TN2 5BW	EM/360	L038	Freehold	Land. Tarmac Parking, Grass Area With Swings
45	Recreation Ground Forest Road Royal Tunbridge Wells Kent TN2 5DP	EM/357	L042	Freehold	Recreation. Public Recreation Ground
46	Julian Hewitt Recreation Ground Cavendish Drive Royal Tunbridge Wells Kent TN2	EM/321	L043	Freehold	Residential. Grass Recreation Area With Play Equipmnt
47	Play Area To Rear Of 37 Huntleys Park Culverden Down Royal Tunbridge Wells Kent TN4 9TD	EM/755	L047	Freehold	Recreation. Recreation area.
48	Holly Farm Hawkenbury Road Royal Tunbridge Wells Kent TN3 9AD	EM/362	M009 02	Freehold	Land. Large Area Of Agricultural Land
49	Land On West Side Of Hilbert Road Royal Tunbridge Wells Kent TN1	12/00336/ASS ET	M010 01	Freehold	Land. Land between allotments and Hilbert Road registered as a separate title to K925824.

Property	Est Ref	File Ref	Tenure	Description	
<b>Asset Grouping: Non-Operational Land</b>					
50	Land To Rear Of Grange Road Rusthall Royal Tunbridge Wells Kent TN4	EM/129	M015	Freehold	Land. Large overgrown area of Uncultivated Woodland to the rear of Grange Road.
51	Land At 5-10 Southfields Speldhurst Royal Tunbridge Wells Kent TN3 OPD	10/00033/EM	R019	Freehold	Road. Part of road and footpaths from 5-10 Southfields. Road is adopted highway.
52	Vale Avenue Royal Tunbridge Wells Kent	EM/269	R038	Freehold	Road. Tarmac Road. Adopted highway. Maintained by KCC.
53	Road And Footpath Kirby Close Cranbrook Kent TN17 3DE	14/00397/ASS ET	R047	Freehold	Footpath. Road and part of the footpath/parking area of Kirby Close
54	Barnetts Close Southborough Royal Tunbridge Wells Kent	15/00423/ASS ET	R051	Freehold	Road and parking areas.
55	Land North Of Railway Line Opposite Bridge House Whetsted Road Five Oak Green Tonbridge Kent TN12 6RS	15/00424/ASS ET	R052	Freehold	Part of road off main road. Adopted highway maintainable by Kent Highway Services at public expense.
56	Land To Rear Of OS Plot 0552 Oakfield Road Matfield Tonbridge Kent TN12 7LB	EM/499	S006	Freehold	Land. Part Of Woodland
57	Council Yard Adacent To Royal Victoria Hall 137 London Road Southborough Royal Tunbridge Wells Kent TN4 0ND	EM/26	S013	Freehold	Car Park. Tarmac Area With Gate At Side
58	Land Adjacent To Public Conveniences Crane Lane Cranbrook Kent TN17 3DG	14/00362/ASS ET	T001 01	Freehold	Land. Strip of land adjacent to the public conveniences in Cranbrook.
59	Land At Snipe Wood Romford Road Pembury Royal Tunbridge Wells Kent TN2 4BA	EM/462	W001 01	Freehold	Woodland. Area Of Woodland
60	Part Of Snipe Wood Romford Road Pembury Royal Tunbridge Wells Kent TN2 4BA	EM/460	W001 02	Freehold	Woodland. Isolated Area Of Woodland
61	Land At Snipe Wood Romford Road Pembury Royal Tunbridge Wells Kent TN2 4BA	EM/461	W001 03	Freehold	Woodland. Isolated Area Of Woodland
62	Land - Part Of High Wood High Woods Lane Royal Tunbridge Wells Kent TN3 9AA	EM/445	W003	Freehold	Woodland. Area Of Woodland
63	Barnetts Wood Blackthorn Avenue Southborough Royal Tunbridge Wells Kent TN4 9YG	EM/66	W004	Freehold	Woodland. Area Of Woodland. Part Licenced for Grazing
64	Land To Rear Of Juniper Close Southborough Royal Tunbridge Wells Kent TN4 9XS	14/00381/ASS ET	W004 01	Freehold	Land. Area of land between Juniper Close and Barnetts Wood. Separate Title to the woodland. Buffer zone between the houses and nature reserve.
65	Land Between Bracken Road And Gorse Road Pembury Road Royal Tunbridge Wells Kent TN2	EM/201	W005 01	Freehold	Land. Band Of Wooded Area On Fringe Of Estate

Property	Est Ref	File Ref	Tenure	Description	
<b>Asset Grouping: Non-Operational Land</b>					
66	Land To Rear Of 8 Squirrel Way Pembury Road Royal Tunbridge Wells Kent TN2	EM/202	W005 02	Freehold	Land. Large Wooded Area On Fringe Of Estate between rear of 8 Squirrel Way and 41 Bracken Road.
67	Land Adjacent To Sycamore House Pembury Road Royal Tunbridge Wells Kent TN2 3QB	EM/257	W005 04	Freehold	Land. Wooded Area On Fringe Of Estate
68	Marshleyharbour Wood Tonbridge Road Pembury Royal Tunbridge Wells Kent TN2 4QL	EM/446	W007	Freehold	Woodland. Area Of Woodland
69	Land To Rear Of Santer House Red Oak Hawkhurst Cranbrook Kent TN18 4QP	EM/377	W008 01	Freehold	Land. Overgrown Woodland And Part Of Gardens. Road is adopted highway. Footpaths TWBC.
70	Kevin Lynes Site North Farm Lane Royal Tunbridge Wells Kent TN2 3EE	14/00366/ASS ET	Z022	Freehold	Land. Old Gypsy site
<b>Asset Grouping: Non-Operational De Minimus Land</b>					
71	Grass Area On Corner Of Queens Road And All Saints Road Hawkhurst Cranbrook Kent TN18	EM/388	B002 01	Freehold	Land. Grass Amenity Area. Triangle of land with flower beds. Road is adopted highway.
72	Roads And Footpaths Around All Saints Road Hawkhurst Cranbrook Kent TN18	10/00081/EM	B002 02	Freehold	Road. Roads and footpaths. Road forms part of adopted highway.
73	Grass Adjacent To Oakland All Saints Road Hawkhurst Cranbrook Kent TN18 4HT	EM/387	B002 03	Freehold	Land. Grass Verge running from Oakland to the corner of All Saints Road and Queens Road. No details at land registry ie no Title Deeds or Title Plan logged.
74	Grass Areas At Newton Gardens Paddock Wood Tonbridge Kent TN12 6AJ	EM/512	B004 01	Freehold	Land. 2 Grass Areas, Trees, Telephone Pole
75	Footpath At 20 Newton Gardens Paddock Wood Tonbridge Kent TN12 6AJ	EM/511	B004 02	Freehold	Footpath. Footpath and road. Footpath between 24 and 26 Newton Gardens was transferred to TCHG. Road is adopted highway.
76	Footpath At Newton Gardens Paddock Wood Tonbridge Kent TN12	EM/509	B004 03	Freehold	Footpath. Tarmac Footpath
77	Land Between 16 And 17 St Georges Park Royal Tunbridge Wells Kent TN2 5NT	EM/366	B007	Freehold	Land. Garden area of Land. Now forms part of the adopted highway system, maintainable at public expense by Kent Highway Services.
78	Access Road Between 24 And 25 Sychem Place Five Oak Green Tonbridge Kent TN12 6TR	12/00335/ASS ET	B010 01	Freehold	Road. Land to rear of sub station between 24 and 25 Sychem Place.
79	Land Adjacent To The Boundary Of 39 Maidstone Road Pembury Royal Tunbridge Wells Kent TN2 4DB	10/00007/EM	B011	Freehold	Land. Area of land adjacent to boundary of 39 Maidstone Road.
80	Parking And Turning Area Belfield Road Pembury Royal Tunbridge Wells Kent TN2	10/00009/EM	B012	Freehold	Road. Parking/turning area at the end of the road.
81	Land Rear Of Car Park Adjacent To 76 Blackthorn Avenue Southborough Royal Tunbridge Wells Kent TN4 9YG	12/00309/ASS ET	B013	Freehold	Land. Small area of shrubs to rear of car park adjacent to the footpath.

Property	Est Ref	File Ref	Tenure	Description	
<b>Asset Grouping: Non-Operational De Minimus Land</b>					
82	Land Between 17 And 27 Blackthorn Avenue Southborough Royal Tunbridge Wells Kent TN4 9YA	EM/698	B013 01	Freehold	Land. Grass Area
83	Grass Area Adjacent 32 Blackthorn Avenue Southborough Royal Tunbridge Wells Kent TN4 9YG	EM/697	B013 02	Freehold	Land. Grass Area with footpath.
84	Car Park Area Between 45-47 Blackthorn Avenue Southborough Royal Tunbridge Wells Kent TN4 9YD	EM/700	B013 04	Freehold	Car Park. Small residential car park
85	Land Adjacent 37-43 Bright Ridge Southborough Royal Tunbridge Wells Kent TN4 0JN	EM/45	B018 01	Freehold	Land. Area Paved With Concrete Slabs
86	Footpath To Rear Of 37-61 Bright Ridge Southborough Royal Tunbridge Wells Kent TN4 0JN	EM/44	B018 02	Freehold	Footpath. Tarmac Footpath Serving Rear Exits
87	Footpath To Rear Of 67-81 Bright Ridge Southborough Royal Tunbridge Wells Kent TN4 0JN	EM/52	B018 03	Freehold	Footpath.Tarmac Footpath Serving Rear Exits
88	Land Adjacent To 6 Keel Gardens Southborough Royal Tunbridge Wells Kent TN4 0JQ	EM/42	B018 06	Freehold	Land. Grass Recreation Area adjacent to 6 Keel Gardens and parking/garage area.
89	Grass Area Adjacent To 8 Grampian Close Royal Tunbridge Wells Kent TN2 3NR	EM/177	B019	Freehold	Land. Bank With Bushes/Trees
90	Grass Area To Rear Of 54 Pennine Walk Royal Tunbridge Wells Kent TN2 3NW	EM/178	B019 01	Freehold	Land. Part Of Grass Verge/Footpath
91	Grass Area At End Of Grampian Close Royal Tunbridge Wells Kent TN2 3NR	EM/180	B019 02	Freehold	Land. Grass Verge
92	Grass Area To Rear Of 50 Pennine Walk Royal Tunbridge Wells Kent TN2 3NW	EM/179	B019 03	Freehold	Land. Part Of Grass Verge/Footpath
93	Grass Area Adjacent To 12 Grampian Close Royal Tunbridge Wells Kent TN2 3NR	EM/176	B019 04	Freehold	Land. Grass Verge on corner of Grampian Close and Sandhurst Road. Adopted highway maintainable by Kent Highway Services.
94	Land At Bramley Drive Cranbrook Kent TN17 3BE	10/00059/EM	B020	Freehold	Footpath. Part of footpath and road. Road is adopted highway.
95	Land Adjacent 7 Mendip Walk Royal Tunbridge Wells Kent TN2 3NL	EM/187	B022 01	Freehold	Land. Bed With Bushes/Trees
96	Grass Area Fronting 1-13 Mendip Walk Royal Tunbridge Wells Kent TN2 3NL	EM/186	B022 02	Freehold	Land. Grass Area With Trees/Bushes

Property	Est Ref	File Ref	Tenure	Description	
<b>Asset Grouping: Non-Operational De Minimus Land</b>					
97	Grass Area Opposite The Lodge Calverley Park Gardens Royal Tunbridge Wells Kent TN1 2JN	EM/237	B023	Freehold	Land. Flower Bed With Bushes And Trees
98	Land To Rear 40-46 Charles Street Southborough Royal Tunbridge Wells Kent TN4 0DS	EM/690	B024	Freehold	Land. Garden areas
99	Land Adjacent To 17 Pearse Place Lamberhurst Royal Tunbridge Wells Kent TN3 8EJ	04/00001/LIC	B025 01	Freehold	Land. Garden Land adjacent to 17 Pearse PlaceLamberhurst
100	Land Adjacent To 35 Pearse Place Lamberhurst Royal Tunbridge Wells Kent TN3 8EJ	EM/496	B025 02	Freehold	Land. Small Triangle Of Grass With Footpath
101	Doorstep Green Open Space Oak Road Royal Tunbridge Wells Kent TN12 6TA	EM/71	B028 02	Freehold	Land. Grass Amenity Area
102	Site Of Cherryfields Benenden Cranbrook Kent TN17 4DH	10/00055/EM	B029	Freehold	Road. Road and footpaths.
103	Grass Area At Valance View Mill Lane Frittenden Cranbrook Kent TN17 2DP	EM/435	B030 02	Freehold	Land. Grass Amenity Land With 2 Small Trees
104	Valance View Mill Lane Frittenden Cranbrook Kent TN17 2DP	EM/434	B030 03	Freehold	Land. Grass Amenity Land With Tree And Seat
105	Grass Areas Opposite Summervale Cottage Eridge Road Royal Tunbridge Wells Kent TN4 8HN	EM/331	B031	Freehold	Land. Grass Amenity Area With Path
106	Grass Area Adjacent To Sub Station Eridge Road Royal Tunbridge Wells Kent TN4 8HJ	EM/349	B031	Freehold	Land. Footpath And Grass Area
107	Grass Area Eridge Road Royal Tunbridge Wells Kent TN4 8LX	EM/330	B031 01	Freehold	Land. Large Area Of Grass With Trees
108	Grass Area Rear Of 2-24 Summervale Road Royal Tunbridge Wells Kent TN4 8JB	EM/329	B031 02	Freehold	Land. Grass Amenity Area With Trees
109	Grass Area Fronting 120-128 Speldhurst Road Southborough Royal Tunbridge Wells Kent TN4 0JE	EM/50	B032 01	Freehold	Land. Large Grass Amenity Area With Trees
110	Grass Area Fronting 102-108 Speldhurst Road Southborough Royal Tunbridge Wells Kent TN4 0JD	EM/54	B032 02	Freehold	Land. Large Grass Amenity Area With Trees
111	Grass Area Fronting 128-142 Speldhurst Road Southborough Royal Tunbridge Wells Kent TN4 0JE	EM/48	B032 03	Freehold	Land. Grass Amenity Area With Trees

Property	Est Ref	File Ref	Tenure	Description
<b>Asset Grouping: Non-Operational De Minimus Land</b>				
112 Grass Area Fronting 128-142 Speldhurst Road Southborough Royal Tunbridge Wells Kent TN4 0JE	EM/49	B032 04	Freehold	Land. Large Grass Amenity Area, Trees/Lay-By
113 Grass Area Fronting 118 Speldhurst Road Southborough Royal Tunbridge Wells Kent TN4 0JD	EM/55	B032 06	Freehold	Land. Grass Amenity Area
114 Grass Area Corner Speldhurst Road Fronting 102 Speldhurst Road Southborough Royal Tunbridge Wells Kent TN4 0JD	EM/56	B032 07	Freehold	Land. Grass Amenity Area
115 Grass Area Opposite 10-16 The Coppice Pembury Royal Tunbridge Wells Kent TN2 4EY	EM/466	B033	Freehold	Land. Grass Amenity Land With Trees
116 Milkhouse Cottages Sissinghurst Cranbrook Kent TN17 2JT	10/00038/EM	B034	Freehold	Road. Road is adopted highway.
117 Land At Milkhouse Cottages Sissinghurst Cranbrook Kent TN17 2JT	EM/424	B034 01	Freehold	Land. Grass Area With Small Trees. Road is adopted highway maintainable at public expense.
118 Land At Pullington Cottages Benenden Cranbrook Kent TN17 4EG	EM/682	B035	Freehold	Land. Grass Area with road and parking. Part of the road has been adopted and is maintained by Kent Highway Services.
119 Town Meadow Frythe Way Cranbrook Kent TN17 3AU	EM/684	B036	Freehold	Land. Grass Area. Part unregistered.
120 Grass Area Fronting 9-15 St Dunstons Walk Cranbrook Kent TN17	EM/677	B037	Freehold	Land. Grass Area. Adopted highway maintainable by Kent Highway Services.
121 Road, Footpath And Parking Area Adjacent 6 Cleavers Sissinghurst Cranbrook Kent TN17 2JU	10/00053/EM	B039	Freehold	Road, part of parking area and footpath adjacent to 6 Cleavers Close. Part adopted highway.
122 Cleavers Sissinghurst Cranbrook Kent TN17 2JU	10/00052/EM	B039 01	Freehold	Land. Large grass area with shrubs, hedge and footpath.
123 Grass Area Between 1 And 15 Boundary Road Royal Tunbridge Wells Kent TN2 5BH	EM/703	B040 01	Freehold	Road. Grass Area and road. Road is adopted highway.
124 Footpath Between 14 And 16 Hawkenbury Road Royal Tunbridge Wells Kent TN2 5BJ	10/00061/EM	B040 02	Freehold	Footpath. Footpath between numbers 14 and 16.
125 Footpath Between 105 And 107 Forest Road Royal Tunbridge Wells Kent TN2 5BG	10/00062/EM	B040 03	Freehold	Footpath. Footpath between 105 and 107 and front drive between 101 and 103 Forest Road
126 Grass Areas Between 1-12 Bracken Close Royal Tunbridge Wells Kent TN2 3LY	EM/720	B041	Freehold	Land. Grass Area
127 Land On Corner Of Calverley Road And 5 Decimus Place, Calverley Park Gardens Royal Tunbridge Wells Kent TN1 2JX	EM/294	B042	Freehold	Land. Grass Area



Property	Est Ref	File Ref	Tenure	Description
<b>Asset Grouping: Non-Operational De Minimus Land</b>				
128 Land Adjacent To 11 Hilbert Road Royal Tunbridge Wells Kent TN2 3SA	EM/670	B043	Freehold	Land. Woodland area currently maintained by the local Bee keepers.
129 Land Adjacent 10 Aspen Way Southborough Royal Tunbridge Wells Kent TN4 9YB	EM/695	B044	Freehold	Land. Grass and parking area.
130 Grass Area Adjacent To 14-18 Beagles Wood Road Pembury Royal Tunbridge Wells Kent TN2 4HX	EM/688	B045	Freehold	Land. Grass Area
131 Land At 176 Sandhurst Road Royal Tunbridge Wells Kent TN2 3TQ	EM/687	B046	Freehold	Land. Grass area fronting 172, 174 and 176 Sandhurst Road
132 Grass Area To Rear Of Recycling Point Regal Car Park High Street Cranbrook Kent TN17 3DN	EM/397	B047	Freehold	Car Park. Grass Area Bounded By Fence/Stream. Responsibility transferred to Cranbrook Parish Council under lease.
133 Grass Area Adjacent To 1 Chiltern Walk Royal Tunbridge Wells Kent TN2 3NJ	EM/240	B048 01	Freehold	Land. Grass Area With Trees/Bushes
134 Grass Area Adjacent To 12 Chiltern Walk Royal Tunbridge Wells Kent TN2 3NJ	EM/238	B048 02	Freehold	Land. Large Grass Bank With Trees
135 Land By Garages Adjacent To 15 Chiltern Walk Royal Tunbridge Wells Kent TN2 3NJ	EM/188	B048 03	Freehold	Land. Small area of land adjaent to garages
136 Grass Area Rear Of 2-36 Allington Road Paddock Wood Tonbridge Kent TN12 6AN	EM/516	B049	Freehold	Land. Grass Area Bounded By Fence With Gate
137 Land Adjacent To 1 And 3 Prospect Park Southborough Royal Tunbridge Wells Kent TN4 0EQ	12/00334/ASS ET	B050 01	Freehold	Land. Land adjacent to 1 Prospect Park, 3 Prospect Park and 16 Prospect Park.
138 Grass Area Fronting 23-27 Cleveland Royal Tunbridge Wells Kent TN2 3NG	EM/239	B052 01	Freehold	Land. Grass Bank With Bushes/Trees
139 Grass Area Fronting 43 Cleveland Royal Tunbridge Wells Kent TN2 3NH	EM/183	B052 02	Freehold	Land. Odd Triangle Of Grass
140 Grass Area Adjacent To 2 Cleveland Royal Tunbridge Wells Kent TN2 3NF	EM/242	B052 03	Freehold	Land. Steep Grass Bank With Bushes/Trees
141 Land Between Garages And 40 Cleveland Royal Tunbridge Wells Kent TN2 3NG	EM/195	B052 04	Freehold	Land. Footpath, Bed With Bushes
142 Grass Area Adjacent To 11B Cleveland Royal Tunbridge Wells Kent TN2 3NF	EM/241	B052 05	Freehold	Land. Grass Area With Trees, Footpath
143 Grass Area Adjacent To 42 Cleveland Royal Tunbridge Wells Kent TN2 3NG	EM/192	B052 06	Freehold	Land. Part Of Footpath/Grass Verge
144 Grass Area Adjacent 74 Cleveland Royal Tunbridge Wells Kent TN2 3NH	EM/181	B052 07	Freehold	Land. Grass Bank With Trees/Bushes on corner of Cleveland and Ferndale.

Property	Est Ref	File Ref	Tenure	Description
<b>Asset Grouping: Non-Operational De Minimus Land</b>				
145 Grass Area Fronting 60 Cleveland Royal Tunbridge Wells Kent TN2 3NH	EM/182	B052 08	Freehold	Land. Grass Bank With Small Trees/Retaining Wall
146 Grass Area Fronting 35 Cleveland Royal Tunbridge Wells Kent TN2 3NH	EM/185	B052 09	Freehold	Land. Grass Verge/Walled Bed With Tree
147 Grass Area Adjacent To 40 Cleveland Royal Tunbridge Wells Kent TN2 3NG	EM/194	B052 10	Freehold	Land. Part Of Grass Verge With Lamp Post
148 Grass Area Adjacent To 46 Cleveland Royal Tunbridge Wells Kent TN2 3NG	EM/190	B052 11	Freehold	Land. Part Of Grass Verge
149 Grass Area Fronting 39 Cleveland Royal Tunbridge Wells Kent TN2 3NH	EM/184	B052 12	Freehold	Land. Grass Verge With Tree And Lamp Post
150 Grass Area Adjacent To 44 Cleveland Royal Tunbridge Wells Kent TN2 3NG	EM/191	B052 13	Freehold	Land. Part Of Grass Verge
151 Land Fronting 18 Pennine Walk Royal Tunbridge Wells Kent TN2 3NN	EM/196	B052 14	Freehold	Land. Tarmac Triangle fronting 18 Pennine Walk.
152 Land At Lampington Row Langton Green Royal Tunbridge Wells Kent TN3 0JG	10/00015/EM	B054	Freehold	Land. Road and triangle of grass with footpath. The road is adopted highway and maintainable by Kent Highway Services at public expense.
153 Grass Verge Fronting Greenend Lampington Row Langton Green Royal Tunbridge Wells Kent TN3 0JG	10/00031/EM	B054 01	Freehold	Land. Verge adjoining property 'Greenend'.
154 Grass Area Lampington Row Langton Green Royal Tunbridge Wells Kent TN3 0JG	EM/438	B054/02	Freehold	Land. Grass Amenity Area Land With Footpath. Land transferred to Speldhurst Parish Council Road shown on Title Deed and Plan forms part of the adopted highway.
155 Tunbridge Wells Borough Council Land To Rear Of 48 Clifton Road Royal Tunbridge Wells Kent TN2 3AT	10/00025/EM	B055 01	Freehold	Footpath. Path between 48-50 Clifton Road and land to rear of properties.
156 Footpath To Rear Of 3 Betherinden Cottages Bodiam Road Sandhurst Cranbrook Kent TN18 5LW	10/00078/EM	B057	Freehold	Bank, garden land to rear of no. 3.
157 Verge Fronting 4-8 Twysden Cottages Bodiam Road Sandhurst Cranbrook Kent TN18 5LF	10/00083/EM	B057 02	Freehold	Footpath. Verge fronting 4-8.
158 Land At Front Of 175 Hastings Road Pembury Royal Tunbridge Wells Kent TN2 4JY	10/00005/EM	B058	Freehold	Road. Area of land between the front garden and pavement.
159 Verge Fronting 8 Brampton Bank Five Oak Green Road Tudeley Tonbridge Kent TN11 0PN	10/00024/EM	B059	Freehold	Land. Verge fronting no. 8.
160 Land Between Front Gardens Of 9 And 10 Spring Lane Bidborough Royal Tunbridge Wells Kent TN3 0UE	10/00012/EM	B061	Freehold	Land. Small plot of land between the front gardens of nos. 9 and 10 adjacent to roadway.

Property	Est Ref	File Ref	Tenure	Description	
<b>Asset Grouping: Non-Operational De Minimus Land</b>					
161	Land To Rear Of 20-35 Hornbeam Avenue Southborough Royal Tunbridge Wells Kent TN4 9XT	12/00305/ASS ET	B062	Freehold	Land.
162	Land Adjacent To 65 South View Road Tunbridge Wells Kent TN4 9BU	EM/77	B068	Freehold	Land. Open Grass Area between South View Road and Montgomery Road.
163	Roads And Footpaths Around Bankfield Way Goudhurst Cranbrook Kent TN17 1EG	10/00073/EM	B069	Freehold	Footpath. Roads and footpaths. Road and footpath adopted.
164	Grass Verge Angley Road Cranbrook Kent TN17	10/00063/EM	B070	Freehold	Land. Verge adjacent to service road off Angley Road. Adopted highway maintainable by Kent Highway Services.
165	Angley Road Cranbrook Kent TN17	10/00064/EM	B070	Freehold	Road. Part verge and road. Adopted highway maintainable by Kent Highway Services.
166	Grass Area Fronting Grounds Of Angley School Angley Road Cranbrook Kent TN17 2PJ	EM/419	B070 01	Freehold	Land. Part Of Grass Bank
167	Grass Area Fronting St Annes To Brooklands Angley Road Cranbrook Kent TN17 2PG	EM/420	B070 02	Freehold	Footpath. Tarmac/Grass Verge
168	Grass Area Ransom Strip To Rear Of 15 Broadcloth Cranbrook Kent TN17 3RG	EM/659	B072	Freehold	Land. Ransom Strip At End Of Road off Wilsons Land.
169	Land To Rear Of 23 Brewer Street Lamberhurst Royal Tunbridge Wells Kent TN3 8DW	15/00411/ASS ET	B074	Freehold	Area of land to rear of 23 Brewer Street.
170	Footpath Between 37-41 Turner Avenue Cranbrook Kent TN17 3BX	EM/411	B079	Freehold	Land. Small Ransom Strip Adjoining Open Land off Wilsons land.
171	Land Adjoining 8 The Limes The Street Frittenden Cranbrook Kent TN17 2DL TN17 2DL	10/00043/EM	B081	Freehold	Land. Grass strip/verge.
172	Frythe Way Cranbrook Kent TN17	10/00048/EM	B082	Freehold	Road. Roads and footpaths. Part of the highway is adopted.
173	Road And Parking Area Lurkins Rise Goudhurst Cranbrook Kent TN17	10/00075/EM	B083	Freehold	Road. Road with parking area. Adopted highway maintainable at public expense by Kent Highway Services.
174	Part Road, Footpath And Verge Lurkins Rise Goudhurst Cranbrook Kent TN17	10/00076/EM	B083	Freehold	Road. Road, footpath and verge. Road is adopted highway.
175	Land Adjoining Lilac Cottage Hartley Road Cranbrook Kent TN17 3QP	10/00044/EM	B085	Freehold	Land. Verge fronting Lilac Cottage.
176	Strip Of Land Adjacent To 51 Dorking Road Royal Tunbridge Wells Kent TN1 2LN	EM/174	B086	Freehold	Land. Odd Bit Of Waste Ground Overgrown
177	Grass Area At 27 Powder Mill Lane Royal Tunbridge Wells Kent TN4 9EF	EM/75	B089 02	Freehold	Land. Triangle Of Grass

Property	Est Ref	File Ref	Tenure	Description
<b>Asset Grouping: Non-Operational De Minimus Land</b>				
178 Grass Area At Side Of 29 Powder Mill Lane Southborough Royal Tunbridge Wells Kent TN4 9EE	EM/76	B089 03	Freehold	Land. Triangle Of Grass With Lamp Post
179 Land At Mount Pleasant Paddock Wood Tonbridge Kent TN12	EM/514	B090 02	Freehold	Land. Part Road, Part Garden, Part Footpath. Adopted highway maintainable by Kent Highway Services.
180 Road And Verge Adjoining 19 Campion Crescent Cranbrook Kent TN17 3QJ	10/00056/EM	B091	Freehold	Road. Part of road and verge adjoining no. 19. Part of the road is adopted highway.
181 Henwoods Crescent Pembury Royal Tunbridge Wells Kent TN2	10/00001/EM	B091	Freehold	Road. Part road with verge. Majority adopted highway.
182 Grass Areas At Bulls Place Pembury Royal Tunbridge Wells Kent TN2 4HJ	EM/689	B092 01	Freehold	Land. Various Grass Areas
183 Land At Grange Road Rusthall Royal Tunbridge Wells Kent TN4	10/00027/EM	B099	Freehold	Road. Road, footpaths, circular verge and parking. The road and footpaths form part of the adopted highway. The circular verge is owned by TWBC.
184 Land Adjacent To 39 Albert Street Royal Tunbridge Wells Kent TN1 2QH	10/00002/EM	B100	Freehold	Land. Verge adjacent to 39 Albert Street and four small pieces of land.
185 Land Adjacent To 39 Albert Street Royal Tunbridge Wells Kent TN1 2QH	11/00300/ASS ET	B100	Freehold	Land. Grass strip of land adjacent to 39 Albert Street. Estates to clear initial fly tipping and cut back shrubs and bushes. Following initial cut Parks will add to the grass cutting contract. Estates to continue monitoring for fly tipping.
186 Strip Of Land Adjacent To The Firs Langton Road Langton Green Royal Tunbridge Wells Kent TN3 0BA	12/00325/ASS ET	B104 04	Freehold	Land. Strip of land along Langton Road between The Firs and Dornden.
187 Land Opposite 49 Birling Road Royal Tunbridge Wells Kent TN2	12/00332/ASS ET	B105	Freehold	Land. Triangle of land maintainable as verge by TWBC.
188 Land At 1 Brook Cottages Town Hill Lamberhurst Royal Tunbridge Wells Kent TN3 8EN	10/00057/EM	B106	Freehold	Land. Triangle of land fronting number 1 Brook Cottages.
189 Land To Rear Of 18 Redleaf Close Royal Tunbridge Wells Kent TN2 3UD	10/00092/EM	B107	Freehold	Land. Large area of land with trees and culvert.
190 Grass Area At Herons Way Pembury Royal Tunbridge Wells Kent	EM/458	B108	Freehold	Grass Verge With Tree Stump. Adopted highway maintainable by Kent Highway Services.
191 Grass Area Fronting 41 Herons Way Pembury Royal Tunbridge Wells Kent TN2 4DW	EM/456	B108 01	Freehold	Land. Grass Area With Trees, Divided By Drives. Adopted highway, maintainable by Kent Highway Services.
192 Grass Area Fronting 51 Herons Way Pembury Royal Tunbridge Wells Kent TN2 4DW	EM/457	B108 02	Freehold	Land. Grass Area With Trees, Divided By Drives. Adopted highway, maintainable by Kent Highway Services.
193 Area Of Land Fronting 10-12 Banner Farm Road Royal Tunbridge Wells Kent TN2 5EA	EM/320	B109	Freehold	Part Highway/Footpath/Grass Verge. Land is adopted highway. Maintainable by Kent Highway Services.

Property	Est Ref	File Ref	Tenure	Description
<b>Asset Grouping: Non-Operational De Minimus Land</b>				
194 Land To Rear Of 1-4 Snipe Close Pembury Royal Tunbridge Wells Kent TN2 4DG	13/00346/ASS ET	B111	Freehold	Land. Land between 1-4 Snipe Close and Stone Court Lane
195 Access And Land Fronting Godfreys Yard North Farm Road Royal Tunbridge Wells Kent TN2 3DH	13/00353/ASS ET	B114	Freehold	Land. Land used as access to Godfreys Yard, North Farm Lane
196 Land At 98 Queens Road Royal Tunbridge Wells Kent TN4 9JU	14/00359/ASS ET	B118	Freehold	Land. Verge fronting 98 Queens Road.
197 Land On South Side Of Upper Grosvenor Road Royal Tunbridge Wells Kent TN1	14/00385/ASS ET	B120	Freehold	Land. Triangle of land on corner of Upper Grosvenor Road and Grosvenor Bridge
198 Corner Of Garden 35 Mount Pleasant Paddock Wood Tonbridge Kent TN12 6AH	14/00361/ASS ET	B124	Freehold	Land. Corner of garden. pavement fronting 35 Mount Pleasant
199 Land Fronting 60A Newton Road Royal Tunbridge Wells Kent TN1 1RU	14/00392/ASS ET	B125	Freehold	Land. Land fronting 60A Newton Gardens.
200 1 & 2 Hope Cottages St Johns Road Royal Tunbridge Wells Kent TN4 9TS	15/00402/ASS ET	B128	Freehold	Land to rear of 1 and 2 Hope Cottages. The land has a benefit of a right of way where tinted brown on the title plan.
201 Road And Parking At Common View Royal Tunbridge Wells Kent	15/00412/ASS ET	B131	Freehold	Roadway and parking spaces. Majority of title is adopted highway and maintainable at public expense.
202 Land To Rear Of St Stephens Cottages Stanley Road Royal Tunbridge Wells Kent	15/00416/ASS ET	B133	Freehold	Land to rear of St Stephens Cottage adjacent to garages.
203 Land At St Barnabas Church Stanley Road Royal Tunbridge Wells Kent	15/00429/ASS ET	B135	Freehold	Small strip of land.
204 Grass Area At The Coppice Pembury Royal Tunbridge Wells Kent TN2 4EY	EM/467	BO33	Freehold	Land. Grass Area, Divided By Drives
205 Land At Hunting Gate Chalket Lane Pembury Royal Tunbridge Wells Kent TN2 4AA	EM/451	BO64	Freehold	Land. Large grass area with access footpaths. Land is between Chalket Farm in Chalket Lane and Fletchers in Hastings Road.
206 Road Fronting Balcombe Cottages Balcombes Hill Goudhurst Cranbrook Kent TN12 1AZ	10/00071/EM	C016	Freehold	Road. Road fronting Balcombe Cottages. Adopted highway. maintainable by Kent Highway Services.
207 Land Opposite Carolyn Balcombes Hill Goudhurst Cranbrook Kent TN17 1AT	10/00072/EM	C016	Freehold	Road. Part of footpath opposite 'Carolyn'. Land is adopted highway and maintainable by Kent Highway Services.
208 Road, Footpaths And Parking Areas Leybourne Dell Benenden Cranbrook Kent TN17	10/00045/EM	C026	Freehold	Road, footpaths and parking areas. Parking and garage area to right hand side of road transferred to TCHG 24.10.2014. The road and footpaths are all adopted highway, maintainable by Kent Highway Services at public expense.
209 Land Fronting Colebrook Industrial Estate Longfield Road Royal Tunbridge Wells Kent TN2	EM/450	E001	Freehold	Land. Grass Verge Adjoining Road

Property	Est Ref	File Ref	Tenure	Description	
<b>Asset Grouping: Non-Operational De Minimus Land</b>					
210	Colebrook Industrial Estate Access Road, Parking And Land To Rear Of Units 11-19 Royal Tunbridge Wells Kent TN2 3DG	EM/546	E001	Freehold	Road. Road, Gravel Parking And Grass Bank. Part of land transferred to Knights Developments Ltd and has been removed from the plan.
211	Footpath To The Rear Of 25 - 31 Monson Road Royal Tunbridge Wells Kent TN1 1LS	13/00355/ASS ET	E010 11 12	Freehold	Footpath. Footpath including wall to rear of the row of terrace houses.Footpath to the rear of the terrace houses.
212	Public Open Space Five Ways Mount Pleasant Road Royal Tunbridge Wells Kent TN1	EM/217	E023	Freehold	Road. Paved area with Millenium clocktower. Paved area is adopted highway.
213	285 St Johns Road Royal Tunbridge Wells Kent TN4 9XE	05/00002/EM	E025	Leasehold	Monitoring Station. Air Value Monitor managed by Environmental ServicesTWBC own the structure but this is not TWBC owned land that the substation resides on.
214	Footpath/Driveway Rear Of 15-25 Salisbury Road Southborough Royal Tunbridge Wells Kent TN4 9DJ	EM/64	F001	Freehold	Footpath. Concrete Driveway To Garages
215	Footpath To Rear Of 1-5 Silverden Cottages Silverden Lane Sandhurst Cranbrook Kent TN18 5LU	10/00087/EM	F002	Freehold	Footpath. Footpath to rear of1-5 and verge on corner fronting no. 1.
216	Footpath Leading To The Ridings Paddock Wood Tonbridge Kent TN12	10/00070/EM	F003	Freehold	Footpath. Footpath with grass verges. Footpath runs from the car park at the end of The Ridings to the rear of the houses in Le Temple Road.There is a possible contamination issue regarding the use of the land prior to the development. TWBC Environmental team have contacted all residents to ask if they can access their land for bore hole testing. Property have given permission to them to drill bore holes on the verges either side of the footpath, if this is necessary.
217	Hawkenbury Close Royal Tunbridge Wells Kent TN2 5BL	10/00047/EM	F005	Freehold	Roads, footpaths with areas of verge fronting Hawkenbury Road and large amenity area. Road is adopted highway
218	Road And Footpath Basden Cottages Hawkhurst Cranbrook Kent TN18 4EB	10/00079/EM	F008	Freehold	Footpath. Road and footpath with steps. Road and layby form part of the adopted highway and are maintainable by Kent Highway Services.
219	Grass Area Adjacent 41 George Street Royal Tunbridge Wells Kent TN2 4SR	EM/300	F009	Freehold	Land. Paved/Grass Area With Seats And Footpath
220	Footpath From The Hill To Doctor Hopes Road Cranbrook Kent TN17	EM/401	F010	Freehold	Footpath. Footpath/Track Part Tarmac/Gravel
221	Grass Area And Footpath At Down Avenue Lamberhurst Royal Tunbridge Wells Kent TN3	EM/492	F011	Freehold	Footpath. Grass Footpath/Verge With Trees. Road is adopted highway.
222	Grass Area At The Corner Of Furnace Avenue Lamberhurst Royal Tunbridge Wells Kent TN3 8LB	EM/493	F012 01	Freehold	Land. Grass Verge With Footpath.
223	Grass Area At The Corner Of Furnace Avenue Lamberhurst Royal Tunbridge Wells Kent TN3 8LB	EM/494	F012 02	Freehold	Land. Grass Verge And Footpath
224	Furnace Avenue Lamberhurst Royal Tunbridge Wells Kent TN3 8LB	10/00050/EM	F012 03	Freehold	Land. Garages and verge with road. Road is adopted highway.

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<b>Asset Grouping: Non-Operational De Minimus Land</b>					
225	Road And Footpath Queens Road Hawkhurst Cranbrook Kent TN18	10/00082/EM	F015	Freehold	Road. Road and footpaths opposite Hammonds. Road is adopted highway.
226	Grass Area At The Corner Of 94 Mount Pleasant Paddock Wood Tonbridge Kent TN12 6AQ	EM/510	F018	Freehold	Land. Small Piece Of Land, Footpath
227	Footpath From Southfield Road To Culverden Down Royal Tunbridge Wells Kent TN4	EM/96	F020	Freehold	Footpath. Tarmac Footpath, Poor Condition. Adopted highway and public right of way maintainable at public expense.
228	Tanyard Lane Off Holden Road Adjacent Holden House Holden Road Southborough Royal Tunbridge Wells Kent	EM/16	F021	Freehold	Footpath. Tarmac Footpath (Poor Surface). Public Right of Way No. 0234/WS23/1. Maintainable by KCC Public Rights of Way office.
229	Tarmac Footpath Adjacent To Rammell Playing Field Bakers Cross Cranbrook Kent TN17	EM/402	F022	Freehold	Footpath. Tarmac footpath and bank adjacent to road. Part of footpath is adopted highway.
230	Footpath In Front Of 17-26 Porters Wood Petteridge Lane Matfield Tonbridge Kent TN12 7LR	EM/501	F023	Freehold	Tarmac Footpath. KCC adopted highway, maintained by Kent Highway Services.
231	Land Opposite 35-39 Calverley Street Royal Tunbridge Wells Kent TN1 2XD	EM/230	F024	Freehold	Footpath. Tarmac Footpath With Trees. Adopted highway maintainable by Kent Highway Services.
232	Footpath Wellington Cottages Hawkhurst Cranbrook Kent TN18 5EL	10/00086/EM	F025	Freehold	Footpath. Footpath to rear of Wellington Cottages.
233	Wellington Cottages Hawkhurst Cranbrook Kent TN18 5EL	10/00085/EM	F025 01	Freehold	Road. Road with verges and footpath. Road is adopted highway.
234	Footpath To Rear Of 66 Victoria Road Royal Tunbridge Wells Kent TN1 2PW	12/00308/ASS ET	F027	Freehold	Footpath. Footpath to rear of number 66 Victoria Road only.
235	Footpath To Rear Of 20 Wiltshire Way Royal Tunbridge Wells Kent TN2 3DD	10/00040/EM	F029	Freehold	Footpath. Footpath to the rear of 20 Wiltshire Way.
236	Land At Weald View Pearsons Green Road Brenchley Tonbridge Kent TN12 7DA	10/00035/EM	F030	Freehold	Footpath. Footpath fronting numbers 2-4 Weald View
237	Footpath Fronting 1-12 The Beeches Horns Road Hawkhurst Cranbrook Kent TN18 4QJ	10/00080/EM	F031	Freehold	Footpath. Footpath fronting 1-12.
238	Land Fronting 70-78 Rusthall High Street Rusthall Royal Tunbridge Wells Kent TN4 8SG	10/00028/EM	F032	Freehold	Land. Strip of land fronting 70-78 Rusthall High Street. Part of land adopted highway.
239	Footpath At Sandhurst Park Royal Tunbridge Wells Kent TN2	10/00030/EM	F033	Freehold	Footpath. Footpath between 39 and 41 Sandhurst Park. Part of a Public Right of Way. Maintainable at public expense by KCC PROW office.
240	Land At Chestnut Close Frittenden Cranbrook Kent TN17 2DE	10/00054/EM	F034	Freehold	Footpath. Footpath and layby fronting Chestnut Close. Part now adopted highway. Land fronting no. 1 does not form part of adopted highway.

Property	Est Ref	File Ref	Tenure	Description
<b>Asset Grouping: Non-Operational De Minimus Land</b>				
241 Church Road And Old Kent Road Paddock Wood Tonbridge Kent TN12	10/00090/EM	F035	Freehold	Footpath. Alleyway and footpath between Church Road and Old Kent Road. The footpath is a public right of way but regular cleaning and litter clearing is carried out by TWBC client services.
242 Footpath To Rear Of 70-72 Victoria Road Royal Tunbridge Wells Kent TN1 2PW	14/00389/ASS ET	F037	Freehold	Footpath. Footpath to the rear of 2 houses at 70 and 72 Victoria Road.
243 Footpath To Rear Of 50 Norman Road Royal Tunbridge Wells Kent TN1 2RT	15/00419/ASS ET	F043	Freehold	Footpath to rear garden of 50 Norman Road
244 Land Fronting 59 St Johns Road Royal Tunbridge Wells Kent TN4 9TT	15/00428/ASS ET	F045	Freehold	Footpath fronting property.
245 Land Lying To The South Of Mount Pleasant Paddock Wood Tonbridge Kent	14/00430/ASS ET	F046	Freehold	4 small pieces of footpath
246 Land Adjacent Hopping Hooden Horse Church Road Paddock Wood Tonbridge Tonbridge Kent TN12 6HB	EM/522	H001	Freehold	Footpath. Part Of Tarmac Footpath
247 Parking Area Hunters Way Royal Tunbridge Wells Kent TN2	13/00354/ASS ET	L035	Freehold	Car Park. Parking area adjacent to 44 Hunters Way and fronting recreation ground
248 24 Napier Road Royal Tunbridge Wells Kent TN2 5AT	EM/554	L041	Freehold	Land. Area Of Land Licensed As Garden Extn.
249 30 Napier Road Royal Tunbridge Wells Kent TN2 5AT	EM/557	L041	Freehold	Land. Area Of Land Licensed As Garden Extn.
250 14 Napier Road Royal Tunbridge Wells Kent TN2 5AT	EM/327	L041	Freehold	Land. Area Of Land Licensed As Garden Extension.
251 20 Napier Road Royal Tunbridge Wells Kent TN2 5AT	EM/553	L041	Freehold	Land. Area Of Land Licensed As Garden Extension.
252 34 Napier Road Royal Tunbridge Wells Kent TN2 5AT	EM/558	L041	Freehold	Land. Area Of Land Licensed As Garden Extension.
253 28 Napier Road Royal Tunbridge Wells Kent TN2 5AT	EM/556	L041	Freehold	Land. Area Of Land Licensed As Garden Extn.
254 32 Napier Road Royal Tunbridge Wells Kent TN2 5AT	EM/722	L041	Freehold	Land. Area Of Land Licensed As Garden Extension
255 26 Napier Road Royal Tunbridge Wells Kent TN2 5AT	EM/555	L041	Freehold	Land. Area Of Land Licensed As Garden Extn.
256 16 Napier Road Royal Tunbridge Wells Kent TN2 5AT	12/00307/ASS ET	L041	Freehold	Land. Land at rear licensed as garden land.
257 Land Adjacent To Grange Road Allotments Wickham Gardens Rusthall Royal Tunbridge Wells Kent TN4 8TD	EM/128	M004	Freehold	Land. Land adjacent to allotments. Cultivated Allotments Fenced With Gate transferred to Rusthall Parish Council.



Property	Est Ref	File Ref	Tenure	Description
<b>Asset Grouping: Non-Operational De Minimus Land</b>				
258 Grass Verges At Sandhurst Avenue Pembury Royal Tunbridge Wells Kent TN2 4JZ	EM/685	R001 03	Freehold	Land. Grass Verges and road. Road and verges form part of the adopted highway and are maintained by Kent Highway Services.
259 Lomas Lane Sandhurst Cranbrook Kent TN18	EM/426	R002	Freehold	Road. Concrete Road With Speed Hump.
260 Road Winstone Scott Avenue Langton Green Royal Tunbridge Wells Kent TN3 0JJ	10/00016/EM	R003	Freehold	Road. Road and footpath. Part adopted highway.
261 Access Road Northfields Speldhurst Royal Tunbridge Wells Kent TN3	10/00014/EM	R005	Freehold	Road. Access road.
262 Road And Footpath At Sandhurst Road And Blakeway Royal Tunbridge Wells Kent TN2	10/00026/EM	R007	Freehold	Road. Roadway and a triangle of land with footpath fronting 168-176 Sandhurst Road. Road is adopted highway.
263 Part Of Road Causton Road Cranbrook Kent TN17 3ES	10/00049/EM	R008	Freehold	Road. Part of the road and footpaths. Road is a Public Right of Way but TWBC still responsible for the footpaths and road beneath surface including drainage and culvert under road.
264 Part Of Road And Footpath At Henwoods Crescent Pembury Royal Tunbridge Wells Kent TN2	10/00010/EM	R010	Freehold	Road. Part of road and footpath. Adopted highway maintainable at public expense by Kent Highway Services.
265 Land At The Glebe Bidborough Royal Tunbridge Wells Kent TN3 0UR	10/00011/EM	R011	Freehold	Road. Adopted highway maintainable at public expense by Kent Highway Services.
266 Land Fronting 6-16 Sychem Place Five Oak Green Tonbridge Kent TN12 6TR	10/00017/EM	R012	Freehold	Footpath. Footpath verge fronting numbers 6-16.
267 Road Sychem Place Five Oak Green Tonbridge Kent TN12	10/00018/EM	R012	Freehold	Road. Cul de sac road. Adopted highway maintainable at public expense by Kent Highway Services.
268 Land Fronting 1-6 Sychem Place Five Oak Green Tonbridge Kent TN12 6TR	10/00019/EM	R012	Freehold	Land. Verge/path fronting numbers 1-6.
269 Bowls Place Paddock Wood Tonbridge Kent TN12 6HX	10/00065/EM	R013	Freehold	Road. Road and footpaths.
270 Land At Elmhurst Avenue Pembury Royal Tunbridge Wells Kent TN2 4DA	10/00004/EM	R014	Freehold	Road. Road and footpath. Road is adopted highway and footpath is a Public Right of Way.
271 Henwoods Mount Pembury Royal Tunbridge Wells Kent TN2 4BH	10/00003/EM	R015	Freehold	Land. Road and land/verge. Road is part adopted highway.
272 Grass Area At Larkfield Five Oak Green Tonbridge Kent TN12 6TG	EM/486	R016	Freehold	Land. Grass Amenity Area.
273 Grass Area At Larkfield Five Oak Green Tonbridge Kent TN12 6TG	EM/487	R016 01	Freehold	Land. Small Grass Amenity Area
274 Grass Area At Larkfield Five Oak Green Tonbridge Kent TN12 6TG	EM/488	R016 02	Freehold	Land. Grass Amenity Area

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<b>Asset Grouping: Non-Operational De Minimus Land</b>				
275 Grass Area Fronting 13 Larkfield Five Oak Green Tonbridge Kent TN12 6TG	EM/489	R016 03	Freehold	Land. Grass Amenity Area
276 Land At Larkfield Five Oak Green Tonbridge Kent TN12 6TG	10/00021/EM	R016 04	Freehold	Road. Path and verges fronting Five Oak Green Road at junctions of Larkfield. Road is adopted highway.
277 Footpath At Great Footway And Gibbetts Langton Green Royal Tunbridge Wells Kent TN3	10/00013/EM	R017	Freehold	Road. Roads, footpaths and verges the majority of which now forms part of the adopted highway system.
278 Land At Gipps Cross Lane Langton Green Royal Tunbridge Wells Kent TN3 0DH	10/00020/EM	R018	Freehold	Road. Road and footpaths/verges, the majority of which are adopted highway. There is a conveyance on the land dated 4 April 1927 and a Deed of Grant dated 11 April 1932 (filed under Title No. K320086.
279 Land Fronting Houses At The End Of Gipps Cross Lane Langton Green Royal Tunbridge Wells Kent TN3 0DH	12/00326/ASS ET	R018	Freehold	Road. Land used as driveway for the two houses at the end of the road. There is a Conveyance on the land dated 22 November 1943. There is a Deed of Grant dated 7 January 1974 containing Covenants.
280 Land Fronting Half Acre Southfields Speldhurst Royal Tunbridge Wells Kent TN3 0PD	10/00032/EM	R019	Freehold	Land. Triangle of land fronting property ' Half Acre'.
281 Ringden Avenue Paddock Wood Tonbridge Kent TN12	10/00066/EM	R020 00	Freehold	Road. Road, footpath and parking areas with garages. Road is adopted highway maintainable at public expense. Footpath is PROW maintainable by KCC PROW office. Garage and parking area transferred to TCHG 24.10.2014.
282 Footpaths And Road At Falmouth Place Five Oak Green Tonbridge Kent TN12 6RD	10/00022/EM	R021	Freehold	Road. Road, footpaths and layby. Road adopted highway.
283 Access Road And Car Park Fronting The Co-op High Street Cranbrook Kent TN17 3DQ	10/00029/EM	R022	Freehold	Road. Access road, car park fronting the Co-op.
284 Land At Stone Court Lane Pembury Royal Tunbridge Wells Kent TN2	EM/455	R024 01	Freehold	Road. Private Road, Made Up Tarmac
285 Right Of Way From Hastings Road Pembury Through Chalket Lane Pembury Royal Tunbridge Wells Kent TN2 4AA	EM/453	R025	Right of Way	Footpath. Vehicle Acc. Over A21/Path Through Fields. Right of Way only. Path owned by Chalket Farm.
286 Courthope Paddock Wood Tonbridge Kent TN12	13/00340/ASS ET	R026	Freehold	Road. Part of road adjacent to MacDonald Court. Remainder of road is adopted highway
287 Site Of Swifts View, Quaker Drive And Angley Walk Cranbrook Kent TN17	10/00036/EM	R027	Freehold	Road. Roads and footpath with steps. Majority of Title is adopted highway.
288 Sandhurst Close Sandhurst Cranbrook Kent TN18	10/00084/EM	R029	Freehold	Road. Adopted highway maintainable by Kent Highway Services.
289 Caley Road Royal Tunbridge Wells Kent TN2	10/00039/EM	R031	Freehold	Road. Part of Caley Road adjoining Liptraps Lane. Adopted highway maintainable by Kent Highway Services.
290 Wiltshire Way Royal Tunbridge Wells Kent TN2	10/00041/EM	R032	Freehold	Road. Part of the road at Wiltshire Way. Adopted highway maintainable by Kent Highway Services.

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<b>Asset Grouping: Non-Operational De Minimus Land</b>					
291	Liptraps Lane Royal Tunbridge Wells Kent TN2	10/00042/EM	R033	Freehold	Road. Rectangular piece of land fronting the access to 46-48 Liptraps Lane. Adopted highway maintainable by Kent Highway Services.
292	Street Record Orchard Close Horsmonden Tonbridge Kent TN12 8LU	10/00088/EM	R035	Freehold	Road. Adopted highway maintainable by Kent Highway Services.
293	Site Of Wise Acre Lamberhurst Royal Tunbridge Wells Kent TN3 8HL	10/00034/EM	R036	Freehold	Road. Adopted highway maintainable by Kent Highway Services.
294	Site Of Oakfields Benenden Cranbrook Kent TN17 4HD	10/00037/EM	R037	Freehold	Road. Access road. Adopted highway maintainable by Kent Highway Services.
295	Mount Pleasant Avenue Royal Tunbridge Wells Kent TN1	EM/268	R039	Freehold	Road. Private Tarmac Road
296	Orchard Crescent Horsmonden Tonbridge Kent TN12	10/00077/EM	R040	Freehold	Road. Road is part of the adopted highway system.
297	Access Road Clavadel Road Paddock Wood Tonbridge Kent TN12 6EW	12/00330/ASS ET	R041	Freehold	Road. Access road for car park and rear of shops and flats
298	Clavadel Road Paddock Wood Tonbridge Kent TN12 6EW	13/00339/ASS ET	R041 01	Freehold	Road. Part of road to rear of 13-17 Commercial Road
299	Land Fronting Priplan House 11 - 12 Crescent Road Royal Tunbridge Wells Kent TN1 2LU	10/00051/EM	R042	Freehold	Footpath. Area of footpath and road fronting Priplan House. Adopted highway maintainable by Kent Highway Services.
300	Land On North East Side Of London Road Royal Tunbridge Wells Kent TN1	14/00383/ASS ET	R043	Freehold	Land. Small piece of land adjacent to Vale Avenue and fronting Tunbridge Wells and Counties Club. Land is adopted highway and maintainable at public expense by Kent Highway Services.
301	Land On The East Side Of Lansdowne Road Royal Tunbridge Wells Kent TN1	14/00384/ASS ET	R044	Freehold	Land. Strip of land crossing either side of Lansdowne Square. Adopted highway maintainable at public expense by Kent Highway Services.
302	Land On Corner Of Broadwater Lane Royal Tunbridge Wells Kent TN2 5RT	15/00388/ASS ET	R045	Freehold	Land. Strip of land adjacent to 1-6 Eridge Court. Adopted highway maintainable at public expense by Kent Highway Services.
303	Road And Footpath At Granary Paddock Wood Tonbridge Kent TN12 6HJ	14/00390/ASS ET	R046	Freehold	Road. Road and part of the footpath. The road is adopted highway and maintenance for the road lies with Kent Highways Services at KCC,
304	Land On South East Side Of Camden Road And Garden Street Royal Tunbridge Wells Kent	15/00414/ASS ET	R048	Freehold	Land. Part of road and pavement for Camden Road and Garden Street. This is adopted highway and maintainable by Kent Highway Services at public expense.
305	Strip Of Land Fronting Tunbridge Wells Fire Station Grove Hill Road Royal Tunbridge Wells Kent TN1 1SD	15/00418/ASS ET	R049	Freehold	Strip of land fronting the fire station. Land is adopted highway and maintainable by Kent Highway Services at public expense.
306	Road And Land Greenfield Close Rusthall Royal Tunbridge Wells Kent	15/00427/ASS ET	R054	Freehold	Road and land adjacent to site. Road is adopted highway, maintainable at public expense.
307	Land At Broadwater Lane Royal Tunbridge Wells Kent TN2	10/00058/EM	RO34	Freehold	Road. Part road and footpath fronting Cobbetts Ride and footpath to the rear of number 31. Adopted highway maintainable at public expense.

Property	Est Ref	File Ref	Tenure	Description
<b>Asset Grouping: Non-Operational De Minimus Land</b>				
308 Land And Open Space Goldings Paddock Wood Tonbridge Kent TN12 6EQ	EM/507	S009	Freehold	Land. Area Of Land, Parking, Grass Road is adopted highway maintainable at public expense.
309 Land At Goldings Paddock Wood Tonbridge Kent TN12 6EQ	10/00067/EM	S009	Freehold	Land. Large grass areas with parking and road. Most of the road is adopted highway.
310 Grass Verge Opposite Church Of King Charles The Martyr London Road Royal Tunbridge Wells Kent TN1 1YX	EM/307	S011	Freehold	Land. Part Of Grass Bank Including Cold Bath. Land is common land and maintainable by the Commons Conservators.
311 Grass Area Adjacent To 75 Ridgeway Pembury Royal Tunbridge Wells Kent TN2 4ES	EM/469	V001 01	Freehold	Land. Area Of Grass Verge To Rear Of Garages
312 Grass Area Fronting Garages Adjacent To 73 Ridgeway Pembury Royal Tunbridge Wells Kent TN2 4ES	EM/468	V001 02	Freehold	Land. Area of grass verge fronting garages.
313 Grass Area At Corner Of London Road And Lime Hill Road Royal Tunbridge Wells Kent TN1	EM/221	V002 01	Freehold	Land. Area Of Grass Verge, Illuminated Sign
314 Grass Area At Corner Of London Road Fronting Russell Hotel 80 London Road Royal Tunbridge Wells Kent TN1 1DZ	EM/220	V002 02	Freehold	Land. Area Of Grass Verge, Illuminated Sign
315 Grass Verges At Gunlands Horsmonden Tonbridge Kent TN12 8NG	EM/692	V003	Freehold	Land. Grass Verge area and part road. Part of the road is adopted highway.
316 Land Adjacent 37 Cobbetts Ride Royal Tunbridge Wells Kent TN2 5QG	EM/674	V004	Freehold	Land. Grass Verge area. Part adopted highway.
317 Grass Verge 1 Ramslye Road Royal Tunbridge Wells Kent TN4 8LT	EM/363	V006	Freehold	Land. Grass Verge With Tree
318 Grass Areas Sweeps Hill Close Pembury Royal Tunbridge Wells Kent TN2 4LT	EM/471	V007	Freehold	Land. Grass Verges. Road adopted highway.
319 Grass Area Fronting Beechwood Cottage Halls Hole Road Royal Tunbridge Wells Kent TN2	EM/259	V008	Freehold	Land. Large Grass Verge
320 Footpath From 149 Forest Road To Benhall Mill Road Royal Tunbridge Wells Kent TN2	EM/358	V009	Freehold	Footpath. Public Dirt Track. Public Right of Way.
321 Part Of Grass Verge And Grass Bank 106 Forest Road Royal Tunbridge Wells Kent TN2 5BE	EM/323	V009	Freehold	Land. Part Of Grass Verge And Grass Bank
322 Grass Area At Ashurst Hill Ashurst Royal Tunbridge Wells Kent TN3	EM/436	V010	Freehold	Land. Part Of Grass Verge Containing Tree
323 Verges At Gibbet Lane Horsmonden Tonbridge Kent TN12 8NA	10/00074/EM	V012	Freehold	Footpath. Verges fronting nos. 1, 3, 5, 7 and 16 Gibbet Lane.

Property	Est Ref	File Ref	Tenure	Description	
<b>Asset Grouping: Non-Operational De Minimus Land</b>					
324	Land Adjacent The Old Coach House Manor Close Royal Tunbridge Wells Kent TN4 8YB	EM/216	V013	Freehold	Part Of Tarmac Footpath. Adopted highway maintained by Kent Highway Services.
325	Land At End Of Alder Close Southborough Royal Tunbridge Wells Kent TN4 9YE	12/00321/ASS ET	V11	Freehold	Land. Small piece of land with trees and shrubs.
326	Land Adjacent To Snipe Wood Romford Road Pembury Royal Tunbridge Wells Kent TN2 4BB	10/00008/EM	W001 04	Freehold	Land. Large triangle of land adjacent to road, and Snipe Wood
327	Land Adjacent To The Lodge Pembury Road Royal Tunbridge Wells Kent TN2 3QG	EM/200	W005 03	Freehold	Land. Small Wooded Triangle Of Land
328	Land Oppsite 283 Upper Grosvenor Road Royal Tunbridge Wells Kent TN4 9EX	EM/85	W011	Freehold	Land. Wooded Bank Between Road And Railway
329	Land Adjacent To The Lodge Woodbury Park Road Royal Tunbridge Wells Kent TN4 9NH	12/00329/ASS ET	Z003	Freehold	Road. Land adjacent to The Lodge with access road
330	Former Telephone Exchange Town Hill Lamberhurst Royal Tunbridge Wells Kent TN3 8EN	13/00349/ASS ET	Z005	Freehold	Land. Miscellaneous land area. Building has been demolished.
<b>Asset Grouping: Non-operational</b>					
331	Footpath Adjacent To Tunbridge Wells Adult Education Centre Monson Way Royal Tunbridge Wells Kent TN1 1LS	15/00408/ASS ET	A003 01	Freehold	Footpath along side and rear of building situation in Monson Way
332	Footpath To Rear Of 38 Goods Station Road Royal Tunbridge Wells Kent TN1 2DB	14/00407/ASS ET	B077	Freehold	Footpath at rear of 38 Goods Station Road only. TWBC has a right of way over the rest of the footpath. See Title Documents.
333	Benenden Waste Treatment Works Walkhurst Road Benenden Cranbrook Kent TN17	14/00378/ASS ET	B119	Freehold	Land. Land used as part of waste treatment works.
334	Calverley Church 1 Market Square Royal Victoria Place Royal Tunbridge Wells Kent TN1 2SW	05/00001/EM	E016 02	Freehold	Church. Church building
335	STREET RECORD Frythe Close Cranbrook Kent	15/00426/ASS ET	R053	Freehold	Road, footpath and verge. Part adopted by Kent Highway Services.

# Tunbridge Wells Borough Council

## Asset Register - Operational

Property	Est Ref	File Ref	Tenure	Description	
<b>Asset Grouping: Operational Allotments</b>					
1	Allotments Sandhurst Road Royal Tunbridge Wells Kent TN2	EM/89	M001	Freehold	Allotments. Working Allotments
2	Allotments Southwood Road Rusthall Royal Tunbridge Wells Kent TN4	EM/124	M003	Freehold	Allotments. Cultivated Allotment Gardens. Allotments being transferred to Rusthall Parish Council.
3	Ferrars Allotments Cornford Lane Royal Tunbridge Wells Kent TN2	EM/258	M006	Freehold	Allotments. Functional Allotments
4	Allotments Eridge Road Royal Tunbridge Wells Kent TN4	EM/364	M007	Freehold	Allotments. (In Use)
5	Hawkenbury Allotments Halls Hole Road Royal Tunbridge Wells Kent TN2 4TU	EM/302	M008	Freehold	Allotments. Functional Allotments
6	Holly Farm Allotments Hawkenbury Road Royal Tunbridge Wells Kent TN2 4TU	EM/361	M009 01	Freehold	Allotments. Functional Allotments
7	Allotments Hilbert Road Royal Tunbridge Wells Kent TN1	EM/107	M010	Freehold	Allotments. Functional Allotments
8	Charity Farm Allotments King George V Hill Royal Tunbridge Wells Kent	EM/171	M011	Freehold	Allotments. Functional Allotments
9	Allotments Hilbert Road Royal Tunbridge Wells Kent TN1	EM/175	M012	Freehold	Allotments. Functional Allotments
10	Allotments Reynolds Lane Royal Tunbridge Wells Kent TN4	EM/94	M013	Freehold	Allotments. Part Waste Land, Part Allotments
11	Land At Allotments Between And To The Rear Of 174-178 Upper Grosvenor Road Royal Tunbridge Wells Kent TN1	EM/641	M014	Freehold	Allotments.
12	Allotments Cunningham Road Royal Tunbridge Wells Kent TN4	EM/529	M016	Freehold	Allotments. Functional Allotments
13	Allotments Merrion Way Royal Tunbridge Wells Kent TN4 9JL	EM/79	M017	Freehold	Allotments. Functioning Allotments

Property	Est Ref	File Ref	Tenure	Description
<b>Asset Grouping: Operational Allotments</b>				
14 Barnetts Wood Allotments Andrew Road Southborough Royal Tunbridge Wells Kent TN4 9DN	14/00386/ASS ET	M018	Freehold	Allotments. Functional Allotments.
<b>Asset Grouping: Operational Car Parks</b>				
15 Car Park 9 - 10 Calverley Terrace Crescent Road Royal Tunbridge Wells Kent TN1 2LU	EM/276	A001 02	Freehold	Car Park. Private Car Park, Barrier Controlled. Part leased to Kent Police.
16 Crescent Road Multi Story Car Park Crescent Road Royal Tunbridge Wells Kent TN1 2LU	EM/235	C001 01	Freehold	Car Park. Multi Storey Car Park
17 Car Park Meadow Road Royal Tunbridge Wells Kent TN1 2YG	EM/218	C002	Freehold	Car Park. Pay And Display Car Park, Multi Storey. Subject to lease with Hermes and RVP.
18 Town Hall Yard Car Park Monson Way Royal Tunbridge Wells Kent TN1 1LS	EM/657	C003	Freehold	Car Park. Private Car Park, Covered, Marked Tarmac. Top floor leased to Town & Country Housing Group for a period of 500 years from 21.10.1992. Peppercorn rent.
19 Great Hall Car Park Mount Pleasant Road Royal Tunbridge Wells Kent TN1 1QQ	EM/285	C004	Freehold	Car Park. Public Car Park - Pay And Display
20 Torrington Car Park Vale Road Royal Tunbridge Wells Kent TN1 1BT	EM/272	C005	Freehold	Car Park.
21 Car Park Linden Park Road Royal Tunbridge Wells Kent TN2	EM/318	C006	Freehold	Car Park. Underground Pay And Display Car Park
22 Car Park John Street Royal Tunbridge Wells Kent TN4 9RU	EM/131	C007	Freehold	Car Park. Public Car Park
23 Car Park Beech Street Royal Tunbridge Wells Kent TN1 2RU	EM/169	C010	Freehold	Car Park. Tarmac Pay And Display Car Park
24 Car Park Adjacent 23 Stone Street Royal Tunbridge Wells Kent TN1 2QU	EM/655	C011	Freehold	Car Park. Free Public Car Park, Tarmac
25 Car Park Between 24 And 28 Stone Street Royal Tunbridge Wells Kent TN1 2QT	EM/227	C011 02	Freehold	Car Park. Free Public Car Park, Tarmac
26 Car Park Camden Road Royal Tunbridge Wells Kent TN1 2QZ	EM/170	C012	Freehold	Car Park. Tarmac Short Stay Pay And Display Car Pk

Property	Est Ref	File Ref	Tenure	Description	
<b>Asset Grouping: Operational Car Parks</b>					
27	Car Park Warwick Road Royal Tunbridge Wells Kent TN1 1YL	EM/308	C013	Freehold	Car Park. For Season Ticket Holders Only. Tree on border of car park has a TPO.
28	Car Park Warwick Road Royal Tunbridge Wells Kent TN1 1YL	EM/309	C014	Freehold	Car Park. Pay And Display Public Car Park, Tarmac
29	Car Park Little Mount Sion Royal Tunbridge Wells Kent TN1	04/00007/EM	C014	Freehold	Car Park. Pay and display car park with tarmacadam surface
30	Car Park Adjacent To White House High Street Brenchley Tonbridge Kent TN12 7NQ	EM/723	C015	Freehold	Car Park.
31	Car Park Balcombes Hill Goudhurst Cranbrook Kent TN17 1AT	EM/664	C016 01	Freehold	Car Park. Small Free Public Car Park
32	Public Car Park Adjacent 47 High Brooms Road Southborough Royal Tunbridge Wells Kent TN4	EM/63	C017	Freehold	Car Park. Free Public Car Park, Tarmac
33	Car Park Yew Tree Road Southborough Royal Tunbridge Wells Kent TN4 0BA	EM/57	C018	Freehold	Car Park. Public Car Park - Tarmac/Marked Out
34	Regal Car Park High Street Cranbrook Kent TN17 3DN	EM/661	C019	Freehold	Car Park. Car Parking to the South of the High Street. Leased to Cranbrook Parish Council.
35	Car Park Northgrove Road Hawkhurst Cranbrook Kent TN18	EM/379	C020	Freehold	Car Park. Free Public Car Park
36	Car Park East Commercial Road Paddock Wood Tonbridge Kent TN12 6EN	EM/517	C021 01	Freehold	Car Park. Public Pay And Display Car Park
37	Car Park West Commercial Road Paddock Wood Tonbridge Kent TN12 6EL	EM/515	C022	Freehold	Car Park. Public Pay & Display Car Park
38	Part Of The Car Park The Tanyard Cranbrook Kent TN17 3HU	EM/399	C024	Freehold	Car Park. Accessed Through Tanyard C/P. Leased to Cranbrook Parish Council.
39	Car Park Mount Pleasant Avenue Royal Tunbridge Wells Kent TN1 1QY	EM/284	C028	Freehold	Car Park. Tarmac Car Park -Leased to PPP/Public at weekends
40	West Station Coach Park Linden Park Road Royal Tunbridge Wells Kent TN2 5QL	EM/662	C029	Freehold	Car Park. Coach Park, Open Mon-Sat 8:40-4:30
41	Car Parking Area Carriers Road Cranbrook Kent TN17 3JX	EM/416	C035	Freehold	Car Park. Small Car Park With Height Barrier



Property	Est Ref	File Ref	Tenure	Description	
<b>Asset Grouping: Operational Car Parks</b>					
42	Car Park Royal Victoria Place Royal Tunbridge Wells Kent TN1 2SS	EM/726	E015 01	Freehold	Car Park. Subject to lease with Hermes - RVP.
43	Car Park Dunorlan Park Pembury Road Royal Tunbridge Wells Kent TN2 3QN	EM/248	L005	Freehold	Car Park. Free Tarmac Car Park For Visitors
44	Car Park Carriers Road Cranbrook Kent TN17 3JX	EM/417	L035 01	Freehold	Car Park. Small unofficial parking area in Carriers Road Cranbrook Kent
45	Car Park Union House Eridge Road Royal Tunbridge Wells Kent TN4 8HF	95/00001/EM	T004	Leasehold	Car Park. An open, surface level public car park. There are 55 spaces
46	Basement Car Park Union House Eridge Road Royal Tunbridge Wells Kent TN4 8HF	EM/654	T004	Leasehold	Car Park. Underground Pay And Display Car Park
47	Car Park At Fowlers Park Rye Road Hawkhurst Cranbrook Kent TN18 4PQ	EM/660	Z013	Leasehold	Car Park. Free Public Car ParkLEASED FROM KCC
<b>Asset Grouping: Operational Cemeteries</b>					
48	Tunbridge Wells Borough Cemetery Benhall Mill Road Royal Tunbridge Wells Kent TN2 5JJ	EM/371	L001	Freehold	Cemetery and Crematorium. Maintained Burial Ground
49	Kent & Sussex Crematorium Benhall Mill Road Royal Tunbridge Wells Kent TN2 5JJ	EM/368	L001	Freehold	Cemetery and Crematorium. Crematorium Complex
50	Crematorium Offices And Garages Kent & Sussex Crematorium Benhall Mill Road Royal Tunbridge Wells Kent TN2 5JJ	04/00014/EM	L001 02	Freehold	Cemetery and Crematorium. Offices and Garages forming part of the complex
51	Tunbridge Wells Borough Cemetery And Crematorium Benhall Mill Road Royal Tunbridge Wells Kent TN2 5JH	11/00002/ASS ET	L001 AND L	Freehold	Cemetery and Crematorium. Tunbridge Wells Borough Cemetery Crematorium and Memorial Gardens
52	Tunbridge Wells Borough Council Benhall Mill Depot Benhall Mill Road Royal Tunbridge Wells Kent TN2 5JH	EM/374	L002	Freehold	Land. Yard Area With Greenhouses Etc
53	Chapel Tunbridge Wells Borough Cemetery Benhall Mill Road Royal Tunbridge Wells Kent TN2 5JJ	EM/372	L002 01	Freehold	Cemetery and Crematorium. Chapel. Detached Gothic Style Building
54	Woodbury Park Cemetery Woodbury Park Road Royal Tunbridge Wells Kent TN4 9NH	EM/148	L017	Freehold	Cemetery. (Not Used)

Property	Est Ref	File Ref	Tenure	Description
<b>Asset Grouping: Operational Commercial</b>				
55 Land At Royal Victoria Place Royal Tunbridge Wells Kent TN1	14/00400/ASS ET	E015 03	Freehold	Land. Rear of building 7-11 Grosenor Road. Forms part of RVP Shopping Centre.
56 Tourist Information Centre 2 The Corn Exchange The Pantiles Royal Tunbridge Wells Kent TN2 5TE	14/00425/TEN	Z028	Leasehold	Lease of Unit 2 for use by TWBC Tourist Information Centre
<b>Asset Grouping: Operational Community</b>				
57 Mount Ephraim Royal Tunbridge Wells Kent TN4	10/00089/EM		Freehold	Panorama. Transfer of ownership of the panorama at Mount Ephraim on Tunbridge Wells Common from the Civic Society. Nil consideration
58 Day Centre Dowding House Commercial Road Paddock Wood Tonbridge Kent TN12 6DP	EM/508	E008	Freehold	Community. Single Storey Detached Structure
59 Camden Centre 2 Market Square Royal Victoria Place Royal Tunbridge Wells Kent TN1 2SW	EM/905	E016 01	Freehold	Community. Community Centre
60 TN2 Greggs Wood Road Royal Tunbridge Wells Kent TN2 3LZ	06/00004/EM	E022	Leasehold	Community. YMCA Community Building
61 Mary Caley Recreation Ground Ashley Gardens Rusthall Royal Tunbridge Wells Kent TN4	EM/127	L018	Freehold	Recreation. Formal Playground Area With Swings Etc
62 Recreation Ground Allandale Road Royal Tunbridge Wells Kent TN2 3TY	EM/109	L019	Freehold	Recreation. Grass Area With Play Equipment
63 The Museum Carriers Road Cranbrook Kent TN17 3JX	EM/413	L026	Freehold	Museum. Part Of Large Detached Tudor Building, Museum
64 Assembly Hall Theatre Crescent Road Royal Tunbridge Wells Kent TN1 2LU	EM/273	L027	Freehold	Theatre. Part Of Civic Building Complex
65 Tunbridge Wells Museum & Art Gallery Mount Pleasant Road Royal Tunbridge Wells Kent TN1 1JN	EM/121	L029	User Rights	Museum. First Floor Of Detached BuildingThe freehold owner of this building is KCC. TWBC have lease for the First floor of the building, please refer to EM/121/LSE
66 Tunbridge Wells Borough Council The Old Fire Station Stone Street Cranbrook Kent TN17	12/00338/TEN	Z025	Leasehold	Offices. Use of office space in Weald Information Centre, Cranbrook

	Property	Est Ref	File Ref	Tenure	Description
<b>Asset Grouping: Operational Housing</b>					
67	40 Church Road Paddock Wood Tonbridge Kent TN12 6HB	EM/21	H001	Freehold	Residential. Mid Terrace House
68	32 Crescent Road Royal Tunbridge Wells Kent TN1 2LZ	EM/279	H002	Freehold	Residential. Mid Terrace Victorian Building
69	34 Crescent Road Royal Tunbridge Wells Kent TN1 2LZ	EM/281	H003	Freehold	Residential. End Terrace House. Vacant awaiting renovation.
70	25 Monson Road Royal Tunbridge Wells Kent TN1 1LS	EM/232	H004	Freehold	Residential. Mid Terrace House.
71	19 Rankine Road Royal Tunbridge Wells Kent TN2 3BJ	EM/2	H006	Freehold	Residential. Semi Detached House
72	172 Sandhurst Road Royal Tunbridge Wells Kent TN2 3TQ	EM/4	H007	Freehold	Residential. Mid Terrace House
73	Packs In The Wood Hilbert Road Royal Tunbridge Wells Kent TN2 3SE	EM/105	H008	Freehold	Residential. Detached House
74	57 The Pantiles Royal Tunbridge Wells Kent TN2 5TE	EM/310	H010 01	Freehold	Residential. First And Second Floor Maisonette
75	59 The Pantiles Royal Tunbridge Wells Kent TN2 5TE	EM/530	H011	Freehold	Residential. Storage Cupboard In Basement
76	59 The Pantiles Royal Tunbridge Wells Kent TN2 5TE	EM/532	H011	Freehold	Residential. Storage Cupboard In Basement
77	59 The Pantiles Royal Tunbridge Wells Kent TN2 5TE	EM/531	H011	Freehold	Residential. Storage Cupboard In Basement
78	59 The Pantiles Royal Tunbridge Wells Kent TN2 5TE	EM/534	H011 01	Freehold	Residential. Storage Cupboard In Basement
79	11 Sussex Mews Royal Tunbridge Wells Kent TN2 5QJ	EM/547	H011 03	Freehold	Residential. Lower Ground Floor Flat
80	59 The Pantiles Royal Tunbridge Wells Kent TN2 5TE	EM/533	H011 01	Freehold	Residential. Storage Cupboard In Basement
81	61B The Pantiles Royal Tunbridge Wells Kent TN2 5TE	EM/317	H012 02	Freehold	Residential. Second Floor Flat
82	12 Sussex Mews Royal Tunbridge Wells Kent TN2 5QJ	EM/548	H012 03	Freehold	Residential. Lower Ground Floor Flat

Property	Est Ref	File Ref	Tenure	Description	
<b>Asset Grouping: Operational Housing</b>					
83	58A London Road Southborough Royal Tunbridge Wells Kent TN4 0PR	EM/22	H013 02	Freehold	Residential. Victorian Conversion Flat
84	58B London Road Southborough Royal Tunbridge Wells Kent TN4 0PR	EM/23	H013 03	Freehold	Residential. Victorian Conversion Flat
85	58C London Road Southborough Royal Tunbridge Wells Kent TN4 0PR	EM/24	H013 04	Freehold	Residential. Victorian Conversion Flat
86	58D London Road Southborough Royal Tunbridge Wells Kent TN4 0PR	EM/25	H013 05	Freehold	Residential. Victorian Conversion Flat
87	2 Southfield Road Royal Tunbridge Wells Kent TN4 9UL	EM/97	H014	Freehold	Residential. End Terrace House
88	2A Southfield Road Royal Tunbridge Wells Kent TN4 9UL	EM/97.1	H014 03	Freehold	Residential. Flat in end terrace house
89	1 Pennyfields Cranbrook Kent TN17 3BZ	EM/20	H015	Freehold	Residential. End Terrace House
90	Cinder Hill Wood Gypsy Caravan Site Five Wents Matfield Tonbridge Kent TN12 7EF	EM/550	H017	Freehold	Residential. 4 Plots With Amenity Blocks, 3 Tolerated
91	59 Dudley Road Royal Tunbridge Wells Kent TN1 1LE	12/00316/TEN	H022	Leasehold	Residential. Property leased from Town and Country Housing Group and used as temporary accommodation.
92	65 Greggs Wood Road Royal Tunbridge Wells Kent TN2 3JQ	12/00314/TEN	H023	Leasehold	Residential. Property leased from Town and Country Housing Group and used as temporary accommodation
93	31 Allandale Road Royal Tunbridge Wells Kent TN2 3TZ	12/00312/TEN	H024	Leasehold	Residential. Property rented from Town and Country Housing Group for temporary accommodation
94	41 Hornbeam Avenue Southborough Royal Tunbridge Wells Kent TN4 9XT	12/00313/TEN	H027	Leasehold	Residential. Property leased from Town and Country Housing Group for temporary accommodation.
95	35 Greggs Wood Road Royal Tunbridge Wells Kent TN2 3JJ	12/00315/TEN	H028	Leasehold	Residential. Property leased from Town and Country Housing Group and used for temporary accommodation.
96	11 Edward Street Rusthall Royal Tunbridge Wells Kent TN4 8RP	14/00363/ASS ET	H032	Freehold	Erroneous Title awaiting completion of title correction
97	31 Elmhurst Avenue Pembury Royal Tunbridge Wells Kent TN2 4DA	14/00365/ASS ET	H034	Freehold	Erroneous Title awaiting completion of title correction

Property	Est Ref	File Ref	Tenure	Description	
<b>Asset Grouping: Operational Housing</b>					
98	7 Marconi Place Exchange Mews Culverden Park Road Royal Tunbridge Wells Kent TN4 9TW	14/00375/TEN	H042	Leasehold	Residential. Property leased from TCHG for temporary accommodation.
99	22 The Goodwins Royal Tunbridge Wells Kent TN2 5RS	14/00394/ASS ET	H043	Leasehold	Residential. Property leased from Town + Country Housing Group and used as temporary accommodation.
100	Gardeners Cottage Dunorlan Pembury Road Royal Tunbridge Wells Kent TN2 3QB	EM/250	L016 01	Freehold	Residential. Detached House
101	7 Beresford Close And Site Of Beresford Close Kilindown Cranbrook Kent TN17 3SB	12/00328/ASS ET	R009	Freehold	Erroneous Title awaiting completion of title correction
102	40 Greggs Wood Road Royal Tunbridge Wells Kent TN2 3JH	14/00370/TEN	XX	Leasehold	Residential. Property leased from TCHG for temporary accommodation.
103	80 Greggs Wood Road Royal Tunbridge Wells Kent TN2 3JH	14/00371/TEN	XX	Leasehold	Residential. Property leased from TCHG as temporary accommodatin.
104	60 Greggs Wood Road Royal Tunbridge Wells Kent TN2 3JH	14/00372/TEN	XX	Leasehold	Residential. Property leased from TCHG for temporary accommodation.
105	29 Willow Tree Road Royal Tunbridge Wells Kent TN2 5PU	14/00373/TEN	XX	Leasehold	Residential. Property leased from TCHG as temporary accommodation
106	Flat 5 3 Molyneux Park Road Royal Tunbridge Wells Kent TN4 8DG	14/00374/TEN	XX	Leasehold	Residential. Property leased from TCHG for temporary accommodation.
107	30 Greggs Wood Road Royal Tunbridge Wells Kent TN2 3JH	14/00369/TEN	XX	Leasehold	Residential. Property leased as temporary housing accommodation from TCHG. TCHG to keep structure, roof and other exterior parts of the property including common areas in good and proper repair. TCHG to maintain heating and hot water installations and electrics. Sanitary installations including bath, sinks, basis TCHG. TWBC liable for damage caused by negligence or deliberate acts by occupiers or visitors

<b>Asset Grouping: Operational Offices</b>					
108	9 - 10 Calverley Terrace Crescent Road Royal Tunbridge Wells Kent TN1 2LU	04/00008/EM	A001	Freehold	Offices. Detached structure with basement and 3 upper floors.

Property	Est Ref	File Ref	Tenure	Description
<b>Asset Grouping: Operational Offices</b>				
109 Tunbridge Wells Borough Council Town Hall Mount Pleasant Road Royal Tunbridge Wells Kent TN1 1RS	EM/265	A003	Freehold	Civic Building. Part Of Civic Building Complex
110 8 Grosvenor Road Royal Tunbridge Wells Kent TN1 2AB	07/00001/EM	A004	Freehold	Offices. Gateway - One stop shop providing Council and other public and voluntary sector services
111 137 London Road Southborough Royal Tunbridge Wells Kent TN4 0ND	EM/28	E009	Freehold	Offices. Part of Victorian Semi Detached Building
112 Southborough Town Council 137 London Road Southborough Royal Tunbridge Wells Kent TN4 0ND	EM/29	E009	Freehold	Victorian Semi Detached Building
113 Southborough Town Council 137 London Road Southborough Royal Tunbridge Wells Kent TN4 0ND	EM/40	E009	Freehold	Offices. Large Detached Structure
114 Tunbridge Wells Borough Council Council Depot North Farm Lane Royal Tunbridge Wells Kent TN2 3EE	12/00331/ASS ET	E021	Freehold	Depot. Council depot, offices and access road.
115 Garage 1 Brookside Cranbrook Kent TN17 3BU	14/00382/ASS ET	E026	Freehold	Garage. Garage not sold with property
<b>Asset Grouping: Operational Parks</b>				
116 The Grove Buckingham Road Royal Tunbridge Wells Kent TN1 1TQ	EM/319	L003	Freehold	Recreation. Public Recreation Ground
117 Calverley Grounds Mount Pleasant Avenue Royal Tunbridge Wells Kent TN1 1QY	EM/286	L004	Freehold	Recreation. Public Park With Tennis/Bowling Facils.
118 Bowling Pavilion & Green Calverley Grounds Mount Pleasant Avenue Royal Tunbridge Wells Kent TN1 1QY	EM/290	L004 02	Freehold	Recreation. Single Storey Detached Building
119 Dunorlan Park Pembury Road Royal Tunbridge Wells Kent TN2 3QN	EM/244	L005	Freehold	Recreation. Public Park With Lake, Cafe Etc.
120 Boating Lake Dunorlan Park Pembury Road Royal Tunbridge Wells Kent TN2 3QA	EM/247	L005	Freehold	Recreation. Boating Lake

Property	Est Ref	File Ref	Tenure	Description
<b>Asset Grouping: Operational Parks</b>				
121 Grecian Temple Dunorlan Park Pembury Road Royal Tunbridge Wells Kent TN2 3QN	07/00003/EM	L005 05	Freehold	Statue. The temple is an ornate summer house build in a Grecian Style in the lat 19th Century
122 Grosvenor Recreation Ground Upper Grosvenor Road Royal Tunbridge Wells Kent TN1 2JB	EM/99	L006	Freehold	Recreation. Public Recreation Ground
123 Pavilion Grosvenor Recreation Ground Upper Grosvenor Road Royal Tunbridge Wells Kent TN1 2JB	EM/102	L006 01	Freehold	Recreation. Single Storey Detached Structure
124 Land Adjacent To Electricity Sub Station Rochdale Road Royal Tunbridge Wells Kent TN1 2JB	14/00367/ASS ET	L006 07	Freehold	Recreation. Land adjacent to 65 Rochdale Road and forming part of Grosvenor Recreation Ground
125 Colebrook Recreation Grounds Apple Tree Lane Royal Tunbridge Wells Kent TN2 3BT	10/00091/EM	L010	Freehold	Recreation. Land with footpath, parking area and highway. This Land Registry title includes Colebrook Recreation Ground and Pavilion. These are logged and mapped separately under EM/71 and 04/00003/EM.
126 Hawkenbury Recreation Ground And Land Hawkenbury Road Royal Tunbridge Wells Kent TN2 5AP	13/00341/ASS ET	L011 11	Freehold	Recreation. Recreation land and land at High Woods Lane
127 Hilbert Recreation Ground Hilbert Road Royal Tunbridge Wells Kent TN1	EM/108	L012	Freehold	Recreation. Public Recreation Grnd, Football PitchesPart of the land adjacent to the sub station was transferred to South Eastern Power Networks on 09.09.2013 for £17,500.00.
128 Land Lying To South Side Of Addison Road Royal Tunbridge Wells Kent TN2 3GG	14/00368/ASS ET	L012 04	Freehold	Recreation. Amenity land adjacent to Hilbert Recreation Ground
129 St Johns Recreation Ground Beltring Road Royal Tunbridge Wells Kent TN4 9RG	EM/95	L014/00/01/	Freehold	Recreation. Public Recreation Grnd, with bowls club and Sports Facilities.Road fronting recreation ground is adopted highway and footpath either side of rec is Public Right of Way WBX5.Kiosk subject to lease.
130 St Marks Recreation Ground Frant Road Royal Tunbridge Wells Kent TN2 5LS	EM/444	L015	Freehold	Recreation. Recreation Ground With Rugby Pitches
131 The Hunters Play Area (Showfields) Hunters Way Royal Tunbridge Wells Kent TN2 5QD	EM/721	L035 02	Freehold	Recreation. Land To Be Used As Public Open Space

**Asset Grouping: Operational Public Conveniences**

Property	Est Ref	File Ref	Tenure	Description	
<b>Asset Grouping: Operational Public Conveniences</b>					
132	Public Conveniences Crescent Road Multi Story Car Park Crescent Road Royal Tunbridge Wells Kent TN1 2UL	04/00006/EM	C001	Freehold	Public Convenience. Single storey purpose built toilet block
133	Public Conveniences Crescent Road Multi Story Car Park Crescent Road Royal Tunbridge Wells Kent TN1 2UL	EM/236	C001 03	Freehold	Public Convenience. Single Storey Building Attached To Car Park
134	Public Conveniences High Street Brenchley Tonbridge Kent TN12 7NQ	EM/633	C015 03	Freehold	Public Convenience. Single Storey Detached Building
135	Public Conveniences Balcombes Hill Goudhurst Cranbrook Kent TN17 1AT	EM/636	C016 02	Freehold	Public Convenience. Detached Single Storey Structure
136	Tunbridge Wells Borough Council Public Conveniences Car Park East Commercial Road Paddock Wood Tonbridge Kent TN12 6EN	EM/632	C021	Freehold	Public Convenience. Single Storey Detached Building
137	Public Conveniences Tunbridge Wells Borough Cemetery Benhall Mill Road Royal Tunbridge Wells Kent TN2 5JJ	EM/628	L002 03	Freehold	Public Convenience. Single Storey Building Attached To Crem.
138	Public Conveniences Tunbridge Wells Borough Cemetery Benhall Mill Road Royal Tunbridge Wells Kent TN2 5JJ	EM/373	L002 03	Freehold	Public Convenience. Detached Single Storey Structure
139	Public Conveniences Calverley Grounds Mount Pleasant Avenue Royal Tunbridge Wells Kent TN1 1QY	EM/292	L004 06	Freehold	Public Convenience. Single Storey Detached Structure
140	Public Conveniences Dunorlan Park Pembury Road Royal Tunbridge Wells Kent TN2 3QN	EM/246	L005 04	Freehold	Public Convenience. Single Storey Detached Structure
141	Public Conveniences Grosvenor Recreation Ground Auckland Road Royal Tunbridge Wells Kent TN1 2JB	EM/626	L006 02	Freehold	Public Convenience. Part Of Single Storey Pavillion
142	Public Conveniences Hawkenbury Recreation Ground Hawkenbury Road Royal Tunbridge Wells Kent TN2 5AP	EM/325	L011 05	Freehold	Public Convenience. Single Storey Detached Structure
143	Public Conveniences St Johns Recreation Ground Beltring Road Royal Tunbridge Wells Kent TN4 9RG	EM/627	L014 02	Freehold	Public Convenience. Single Storey Detached Structure



Property	Est Ref	File Ref	Tenure	Description
<b>Asset Grouping: Operational Public Conveniences</b>				
144 Public Conveniences Crane Lane Cranbrook Kent TN17 3DG	EM/637	T001	Freehold	Public Convenience. Single Storey Detached Building
145 Public Conveniences Linden Park Road Royal Tunbridge Wells Kent TN4 8HE	EM/623	T004 01	Leasehold	Public Convenience. P/C's Under Union Square Shops
146 Public Conveniences London Road Southborough Royal Tunbridge Wells Kent TN4 0NA	EM/41	T005	Freehold	Public Convenience. Single Storey Detached Building Previously known as Bat and Ball.
147 Public Conveniences Maidstone Road Matfield Tonbridge Kent TN12 7LW	EM/480	T007	Freehold	Public Convenience. Single Storey Detached Structure
148 Public Conveniences Sissinghurst Road Sissinghurst Cranbrook Kent TN17 2JA	EM/432	T010	Leasehold	Public Convenience. Single Storey Detached Building (Leased to TWBC by Parish Council)
149 Public Conveniences The Common Royal Tunbridge Wells Kent TN4 8AH	EM/625	T012	Freehold	Public Convenience. Single Storey Detached Structure

<b>Asset Grouping: Operational Sports Facility</b>				
150 Land Forming Access To Cadogan Playing Fields St Johns Road Royal Tunbridge Wells Kent TN4 9PH	EM/903	B021	Freehold	Land. Small strip of land giving part access to playing field
151 Pavilion Grosvenor Recreation Ground Upper Grosvenor Road Royal Tunbridge Wells Kent TN1 2JB	EM/101	L006 06	Freehold	Recreation. Semi Derelict Corrugated Metal Shed
152 Pavilion Nevill Ground Nevill Gate Royal Tunbridge Wells Kent TN2 5ES	EM/354	L007	Freehold	Recreation. Detached Pavillion
153 Blue Mantle Stand Nevill Cricket & Athletic Ground Nevill Gate Royal Tunbridge Wells Kent TN2 5ES	04/00013/EM	L007 02	Freehold	Recreation. New spectator's stand
154 Nevill Ground Nevill Gate Royal Tunbridge Wells Kent TN2 5ES	EM/353	L007 05/06	Freehold	Recreation. Public Recreation Ground With Hockey Pitch and Grandstand
155 Recreation Ground Bayham Road Royal Tunbridge Wells Kent TN2 5HX	04/00017/EM	L008 01	Freehold	Recreation. Changing Room/Shed at Recreation Ground

Property	Est Ref	File Ref	Tenure	Description	
<b>Asset Grouping: Operational Sports Facility</b>					
156	Cadogan Playing Fields St Johns Road Royal Tunbridge Wells Kent TN4 9PH	EM/74	L009	Freehold	Recreation. Playing Field Marked As Football Pitch with toilets
157	Pavilion Cadogan Playing Fields St Johns Road Royal Tunbridge Wells Kent TN4 9UY	EM/902	L009 01	Freehold	Recreation. Sports pavilion
158	Colebrook Pavilion Apple Tree Lane Royal Tunbridge Wells Kent TN2 3BT	04/00003/EM	L010	Freehold	Recreation. Single storey pavilion
159	Hawkenbury Pavilion And Car Park Hawkenbury Recreation Ground Hawkenbury Road Royal Tunbridge Wells Kent TN2 5BW	04/00010/EM	L011 01	Freehold	Recreation. Single storey pavilion
160	Hawkenbury Recreation Ground Hawkenbury Road Royal Tunbridge Wells Kent TN2 5AP	EM/324	L011 06	Freehold	Recreation. Public Park, Football/Bowling Facilities
161	Changing Rooms Hilbert Recreation Ground Hilbert Road Royal Tunbridge Wells Kent TN1	EM/106	L012 01	Freehold	Recreation. Detached Single Storey Building
162	Rusthall Pavilion Southwood Road Rusthall Royal Tunbridge Wells Kent TN4	EM/125	L013 01	Freehold	Recreation. Detached Single Storey Structure
163	Recreation Ground Southwood Road Rusthall Royal Tunbridge Wells Kent TN4	EM/126	L013 05	Freehold	Recreation. Formal Recreation Ground, Grassed
164	Tunbridge Wells Sports Centre St Johns Road Royal Tunbridge Wells Kent TN4 9TX	EM/73	L028	Freehold	Sports Centre. Sports Centre/Swimming Pool
165	Putlands Sports & Leisure Centre Mascalls Court Road Paddock Wood Tonbridge Kent TN12 6NZ	04/00009/EM	L030	Leasehold	Sports Centre. Purpose built sports centre
166	Weald Sports Centre Angley Road Cranbrook Kent TN17 2PJ	EM/901	L031	Freehold	Recreation. Sports centre
167	Play Area St Marks C Of E Primary School Ramslye Road Royal Tunbridge Wells Kent	15/00409/TEN	L048	Leasehold	Lease of part of the recreation area
168	Tunbridge Wells Lawn Tennis Club Nevill Gate Royal Tunbridge Wells Kent TN2 5ES	EM/355	L07/07	Freehold	Recreation. Tennis Courts And Pavilion