



Tunbridge Wells Borough Council

Property Asset Management Plan 2015 – 2016

CONTENTS

- 1. Introduction – Function of the Asset Management Plan**
- 2. The Council’s Property Asset Portfolio**
- 3. Summary of Property Portfolio Asset Management for 2014/2015**
- 4. Forward Projection and Management Strategy for Property Asset Portfolio 2015/2016**

Appendices

- 1 Property Management Strategy
- 2 Mechanisms for Achieving the Aims and Objectives of the AMP
- 3 External and Internal Influences
- 4 Asset Disposal Programme
- 5 Ten Year Property Maintenance Plan
- 6 Asset Register

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; Sustainable Community Strategy; Strategic Plan; and People 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 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 value.

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 Deputy Chief Executive, 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 demands of the 21st 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 Strategic Plan. This is evidenced by a rationalisation review that has been undertaken of the larger non-operational land assets over the past 2 years, which has successfully disposed of viable surplus land assets to generate capital income. This programme will continue with details set out in Appendix 4.

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 **£82.9M** (31 March 2014), with an annual rental income of **£1.55M** (which includes all income from rents, other rents and wayleaves) and has an annual maintenance budget of **£1.1M** (2014/15).

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. 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 14 January 2015 the current Property Asset Portfolio comprises 143 freehold property assets (excluding land) of which 42 are commercial investment assets. In addition there are 307 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 2014/15

Over the past financial year Property Services have negotiated lease renewals, new lettings and rent reviews to an **annual increased value** of approximately **£93k**.

In addition, all property rentals that are subject to an annual rental increase at the RPI were increased by 3.7% 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 **£3.29M** 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 **£578k** to ensure compliance with statutory requirements and to carry priority repairs and upgrades to maintain assets and prevent dilapidation.

In the 2014/15 financial year, a budget of **£525,000** was allocated for planned maintenance and as of the end of December 2014, **£342k** 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 **£1.25m** have been completed during the past 12 months including the provision of a new sports pavilion and projects to reduce ongoing revenue expenditure related to the property portfolio.

Progress has been made in addressing the maintenance backlog on the Town Hall and Assembly Hall Theatre by the commissioning of a detailed building and fabric survey on these two buildings. This piece of work has identified that an investment of £2.3m on the Town Hall and £1.5m on the Assembly Hall Theatre is likely to be needed to keep both buildings operational for the next 5 years. Priority elements of maintenance work identified in this survey report have commenced.

The Council can demonstrate significant contributions to its priorities through property asset management over the last financial year (2014/15). The Council has:

Estate Management

- Increased rental income from Property Assets by £93K 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 winning funding for 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 £3.29M and made substantial staff time and maintenance costs savings.
- Purchased the vacant former KCC site at North Farm Lane, now known as the Kevin Lynes Site for £700k.
- 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 the replacement and improvement of the sports pavilion at Hawkenbury.
- Successfully progressed the reduction of carbon emissions from local authority operations:
 - including the installation of the PV panels at Tunbridge Wells Sports Centre,
 - replacement LED lighting for the tennis centre at Tunbridge Wells Sports Centre.
 - replacement LED lighting in RVP Car Park
 - managing its property assets to achieve the targets set out in the Carbon Management Plan over the next five years.
- Completed the mercury abatement programme at the Crematorium which will result in more efficient facilities that can accommodate the demands of the 21st century lifestyle and will result in compliance with legislation on emissions.
- Successfully procured a new corporate property cleaning contract to deliver an £83k saving pa in revenue expenditure on cleaning services through the Council's operational portfolio.
- Completed structure and fabric surveys of the Town Hall and Assembly Hall Theatre to inform the debate on the future of the sites. Prepared brief in response to Assembly Hall Theatre mandate.
- Refurbished and brought back into use a two bedroom residential property in the Pantiles.
- 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.
- Secured capital funding to take forward the development of John Street Car park to provide additional residential and retail facilities.
- Progressed the delivery of the new Cultural and Learning Hub which will make a major contribution towards the realisation of a number of policies and

strategies and forms the most ambitious proposal in TWBC's Five Year Plan 2014-2019.

4 Forward Projection and Management Strategy for the Property Asset Portfolio 2015/2016

The Council will build on these achievements during 2015/16:

Estate Management

- Review all rents and licence fees due to be reviewed in 2015/16 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.
- Bring forward a third phase of non-performing land and property assets for disposal to realise capital return (2015/16 sites listed 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.
- Ongoing review of its land holdings and to review the non-performing land and property assets held by the Council to produce a strategy and time line for disposal.
- Undertake 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 2015/16, in consultation with the respective Heads of Service through the Management Team, within the agreed Planned Maintenance budget allocation.
- 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.
- Build on the success of the installation of PV solar panels at Tunbridge Wells Sports Centre.
- Ensure that the property strategy and maintenance programmes support the Council's commitment to sustainability within the budgetary constraints.

Development

- Progress the redevelopment of John Street Car Park, the Cultural and Learning Hub and the other development programme opportunities in the Five Year Plan.
- Progress the potential development of various property assets in the portfolio.
- Build and deliver starter business units at the Kevin Lynes Site and lease for the Creative Hub.
- Work with the Parish and Town Councils to locate sites for community facilities in
 - Cranbrook
 - Paddock Wood and
 - Southborough.
- 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, Southborough and Paddock Wood Town Centres.

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

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. The Council will continue to review and dispose of non-performing land and property assets during 2015/16.

Process

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.

Assets for consideration in 2015/16

No.	Address
1	Land adjacent to Tower Lodge, Sandown Park Road, Tunbridge Wells
2	11 Edward Street, Rusthall
3	27 Wood Street, Tunbridge Wells
4	31 Elmhurst Avenue, Pembury
5	7 Beresford Close, Kilndown with adjacent roadway and parking
6	Garage, Brookside, Cranbrook
7	Land east side of Walkurst Road, Benenden
8	Land lying to south east of Dorothy Avenue, Cranbrook
9	Land at Milkhouse Cottages, Sissinghurst
10	Land on north side of Reynolds Lane, Southborough
11	Land adjacent 17 Pearse Place, Lamberhurst
12	Land on east side of Blackhurst Lane, Tunbridge Wells
13	Land adjacent 1 and 3 Prospect Park, Southborough

Asset Disposals in 2014/15

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.

No.	Address	Status
1	Land adjacent to Woodbury Park Cemetery, TW	Dispose
2	Land to rear of Grange Road, Rusthall	Awaiting Cabinet Decision
3	Ex PC site Quarry Road, TW (St Barnabus Church)	Sold
4	Land rear of Oakfield Road, Matfield	Awaiting Cabinet Decision
5	Land at Hunting Gate, Tunbridge Wells	Awaiting Cabinet Decision
6	Land adjacent to Hospice in the Weald, Pembury	Licence to Hospice.
7	Former Telephone Exchange, Lamberhurst	Awaiting Cabinet Decision
8	Parking Areas in Carriers Road	Awaiting Cabinet Decision
9	Land at Aspen Way, off Blackthorn Avenue, TW	Dispose
10	Sites in Blackthorn Avenue, TW	Dispose
11	Land adjacent 39 Albert Street, TW	Retain
12	Land adjacent to Godfrey's Yard, North Farm Road, TW	Dispose
13	Land fronting Cleavers, Sissinghurst	Dispose
14	Land adjacent 21 Albert Street, TW	Erroneous Title
15	Footpaths and verges at The Ridings, Paddock Wood	Retain – awaiting land contamination survey
16	Land between 16-17 St Georges Park, TW	Dispose
17	Land adjacent to 1 Harries Road, TW	Sold
18	Land, parking area 21 Dale Street, TW	Sold
19	Balcombe Hill, Goudhurst parking adjacent to Public Conveniences	Awaiting Cabinet Decision
20	Grass area at the Coppice, Pembury	Awaiting Cabinet Decision
21	Grass verge/bank in Halls Hole Road, Tunbridge Wells	Awaiting Cabinet Decision
22	Land adjacent to Grange Road allotments, Wickham Gardens, Rusthall	Awaiting Cabinet Decision
23	Grass area adjacent to 27 Powder Mill Lane, TW	Dispose
24	Land to rear of 40-46 Charles Street, TW	Dispose
25	Land to rear of 37 Huntleys Park, TW	Dispose
26	Land with pumping station, Ashurst Hill, Ashurst	Erroneous Title
27	Grass Area on Ashurst Hill, Ashurst	Awaiting Cabinet Decision
28	Grass area adjacent to 14-18 Beagleswood Road, Pembury	Erroneous Title
29	Grass area Town Meadow, Frythe Way, Cranbrook	Erroneous Title
30	Parking and grass area Pullington Cottages, Benenden	Retain
31	Grass areas fronting garages 73-75 Ridgeway, Pembury	Awaiting Cabinet Decision
32	Land close to 2 Cockshoot Cottages, TW	Dispose
33	Grass area at 1 Ramslye Road, TW	Retain – sight line

34	Land opposite Birling Road, TW	Retain – sight line
35	Land between Snipe Close and Stone Court Lane, Pembury	Dispose

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

Tunbridge Wells Borough Council

Ten year maintenance plan - All properties

Property Ref	Details	User Code	Cap Rev	Year 1 2015/16 £	Year 2 2016/17 £	Year 3 2017/18 £	Year 4 2018/19 £	Year 5 2019/20 £	Years 6 - 10 2020/25 £
A001	Office, 9/10, Calverley Terrace, Tunbridge Wells	ED	R	31,970	61,646	34,638	34,476	35,465	20,109
A003	Office, Town Hall, Mount Pleasant, Tunbridge Wells	ED	R	555,981	851,574	140,338	106,304	430,631	577,817
A004	Office, 8, Grosvenor Road, Tunbridge Wells	ED	R	19,572	15,246	19,077	17,657	29,187	80,681
C001	Multi Storey Car Park, Crescent Road Car Park, Crescent Road, Tunbr	ED	R	9,275	62,287	105,989	12,452	146,744	100,973
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	0	773	9,442	0	3,377	4,810
C003	Multi Storey Car Park, Town Hall Yard, Monson Way, Tunbridge Wells	ED	R	8,924	273	956	36,023	0	2,826
C004	Multi Storey Car Park, Great Hall Arcade, Mount Pleasant Road, Tunbr	ED	R	14,000	2,926	3,014	118,354	0	0
C005	Multi Storey Car Park, Car Park, Torrington Vale Avenue, Tunbridge W	ED	R	46,110	20,198	23,616	1,158	67,407	58,308
C006	Multi Storey Car Park, Car Park, Linden Park Road, Tunbridge Wells	ED	R	0	6,769	0	0	0	5,898
C007	Surface Car Park, John Street Car Park, John Street, Tunbridge Wells	ED	R	1,060	0	1,125	0	1,193	2,608
C010	Surface Car Park, Beech Street Car Park, Beech Street, Tunbridge We	ED	R	0	0	1,125	0	0	0
C011_01	Surface Car Park, Stone Street North Car Park, Stone Street, Tunbridg	ED	R	0	273	0	0	0	307
C011_02	Surface Car Park, Stone Street South Car Park, Stone Street, Tunbridg	ED	R	0	546	0	0	0	614
C012	Surface Car Park, Camden Road Car Park, Camden Road, Tunbridge W	ED	R	0	1,092	0	0	0	1,229
C013	Surface Car Park, Warwick Road Car Park, Warwick Road, Tunbridge	ED	R	0	6,551	0	0	0	7,594
C014	Surface Car Park, Little Mount Sion Car Park, Little Mount Sion, Tunbri	ED	R	0	1,092	0	0	0	1,266
C015	Surface Car Park, Brenchley Car Park, High Street, Brenchley	ED	R	0	0	3,374	0	0	0
C015_03	WC, Public Convenience, High Street Car Park, Brenchley	ENV	R	500	258	0	415	1,688	3,045
C016	Surface Car Park, Goudhurst Car Park, Balcombes Hill, Goudhurst	ED	R	0	0	0	2,317	0	0
C018	Surface Car Park, Yew Tree Road Car Park, Yew Tree Road, Southbor	ED	R	0	2,184	0	0	0	2,531
C020	Surface Car Park, Northgrove Car Park, Northgrove Road, Hawkhurst	ED	R	0	0	0	0	1,193	0
C021	Surface Car Park, Paddock Wood East Car Park, Commercial Road, P	ED	R	0	0	0	3,475	0	0

Property Ref	Details	User Code	Cap Rev	Year 1 2015/16 £	Year 2 2016/17 £	Year 3 2017/18 £	Year 4 2018/19 £	Year 5 2019/20 £	Years 6 - 10 2020/25 £
C021_02	WC, Public Convenience, Commercial Road Car Park, Paddock Wood	ENV	R	265	2,184	281	1,506	1,311	198,543
C022	Surface Car Park, Paddock Wood West Car Park, Commercial Road, F	ED	R	0	0	0	3,475	0	0
E002	Shop, 30, Crescent Road, Tunbridge Wells	ED	R	636	0	0	0	4,891	737
E003	Shop, 31, Crescent Road, Tunbridge Wells	ED	R	0	2,620	0	695	0	2,949
E004	Shop, 33, Crescent Road, Tunbridge Wells	ED	R	0	1,080	0	3,057	0	5,300
E005	Shop, 35, Crescent Road, Tunbridge Wells	ED	R	2,650	0	15,744	197	0	0
E006	Shop, 36, Crescent Road, Tunbridge Wells	ED	R	0	3,494	169	197	0	0
E007_01	Community Hall, Wesley Centre, Paddock Wood	HWB	R	5,067	6,420	2,046	904	12,713	14,956
E010	Office, 27, Monson Terrace, Tunbridge Wells	ED	R	848	17,305	1,462	2,664	1,551	18,178
E011	Office, 29, Monson Terrace, Tunbridge Wells	ED	R	848	18,342	1,462	3,359	1,551	17,988
E012	Office, 31, Monson Terrace, Tunbridge Wells	ED	R	848	17,960	1,462	3,359	1,551	20,203
E014_01	Surgery, The Surgery, Rowan Tree Road, Tunbridge Wells	ED	R	0	873	0	0	0	1,013
E014_03	Flat, 3A, Rowan Tree Road, Tunbridge Wells	ED	R	0	0	5,623	0	2,983	1,106
E014_04	Flat, 4A, Rowan Tree Road, Tunbridge Wells	ED	R	0	0	5,623	0	8,948	1,106
E016_01	Community Facility, Camden Centre, Market Square, Tunbridge Wells	HWB	R	20,092	12,130	5,634	12,637	7,409	25,870
E017	Community Hall, Showfield Hall, Showfield Road, Tunbridge Wells	ED	R	265	4,559	281	290	1,193	307
E018	Day Care Centre, The Garden Hall Club, Wood Street, Tunbridge Wells	ED	R	11,013	5,186	0	579	0	6,489
E020	Portico, Chalybeate Spring, Pantiles, Tunbridge Wells	ED	R	2,014	2,074	0	4,402	0	4,812
E021	Council Depot, North Farm Lane, Tunbridge Wells, Tunbridge Wells	ED	R	85,595	94,877	90,808	96,601	114,234	14,509
E022	Community Facility, TN2 Community Centre, Greggs Wood Road, Tunbridge Wells	HWB	R	16,091	29,315	4,779	11,583	6,478	0
E023	Clock, Millenium Clock, Fiveways, Tunbridge Wells	ED	R	530	546	562	579	597	1,247
H001_01	House, 40, Church Road, Paddock Wood	HWB	R	1,272	1,965	1,012	2,374	0	3,799
H002	House, 32, Crescent Road, Tunbridge Wells	HWB	R	488	8,516	2,362	2,027	0	0
H003	House, 34, Crescent Road, Tunbridge Wells	HWB	R	371	382	6,016	3,880	0	0
H004	House, 25, Monson Terrace, Tunbridge Wells	ED	R	0	7,151	4,498	4,054	0	6,708
H005	Nightshelter, North Farm House, Dowding Way, Tunbridge Wells	ED	R	2,829	0	0	0	2,147	2,417
H006	House, 19, Rankine Road, Tunbridge Wells	HWB	R	9,604	612	1,980	2,271	3,293	7,622

Property Ref	Details	User Code	Cap Rev	Year 1 2015/16 £	Year 2 2016/17 £	Year 3 2017/18 £	Year 4 2018/19 £	Year 5 2019/20 £	Years 6 - 10 2020/25 £
H007	House, 172, Sandhurst Road, Tunbridge Wells	HWB	R	4,696	109	5,735	2,387	239	5,927
H008	House, Packs In The Wood, Hilbert Road, Tunbridge Wells	ED	R	3,180	175	0	1,228	0	0
H009	Shop & Flats, 59, St Johns Road, Tunbridge Wells	ED	R	0	0	15,541	0	0	0
H010_01	Flat, 57, Pantiles, Tunbridge Wells	ED	R	4,009	9,772	0	0	0	12,770
H011_01	Flat, 59, Pantiles, Tunbridge Wells	ED	R	0	9,772	0	0	0	10,998
H012_01	Flat, 61A, Pantiles, Tunbridge Wells	ED	R	0	9,772	0	0	0	11,328
H012_02	Flat, 61B, Pantiles, Tunbridge Wells	ED	R	0	9,772	0	0	0	11,328
H013_01	Flats (Common Areas), 58, London Road, Southborough	HWB	R	1,060	655	3,711	463	2,983	2,010
H013_02	Flat A, 58, London Road, Southborough, Tunbridge Wells	HWB	R	477	2,741	225	1,911	6,204	3,695
H013_03	Flat B, 58, London Road, Southborough, Tunbridge Wells	HWB	R	1,484	218	4,285	4,807	1,372	1,701
H013_04	Flat C, 58, London Road, Southborough, Tunbridge Wells	HWB	R	1,039	1,704	225	1,332	1,611	7,780
H013_05	Flat D, 58, London Road, Southborough, Tunbridge Wells	HWB	R	1,325	1,376	2,699	521	2,446	4,296
H014_01	Flats (Common Areas), 2/2A, Southfield Road, Tunbridge Wells	HWB	R	3,922	0	0	0	0	123
H014_02	Flat 2, 2/2A, Southfield Road, Tunbridge Wells	HWB	R	477	546	281	290	298	369
H014_03	Flat 2A, 2/2A, Southfield Road, Tunbridge Wells	HWB	R	0	109	0	0	119	0
H015	House, 1, Pennyfields, Cranbrook	HWB	R	3,265	1,638	2,474	0	2,625	2,785
H016_00	Flats, 8 Dudley Road, Tunbridge Wells, Tunbridge Wells	ED	R	350	361	371	382	394	1,697
L001_01	Crematorium & Chapel, Kent & Sussex Crematorium, Benhall Mill Road	ENV	R	32,047	24,762	22,491	26,270	23,861	8,602
L001_02	Office, Crematorium Office, Benhall Mill Road, Tunbridge Wells	ENV	R	371	2,730	2,080	1,390	1,849	11,260
L001_04	House, Crematorium Lodge, Benhall Mill Road, Tunbridge Wells	ED	R	0	0	0	1,390	597	1,564
L001_05-06	Gardens, Crematorium Grounds, Benhall Mill Road, Tunbridge Wells	ENV	R	0	0	0	0	0	0
L002_01	Chapel, Cemetery Chapel, Benhall Mill Road, Tunbridge Wells	ENV	R	344	1,664	8,383	376	14,465	2,328
L002_02	House, Cemetery Lodge, Benhall Mill Road, Tunbridge Wells	ED	R	4,982	5,022	619	405	418	5,837
L002_03	WC & Waiting Room, Public Convenience and Waiting Room, Benhall	ENV	R	1,590	0	0	3,359	5,070	1,899
L002_04-05	Footpath, Cemetery Footpaths, Benhall Mill Road, Tunbridge Wells	ENV	R	0	0	0	0	0	0
L002_06	Workshops, Cemetery Depot Workshops, Benhall Mill Road, Tunbridge	ENV	R	0	0	0	0	0	0
L002_08	Stores, Cemetery Depot Stores, Benhall Mill Road, Tunbridge Wells	ENV	R	0	0	0	0	0	0

Property Ref	Details	User Code	Cap Rev	Year 1	Year 2	Year 3	Year 4	Year 5	Years 6 - 10
				2015/16 £	2016/17 £	2017/18 £	2018/19 £	2019/20 £	2020/25 £
L002_09	Depot, Cemetery Depot, Benhall Mill Road, Tunbridge Wells	ENV	R	0	0	0	0	0	0
L003	Park, The Grove, Tunbridge Wells	ENV	R	16,854	0	0	0	0	0
L004_01	Café, Café, Calverley Grounds, Tunbridge Wells	ED	R	127	262	697	4,193	143	5,533
L004_02&07	Former Pavilion, Bowling Pavilion, Calverley Grounds, Tunbridge Wells	ENV	R	0	0	0	0	0	0
L004_03	Groundkeepers Store, Groundkeepers Store, Calverley Grounds, Tunb	ENV	R	0	0	0	0	0	0
L004_04	Store under Bowling Green, Store under Bowling Green, Calverley Gro	ENV	R	0	0	0	0	0	0
L004_06	WC, Public Convenience, Calverley Park, Tunbridge Wells	ENV	R	10,982	1,474	562	5,907	597	8,940
L004_08	Park, Calverley Grounds, Tunbridge Wells	ENV	R	0	0	0	0	0	0
L005_0&7-8	Park, Dunorlan Park, Pembury Road, Tunbridge Wells	ENV	R	0	0	0	5,791	0	6,714
L005_01	Café, Café, Dunorlan Park, Tunbridge Wells	ED	R	477	0	1,631	0	8,312	0
L005_02	Kiosk, Boat Kiosk, Dunorlan Park, Tunbridge Wells	ENV	R	180	185	3,565	197	203	4,556
L005_03	Store, Boat Store, Dunorlan Park, Tunbridge Wells	ENV	R	0	1,419	0	0	0	1,645
L005_04	WC, Public Convenience, Dunorlan Park, Tunbridge Wells	ENV	R	159	600	4,779	2,606	3,507	570
L005_05	Temple, Temple, Dunorlan Park, Tunbridge Wells	ENV	R	122	1,654	129	133	137	2,209
L005_06	Fountain, Fountain, Dunorlan Park, Tunbridge Wells	ENV	R	3,064	66	630	70	972	3,628
L006_01	Pavilion, Bowling Pavilion, Grosvenor Recreation Ground, Tunbridge W	ENV	R	5,613	10,094	4,493	1,153	1,187	8,363
L006_02	WC, Public Convenience, Grosvenor Rec Ground, Tunbridge Wells	ENV	R	4,346	109	900	0	1,074	5,068
L006_03-04	Park, Grosvenor Recreation Ground, Tunbridge Wells	ENV	R	0	0	0	0	0	0
L007_01	Pavilion, Sports Pavilion, Nevill Ground, Tunbridge Wells	ENV	R	45,388	27,841	41,946	579	40,444	7,400
L007_02	Spectators Stand, Bluemantles Stand, Nevill Ground, Tunbridge Wells	ENV	R	9,540	0	0	0	0	0
L007_03	Scoreboard, Scoreboard, Nevill Ground, Tunbridge Wells	ENV	R	0	0	0	0	0	0
L007_04	Pavilion, Upper Ground Pavilion, Nevill Ground, Tunbridge Wells	ENV	R	1,166	0	0	0	1,312	0
L007_05-06	Sports Ground, The Nevill, Tunbridge Wells	ENV	R	0	0	0	0	12,646	0
L008	Pavilion, Changing Rooms, Bayham Road Recreation Ground, Tunbrid	ENV	R	530	1,310	0	927	0	2,487
L009_01	Pavilion, Sports Pavilion, Cadogan Recreation Ground, Tunbridge Well	ENV	R	3,158	1,911	686	2,027	298	3,241
L009_02	WC, Public Convenience, Cadogan Recreation Ground, Tunbridge We	ENV	R	0	0	1,349	0	0	1,519
L010	Pavilion, Sports Pavilion, Colebrook Recreation Ground, Tunbridge We	ENV	R	901	15,390	3,149	1,772	835	6,958

Property Ref	Details	User Code	Cap Rev	Year 1 2015/16 £	Year 2 2016/17 £	Year 3 2017/18 £	Year 4 2018/19 £	Year 5 2019/20 £	Years 6 - 10 2020/25 £
L011	Sports/Play Area, Hawkenbury Recreation Ground, Tunbridge Wells	ENV	R	0	0	0	0	0	0
L011_01	Pavilion, Sports Pavilion, Hawkenbury Recreation Ground, Tunbridge Wells	ENV	R	4,368	0	0	0	0	0
L011_02	Office, Groundkeepers Office, Hawkenbury Recreation Ground, Tunbridge Wells	ENV	R	0	0	0	0	0	0
L011_04	Store, Garage, Hawkenbury Recreation Ground, Tunbridge Wells	ENV	R	0	0	0	0	0	0
L011_05	WC, Public Convenience, Hawkenbury Road Rec Ground, Tunbridge Wells	ENV	R	2,703	1,638	562	58	2,326	2,650
L012_01	Pavilion, Changing Rooms, Hilbert Old Oast, Tunbridge Wells	ENV	R	1,822	6,844	7,050	7,203	1,633	4,140
L013_01	Pavilion, Sports Pavilion, Southwood Road, Rusthall	ENV	R	921	2,730	9,446	6,950	1,133	13,670
L014_03	, Ground Keepers Mess, St Johns Recreation Ground, Tunbridge Wells	ENV	R	1,200	0	0	0	0	1,391
L014_1-2-4	Pavilion, Bowling Pavilion, St Johns Recreation Ground, Tunbridge Wells	ENV	R	2,975	8,214	2,095	3,251	8,683	14,274
L016_01	Gardeners Cottage, Dunorlan Nurseries, Pembury Road, Tunbridge Wells	ED	R	859	3,275	169	0	179	190
L016_02	Old Laundry, Dunorlan Properties, Pembury Road, Tunbridge Wells	ED	R	0	0	0	0	0	0
L026	Museum, 1-4 Old Rectory Cottages, Carriers Road, Cranbrook	ED	R	9,360	306	5,376	325	3,415	11,205
L027	Theatre, Assembly Hall Theatre, Tunbridge Wells	HWB	R	460,414	42,562	210,863	233,580	152,666	232,178
L028	Sports Centre, Tunbridge Wells Sports Centre, St Johns Road, Tunbridge Wells	ENV	R	149,000	64,375	279,017	153,528	193,025	615,639
L028	Sports Centre, Tunbridge Wells Sports Centre, St Johns Road, Tunbridge Wells	ENV	C	399,000	0	0	0	0	0
L029	Museum, Museum & Art Gallery, Mount Pleasant Road, Tunbridge Wells	HWB	R	15,953	0	11,246	0	15,510	15,821
L030	Sports Centre, Putlands Sports & Leisure Centre, Mascalls Court Road	ENV	R	17,848	6,748	11,414	17,374	17,896	56,973
L031	Sports Centre, Weald Sports Centre, Angley Road, Cranbrook	ENV	R	67,251	21,836	22,491	23,166	23,861	75,964
T001	WC, Public Convenience, Crane Lane, Cranbrook	ENV	R	159	3,985	6,185	4,807	179	8,164
T004_01	WC, Public Convenience, Linden Park Road (Union House), Tunbridge Wells	ENV	R	2,120	0	0	2,259	0	0
T005	WC, Public Convenience, London Road (adjacent Bell Inn), Southborough	ENV	R	130	1,545	138	0	146	2,111
T007	WC, Public Convenience, The Green, Matfield	ENV	R	1,500	155	0	306	0	2,262
T010	WC, Public Convenience, The Street, Sissinghurst	ENV	R	2,491	55	3,093	58	0	0
T012	WC, Public Convenience, Wellington Rocks, Tunbridge Wells	ENV	R	4,664	7,861	1,012	1,100	0	0
Z028	Tourist Information Centre, Unit 2, The Corn Exchange, Pantiles, Tunbridge Wells	ED	R	2,000	0	0	2,185	0	2,388
ZXX001	General, Quinquennial Condition Surveys of Council Properties	GEN	R	21,200	21,836	22,491	23,166	23,861	75,964
ZXX003	General, Planned Maintenance Administration	GEN	R	16,960	17,469	17,993	18,533	19,089	60,771

Property Ref	Details	User Code	Cap Rev	Year 1 2015/16 £	Year 2 2016/17 £	Year 3 2017/18 £	Year 4 2018/19 £	Year 5 2019/20 £	Years 6 - 10 2020/25 £
ZXX004	General, Management of Responsive Repairs	GEN	R	5,300	5,459	5,623	5,791	5,965	18,991
ZXX005	General, Asbestos management	ED	R	10,600	10,918	11,246	11,583	11,930	37,982
ZXX006	General, Legionella management	ED	R	4,240	4,367	4,498	4,633	4,772	15,193
ZXX007	General, Planned Maintenance Contingencies	GEN	R	21,200	21,836	22,491	23,166	23,861	75,964
ZXX008	General, Maintenance of private roads, footpaths, lighting and sewers	ED	R	26,500	27,295	28,114	28,957	29,826	94,955
ZXX009	General, Parks, open spaces, estates walls and memorials	ED	R	26,500	27,295	28,114	28,957	29,826	94,955
				2,443,181	1,725,094	1,338,860	1,166,124	1,593,733	2,937,401

Shown at out-turn prices 3% pa

TOTAL yr 1 - yr 3
(3 years) **5,507,136**

GRAND TOTAL
(10 years) **11,204,394**

Appendix 6 – Asset Register

Tunbridge Wells Borough Council

Asset Register - Investment

Property	Est Ref	File Ref	Tenure	Description	
Asset Grouping: Investment Commercial					
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 Unit10 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
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	End Terrace Victorian Building
13	31 Crescent Road Royal Tunbridge Wells Kent TN1 2LZ	EM/278	E003	Freehold	Mid Terrace Victorian Shop. Property Vacant.
14	33 Crescent Road Royal Tunbridge Wells Kent TN1 2LZ	EM/280	E004	Freehold	End Terrace. Property vacant. In need of renovation.
15	35 Crescent Road Royal Tunbridge Wells Kent TN1 2LZ	EM/282	E005	Freehold	Mid Terrace Shop With Flat Over
16	36 Crescent Road Royal Tunbridge Wells Kent TN1 2LZ	EM/283	E006	Freehold	End Of Terrace Shop With Flat Over

Property	Est Ref	File Ref	Tenure	Description	
Asset Grouping: Investment Commercial					
17	The Wesley Centre Commercial Road Paddock Wood Tonbridge Kent TN12 6DS	EM/731	E007	Freehold	Single Storey Community Hall
18	27 Monson Road Royal Tunbridge Wells Kent TN1 1LS	EM/233	E010	Freehold	Mid Terrace House
19	29-31 Monson Road Royal Tunbridge Wells Kent TN1 1LS	EM/234	E011/E012	Freehold	End Terrace Office Building
20	Rowan Tree Surgery Rowan Tree Road Royal Tunbridge Wells Kent TN2 5PX	EM/339	E014 01	Freehold	Single Storey End Terrace Building
21	3A Rowan Tree Road Royal Tunbridge Wells Kent TN2 5PX	EM/336	E014 03	Freehold	Mid Terrace 1st and 2nd Floor Maisonette
22	4A Rowan Tree Road Royal Tunbridge Wells Kent TN2 5PX	EM/338	E014 04	Freehold	End Terrace 1st and 2nd Floor Maisonette
23	Calverley Church 1 Market Square Royal Victoria Place Royal Tunbridge Wells Kent TN1 2SW	05/00001/EM	E016 02	Freehold	Church building
24	Community Centre Showfields Road Royal Tunbridge Wells Kent TN2 5PR	EM/351	E017	Freehold	Single Storey Detached Building
25	The Garden Hall Club Wood Street Royal Tunbridge Wells Kent TN1 2QS	EM/229	E018	Freehold	Single Storey Structure
26	The Forum The Common Royal Tunbridge Wells Kent TN4 8YU	EM/306	E024	Freehold	1930's Detached Building 999 year lease to Tenants.
27	North Farm House Dowding Way Royal Tunbridge Wells Kent TN2 3UY	EM/552	H005	Freehold	Detached House formerly known as Nightstop. Leased to the Bridge Trust.
28	59A St Johns Road Royal Tunbridge Wells Kent TN4 9TT	EM/140	H009 01	Freehold	End Terrace L/U Shop, Return Frontage
29	59B St Johns Road Royal Tunbridge Wells Kent TN4 9TT	EM/141	H009 02	Freehold	First Floor Flat
30	59C St Johns Road Royal Tunbridge Wells Kent TN4 9TT	EM/142	H009 03	Freehold	Second Floor Flat
31	57 The Pantiles Royal Tunbridge Wells Kent TN2 5TE	EM/310	H010 01	Freehold	First And Second Floor Maisonette
32	59 The Pantiles Royal Tunbridge Wells Kent TN2 5TE	EM/313	H011 01	Freehold	Occupies First And Second Floor Maisonette - present lease awaits updating to reflect occupancy
33	61 The Pantiles Royal Tunbridge Wells Kent TN2 5TE	EM/315	H012	Freehold	Ground Floor Rooms For Art Club

Property	Est Ref	File Ref	Tenure	Description	
Asset Grouping: Investment Commercial					
34	8 Dudley Road Royal Tunbridge Wells Kent TN1 1LF	EM/219	H016	Freehold	End Terrace House divided into 4 flats.
35	Crematorium Lodge Benhall Mill Road Royal Tunbridge Wells Kent TN2 5JH	EM/369	L001	Freehold	Semi detached House.
36	Cemetery Lodge Benhall Mill Road Royal Tunbridge Wells Kent TN2 5JH	EM/370	L002 02	Freehold	Detached Gothic Style Building
37	Calverley Park Cafe Mount Pleasant Avenue Royal Tunbridge Wells Kent TN1 2SH	EM/288	L004 01	Freehold	Single Storey Detached Building
38	Dunorlan Park Cafe Pembury Road Royal Tunbridge Wells Kent TN2 3QN	EM/245	L005 01	Freehold	1/2 Storey Structure, Part On Stilts
39	Refreshment Kiosk Grosvenor Recreation Ground Auckland Road Royal Tunbridge Wells Kent	07/00002/EM	L006 05	Freehold	Refreshment Kiosk - Panini on the Park
40	St Marks Recreation Ground Frant Road Royal Tunbridge Wells Kent	EM/444	L015	Freehold	Recreation Ground With Rugby Pitches
41	Culverden Stadium Culverden Down Royal Tunbridge Wells Kent TN4 9SG	EM/93	L022	Freehold	Football Ground With Stands And Bldngs
42	Rifle Club Warwick Park Royal Tunbridge Wells Kent TN2 5TA	04/00906/EM	L040	Freehold	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	
Asset Grouping: Non-Operational Land					
1	Playground Fuggles Close Paddock Wood Tonbridge Kent	EM/506	B005	Freehold	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	Land At Corner Of Liptraps Lane And Apple Tree Lane Royal Tunbridge Wells Kent	EM/70	B006	Freehold	Odd Bit Of Land Within Fence
3	Land To Rear Of Capel Scrap Yard Sychem Lane Five Oak Green Tonbridge Kent TN12 6TT	EM/485	B010	Freehold	Area Of Land Accessed By Dirt Track
4	Land On Corner Of Chestnut Lane And Birch Close Matfield Tonbridge Kent TN12 7JL	EM/483	B015	Freehold	Area of land on corner of Chestnut Lane and Birch Close.
5	Land To Rear Of 29-33 Wood Street Royal Tunbridge Wells Kent	EM/763	B017	Freehold	Part of footpaths to the side of St James' Court and rear of 29-33 Wood Street
6	Garage Site At Southwood Road Allotment Site Southwood Road Rusthall Royal Tunbridge Wells Kent	EM/730	B056	Freehold	Garage
7	Land At Salomons Road Rusthall Tunbridge Wells Kent	EM/210	B071	Freehold	Piece Of Waste Land Adjacent To No 11. Road is adopted highway.
8	Grass Area To The Rear Of 11-33 Brewer Street Lamberhurst Royal Tunbridge Wells Kent TN3 8DW	EM/495	B074	Freehold	Rough Waste Land With Vehicle Access
9	Ponds And Woodland Fremlin Close Rusthall Royal Tunbridge Wells Kent	EM/204	B075	Freehold	Sloped Amenity Land With Trees And Ponds
10	Land To Rear Of 63-73 Goods Station Road Royal Tunbridge Wells Kent TN1 2DF	EM/223	B094	Freehold	Wasteland area
11	Land On East Side Blackhurst Lane Royal Tunbridge Wells Kent	13/00347/ASS ET	B112	Freehold	Two large grass verges.
12	Land At Tower Cottage Sandown Park Royal Tunbridge Wells Kent TN2 4RH	14/00377/ASS ET	B115	Freehold	Amenity land adjacent to Tower Cottage.
13	Land Lying To South East Of Dorothy Avenue Cranbrook Kent	14/00379/ASS ET	B121	Freehold	Land to rear of properties.
14	Land Adjacent To 15 Parsonage Road Rusthall Royal Tunbridge Wells Kent	14/00387/ASS ET	B122	Freehold	Grass and path.
15	Land Opposite Caenwood Farm Reynolds Lane Royal Tunbridge Wells Kent	14/00380/ASS ET	B123	Freehold	Leisure/Woodland open space

Property	Est Ref	File Ref	Tenure	Description	
Asset Grouping: Non-Operational Land					
16	Car Park The Tanyard Cranbrook Kent	EM/400	C008	Freehold	Free Public Car Park. Responsibility transferred to Cranbrook Parish Council under lease.
17	Part Of Regal Car Park High Street Cranbrook Kent	11/00003/TEN	C019	Leasehold	Part of Regal Car Park
18	Footpath Between 31and 48 Oakfield Road Matfield Tonbridge Kent TN12 7LB	EM/498	F006	Freehold	Track Used As Vehicle Access To Houses plus an area of land that is landlocked by the adjoining owners and farmer.
19	Grass And Paved Areas At Showfields Showfields Road Royal Tunbridge Wells Kent	EM/340	F013	Freehold	Large Amenity Area, Grass/Concrete Slabs
20	Footpath Between 21 And 23 Bowen Road Royal Tunbridge Wells Kent	14/00358/ASS ET	F036	Freehold	Footpath between 21 and 23 Bowen Road and Fremlin Close
21	Cinder Hill Wood Five Wents Matfield Tonbridge Kent	EM/481	H017	Freehold	Large Area Of Woodland
22	Parking Area Fronting 1-6 Cinder Hill Wood Five Wents Matfield Tonbridge Kent	EM/484	H017 03	Freehold	Rough Parking Area With Trees/Grass
23	Land Adjacent To Clifton Cottages Clifton Road Royal Tunbridge Wells Kent TN2 3AS	14/00357/ASS ET	L010 03	Freehold	Land adjacent to Clifton Cottages and North Farm Lane. Part of Colebrook Recreation Ground but under separate Title.
24	Play Area Sherwood Road Royal Tunbridge Wells Kent	EM/199	L034 02	Freehold	Grass Area With Swings, Part Fenced
25	Land At 44 Hunters Way Royal Tunbridge Wells Kent TN2 5QF	EM/350	L035 01	Freehold	Concrete/Tarmac Car Park
26	The Hunters Play Area (Showfields) Hunters Way Royal Tunbridge Wells Kent	EM/721	L035 02	Freehold	Land To Be Used As Public Open Space
27	Grass Area Rear Of 42 -60 Hawkenbury Road Royal Tunbridge Wells Kent TN2 5BW	EM/360	L038	Freehold	Tarmac Parking, Grass Area With Swings
28	Recreation Ground Forest Road Royal Tunbridge Wells Kent	EM/357	L042	Freehold	Public Recreation Ground
29	Julian Hewitt Recreation Ground Cavendish Drive Royal Tunbridge Wells Kent	EM/321	L043	Freehold	Grass Recreation Area With Play Equipmnt
30	Play Area To Rear Of 37 Huntleys Park Culverden Down Royal Tunbridge Wells Kent TN4 9TD	EM/755	L047	Freehold	Recreation
31	Holly Farm Hawkenbury Road Royal Tunbridge Wells Kent TN3 9AD	EM/362	M009 02	Freehold	Large Area Of Agricultural Land
32	Land To Rear Of Grange Road Rusthall Royal Tunbridge Wells Kent	EM/129	M015	Freehold	Large overgrown area of Uncultivated Woodland to the rear of Grange Road.
33	Vale Avenue Royal Tunbridge Wells Kent	EM/269	R038	Freehold	Tarmac Road. Adopted highway.

Property	Est Ref	File Ref	Tenure	Description	
Asset Grouping: Non-Operational Land					
34	Land To Rear Of OS Plot 0552 Oakfield Road Matfield Tonbridge Kent	EM/499	S006	Freehold	Part Of Woodland
35	Council Yard Adacent To Royal Victoria Hall 137 London Road Southborough Royal Tunbridge Wells Kent TN4 0ND	EM/26	S013	Freehold	Tarmac Area With Gate At Side
36	Land At Snipe Wood Romford Road Pembury Royal Tunbridge Wells Kent	EM/462	W001 01	Freehold	Area Of Woodland
37	Part Of Snipe Wood Romford Road Pembury Royal Tunbridge Wells Kent	EM/460	W001 02	Freehold	Isolated Area Of Woodland
38	Land At Snipe Wood Romford Road Pembury Royal Tunbridge Wells Kent	EM/461	W001 03	Freehold	Isolated Area Of Woodland
39	Land - Part Of High Wood High Woods Lane Royal Tunbridge Wells Kent	EM/445	W003	Freehold	Area Of Woodland
40	Barnetts Wood Blackthorn Avenue Southborough Royal Tunbridge Wells Kent TN4 9YG	EM/66	W004	Freehold	Area Of Woodland. Part Licenced for Grazing
41	Land Between Bracken Road And Gorse Road Pembury Road Royal Tunbridge Wells Kent	EM/201	W005 01	Freehold	Band Of Wooded Area On Fringe Of Estate
42	Land To Rear Of 8 Squirrel Way Pembury Road Royal Tunbridge Wells Kent	EM/202	W005 02	Freehold	Large Wooded Area On Fringe Of Estate between rear of 8 Squirrel Way and 41 Bracken Road.
43	Land Adjacent To Sycamore House Pembury Road Royal Tunbridge Wells Kent TN2 3QB	EM/257	W005 04	Freehold	Wooded Area On Fringe Of Estate
44	Marshleyharbour Wood Tonbridge Road Pembury Royal Tunbridge Wells Kent TN2 4QL	EM/446	W007	Freehold	Area Of Woodland
45	Land To Rear Of Santer House Red Oak Hawkhurst Cranbrook Kent	EM/377	W008 01	Freehold	Overgrown Woodland And Part Of Gardens. Road is adopted highway. Footpaths TWBC.
46	Grass Area At Home Farm Lane Royal Tunbridge Wells Kent	EM/72	W010	Freehold	Grass Area
47	Kevin Lynes Site North Farm Lane Royal Tunbridge Wells Kent	14/00366/ASS ET	Z022	Freehold	Old Gypsy site
Asset Grouping: Non-Operational De Minimus Land					
48	Grass Area On Corner Of Queens Road And All Saints Road Hawkhurst Cranbrook Kent	EM/388	B002 01	Freehold	Grass Amenity Area. Triangle of land with flower beds. Road is adopted highway.
49	Roads And Footpaths Around All Saints Road Hawkhurst Cranbrook Kent	10/00081/EM	B002 02	Freehold	Roads and footpaths. Road forms part of adopted highway.

Property	Est Ref	File Ref	Tenure	Description	
Asset Grouping: Non-Operational De Minimus Land					
50	Grass Adjacent To Oakland All Saints Road Hawkhurst Cranbrook Kent TN18 4HT	EM/387	B002 03	Freehold	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.
51	Grass Areas At Newton Gardens Paddock Wood Tonbridge Kent	EM/512	B004 01	Freehold	2 Grass Areas, Trees, Telephone Pole
52	Footpath At 20 Newton Gardens Paddock Wood Tonbridge Kent TN12 6AJ	EM/511	B004 02	Freehold	Footpath and road. Footpath between 24 and 26 Newton Gardens was transferred to TCHG. Road is adopted highway.
53	Footpath At Newton Gardens Paddock Wood Tonbridge Kent	EM/509	B004 03	Freehold	Tarmac Footpath
54	Land Between 16 And 17 St Georges Park Royal Tunbridge Wells Kent TN2 5NT	EM/366	B007	Freehold	Garden area of Land
55	Access Road Between 24 And 25 Sychem Place Five Oak Green Tonbridge Kent TN12 6TR	12/00335/ASS ET	B010 01	Freehold	Land to rear of sub station between 24 and 25 Sychem Place.
56	Land Adjacent To The Boundary Of 39 Maidstone Road Pembury Royal Tunbridge Wells Kent TN2 4DB	10/00007/EM	B011	Freehold	Area of land adjacent to boundary of 39 Maidstone Road.
57	Parking And Turning Area Belfield Road Pembury Royal Tunbridge Wells Kent	10/00009/EM	B012	Freehold	Parking/turning area at the end of the road.
58	Land Rear Of Car Park Adjacent To 76 Blackthorn Avenue Southborough Royal Tunbridge Wells Kent TN4 9YG	12/00309/ASS ET	B013	Freehold	Small area of shrubs to rear of car park adjacent to the footpath.
59	Land Between 17 And 27 Blackthorn Avenue Southborough Royal Tunbridge Wells Kent	EM/698	B013 01	Freehold	Grass Area
60	Grass Area Adjacent 32 Blackthorn Avenue Southborough Royal Tunbridge Wells Kent	EM/697	B013 02	Freehold	Grass Area with footpath.
61	Car Park Area Between 45-47 Blackthorn Avenue Southborough Royal Tunbridge Wells Kent TN4 9YD	EM/700	B013 04	Freehold	Small residential car park
62	Land Adjacent 37-43 Bright Ridge Southborough Royal Tunbridge Wells Kent TN4 0JN	EM/45	B018 01	Freehold	Area Paved With Concrete Slabs
63	Footpath To Rear Of 37-61 Bright Ridge Southborough Royal Tunbridge Wells Kent	EM/44	B018 02	Freehold	Tarmac Footpath Serving Rear Exits
64	Footpath To Rear Of 67-81 Bright Ridge Southborough Royal Tunbridge Wells Kent TN4 0JN	EM/52	B018 03	Freehold	Tarmac Footpath Serving Rear Exits
65	Footpath To Rear Of 89-93 Bright Ridge Southborough Royal Tunbridge Wells Kent	EM/43	B018 04	Freehold	Tarmac Footpath Serving Rear Exits

Property	Est Ref	File Ref	Tenure	Description	
Asset Grouping: Non-Operational De Minimus Land					
66	Land Adjacent To 6 Keel Gardens Southborough Royal Tunbridge Wells Kent	EM/42	B018 06	Freehold	Grass Recreation Area adjacent to 6 Keel Gardens and parking/garage area.
67	Grass Area Adjacent To 8 Grampian Close Royal Tunbridge Wells Kent TN2 3NR	EM/177	B019	Freehold	Bank With Bushes/Trees
68	Grass Area To Rear Of 54 Pennine Walk Royal Tunbridge Wells Kent TN2 3NW	EM/178	B019 01	Freehold	Part Of Grass Verge/Footpath
69	Grass Area At End Of Grampian Close Royal Tunbridge Wells Kent	EM/180	B019 02	Freehold	Grass Verge
70	Grass Area To Rear Of 50 Pennine Walk Royal Tunbridge Wells Kent TN2 3NW	EM/179	B019 03	Freehold	Part Of Grass Verge/Footpath
71	Grass Area Adjacent To 12 Grampian Close Royal Tunbridge Wells Kent TN2 3NR	EM/176	B019 04	Freehold	Grass Verge on corner of Grampian Close and Sandhurst Road.
72	Land At Bramley Drive Cranbrook Kent	10/00059/EM	B020	Freehold	Part of footpath and road. Road is adopted highway.
73	Part Of Road At Dowding Way Royal Tunbridge Wells Kent	EM/67	B021 01	Freehold	Part of road at Dowding Way. Part is adopted highway and maintained by KCC.
74	Land Adjacent 7 Mendip Walk Royal Tunbridge Wells Kent TN2 3NL	EM/187	B022 01	Freehold	Bed With Bushes/Trees
75	Grass Area Fronting 1-13 Mendip Walk Royal Tunbridge Wells Kent	EM/186	B022 02	Freehold	Grass Area With Trees/Bushes
76	Grass Area Opposite The Lodge Calverley Park Gardens Royal Tunbridge Wells Kent TN1 2JN	EM/237	B023	Freehold	Flower Bed With Bushes And Trees
77	Land To Rear 40-46 Charles Street Southborough Royal Tunbridge Wells Kent TN4 0DS	EM/690	B024	Freehold	Garden areas
78	Land Adjacent To 17 Pearse Place Lamberhurst Royal Tunbridge Wells Kent TN3 8EJ	04/00001/LIC	B025 01	Freehold	Garden Land adjacent to 17 Pearse Place Lamberhurst
79	Land Adjacent To 35 Pearse Place Lamberhurst Royal Tunbridge Wells Kent TN3 8EJ	EM/496	B025 02	Freehold	Small Triangle Of Grass With Footpath
80	Grass Area Oak Road/Caley Road Royal Tunbridge Wells Kent	EM/71	B028 02	Freehold	Grass Amenity Area
81	Site Of Cherryfields Benenden Cranbrook Kent	10/00055/EM	B029	Freehold	Road and footpaths.
82	Grass Area At Valance View Mill Lane Frittenden Cranbrook Kent	EM/435	B030 02	Freehold	Grass Amenity Land With 2 Small Trees

Property	Est Ref	File Ref	Tenure	Description	
Asset Grouping: Non-Operational De Minimus Land					
83	Valance View Mill Lane Frittenden Cranbrook Kent	EM/434	B030 03	Freehold	Grass Amenity Land With Tree And Seat
84	Grass Areas Opposite Summervale Cottage Eridge Road Royal Tunbridge Wells Kent TN4 8HN	EM/331	B031	Freehold	Grass Amenity Area With Path
85	Grass Area Adjacent To Sub Station Eridge Road Royal Tunbridge Wells Kent TN4 8HJ	EM/349	B031	Freehold	Footpath And Grass Area
86	Grass Area Eridge Road Royal Tunbridge Wells Kent	EM/330	B031 01	Freehold	Large Area Of Grass With Trees
87	Grass Area Rear Of 2-24 Summervale Road Royal Tunbridge Wells Kent TN4 8JB	EM/329	B031 02	Freehold	Grass Amenity Area With Trees
88	Grass Area Fronting 120-128 Speldhurst Road Southborough Royal Tunbridge Wells Kent TN4 0JE	EM/50	B032 01	Freehold	Large Grass Amenity Area With Trees
89	Grass Area Fronting 102-108 Speldhurst Road Southborough Royal Tunbridge Wells Kent TN4 0JD	EM/54	B032 02	Freehold	Large Grass Amenity Area With Trees
90	Grass Area Fronting 128-142 Speldhurst Road Southborough Royal Tunbridge Wells Kent TN4 0JE	EM/48	B032 03	Freehold	Grass Amenity Area With Trees
91	Grass Area Fronting 128-142 Speldhurst Road Southborough Royal Tunbridge Wells Kent TN4 0JE	EM/49	B032 04	Freehold	Large Grass Amenity Area, Trees/Lay-By
92	Grass Area On Corner Fronting 94 Kibbles Lane Southborough Royal Tunbridge Wells Kent TN4 0JG	EM/51	B032 05	Freehold	Small Area Of Grass
93	Grass Area Fronting 118 Speldhurst Road Southborough Royal Tunbridge Wells Kent TN4 0JD	EM/55	B032 06	Freehold	Grass Amenity Area
94	Grass Area Corner Speldhurst Road Fronting 102 Speldhurst Road Southborough Royal Tunbridge Wells Kent TN4 0JD	EM/56	B032 07	Freehold	Grass Amenity Area
95	Grass Area Opposite 10-16 The Coppice Pembury Royal Tunbridge Wells Kent	EM/466	B033	Freehold	Grass Amenity Land With Trees
96	Milkhouse Cottages Sissinghurst Cranbrook Kent	10/00038/EM	B034	Freehold	Road. Road is adopted highway.
97	Land At Milkhouse Cottages Sissinghurst Cranbrook Kent	EM/424	B034 01	Freehold	Grass Area With Small Trees

Property	Est Ref	File Ref	Tenure	Description
Asset Grouping: Non-Operational De Minimus Land				
98 Land At Pullington Cottages Benenden Cranbrook Kent	EM/682	B035	Freehold	Grass Area with road and parking. Part of the road has been adopted.
99 Town Meadow Frythe Way Cranbrook Kent	EM/684	B036	Freehold	Grass Area. Part unregistered.
100 Grass Area Fronting 9-15 St Dunstons Walk Cranbrook Kent	EM/677	B037	Freehold	Grass Area
101 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.
102 Cleavers Sissinghurst Cranbrook Kent	10/00052/EM	B039 01	Freehold	Large grass area with shrubs, hedge and footpath.
103 Grass Area Between 1 And 15 Boundary Road Royal Tunbridge Wells Kent TN2 5BH	EM/703	B040 01	Freehold	Grass Area and road. Road is adopted highway.
104 Footpath Between 14 And 16 Hawkenbury Road Royal Tunbridge Wells Kent TN2 5BJ	10/00061/EM	B040 02	Freehold	Footpath between numbers 14 and 16.
105 Footpath Between 105 And 107 Forest Road Royal Tunbridge Wells Kent TN2 5BG	10/00062/EM	B040 03	Freehold	Footpath between 105 and 107 and front drive between 101 and 103 Forest Road
106 Grass Areas Between 1-12 Bracken Close Royal Tunbridge Wells Kent	EM/720	B041	Freehold	Grass Area
107 Land On Corner Of Calverley Road And 5 Decimus Place, Calverley Park Gardens Royal Tunbridge Wells Kent TN1 2JX	EM/294	B042	Freehold	Grass Area
108 Land Adjacent To 11 Hilbert Road Royal Tunbridge Wells Kent	EM/670	B043	Freehold	Woodland area currently maintained by the local Bee keepers.
109 Land Adjacent 10 Aspen Way Southborough Royal Tunbridge Wells Kent TN4 9YB	EM/695	B044	Freehold	Grass Area
110 Grass Area Adjacent To 14-18 Beagles Wood Road Pembury Royal Tunbridge Wells Kent TN2 4HX	EM/688	B045	Freehold	Grass Area
111 Land At 176 Sandhurst Road Royal Tunbridge Wells Kent TN2 3TQ	EM/687	B046	Freehold	Grass area fronting 172, 174 and 176 Sandhurst Road
112 Grass Area To Rear Of Recycling Point Regal Car Park High Street Cranbrook Kent	EM/397	B047	Freehold	Grass Area Bounded By Fence/Stream. Responsibility transferred to Cranbrook Parish Council under lease.
113 Grass Area Adjacent To 1 Chiltern Walk Royal Tunbridge Wells Kent TN2 3NJ	EM/240	B048 01	Freehold	Grass Area With Trees/Bushes
114 Grass Area Adjacent To 12 Chiltern Walk Royal Tunbridge Wells Kent TN2 3NJ	EM/238	B048 02	Freehold	Large Grass Bank With Trees

Property	Est Ref	File Ref	Tenure	Description
Asset Grouping: Non-Operational De Minimus Land				
115 Land By Garages Adjacent To 15 Chiltern Walk Royal Tunbridge Wells Kent TN2 3NJ	EM/188	B048 03	Freehold	Small area of land adjacent to garages
116 Grass Area Rear Of 2-36 Allington Road Paddock Wood Tonbridge Kent TN12 6AN	EM/516	B049	Freehold	Grass Area Bounded By Fence With Gate
117 Land Adjacent To 1 And 3 Prospect Park Southborough Royal Tunbridge Wells Kent	12/00334/ASS ET	B050 01	Freehold	Land adjacent to 1 Prospect Park, 3 Prospect Park and 16 Prospect Park.
118 Grass Area Fronting 23-27 Cleveland Royal Tunbridge Wells Kent TN2 3NG	EM/239	B052 01	Freehold	Grass Bank With Bushes/Trees
119 Grass Area Fronting 43 Cleveland Royal Tunbridge Wells Kent TN2 3NH	EM/183	B052 02	Freehold	Odd Triangle Of Grass
120 Grass Area Adjacent To 2 Cleveland Royal Tunbridge Wells Kent TN2 3NF	EM/242	B052 03	Freehold	Steep Grass Bank With Bushes/Trees
121 Land Between Garages And 40 Cleveland Royal Tunbridge Wells Kent	EM/195	B052 04	Freehold	Footpath, Bed With Bushes
122 Grass Area Adjacent To 11B Cleveland Royal Tunbridge Wells Kent TN2 3NF	EM/241	B052 05	Freehold	Grass Area With Trees, Footpath
123 Grass Area Adjacent To 42 Cleveland Royal Tunbridge Wells Kent TN2 3NG	EM/192	B052 06	Freehold	Part Of Footpath/Grass Verge
124 Grass Area Adjacent 74 Cleveland Royal Tunbridge Wells Kent TN2 3NH	EM/181	B052 07	Freehold	Grass Bank With Trees/Bushes on corner of Cleveland and Ferndale.
125 Grass Area Fronting 60 Cleveland Royal Tunbridge Wells Kent TN2 3NH	EM/182	B052 08	Freehold	Grass Bank With Small Trees/Retaining Wall
126 Grass Area Fronting 35 Cleveland Royal Tunbridge Wells Kent TN2 3NH	EM/185	B052 09	Freehold	Grass Verge/Walled Bed With Tree
127 Grass Area Adjacent To 40 Cleveland Royal Tunbridge Wells Kent TN2 3NG	EM/194	B052 10	Freehold	Part Of Grass Verge With Lamp Post
128 Grass Area Adjacent To 46 Cleveland Royal Tunbridge Wells Kent TN2 3NG	EM/190	B052 11	Freehold	Part Of Grass Verge
129 Grass Area Fronting 39 Cleveland Royal Tunbridge Wells Kent TN2 3NH	EM/184	B052 12	Freehold	Grass Verge With Tree And Lamp Post
130 Grass Area Adjacent To 44 Cleveland Royal Tunbridge Wells Kent TN2 3NG	EM/191	B052 13	Freehold	Part Of Grass Verge
131 Land Fronting 18 Pennine Walk Royal Tunbridge Wells Kent	EM/196	B052 14	Freehold	Tarmac Triangle fronting 18 Pennine Walk.
132 Land At Lampington Row Langton Green Royal Tunbridge Wells Kent	10/00015/EM	B054	Freehold	Road and triangle of grass with footpath.

Property	Est Ref	File Ref	Tenure	Description
Asset Grouping: Non-Operational De Minimus Land				
133 Grass Verge Fronting Greenend Lampington Row Langton Green Royal Tunbridge Wells Kent	10/00031/EM	B054 01	Freehold	Verge adjoining property 'Greenend'.
134 Grass Area Lampington Row Langton Green Royal Tunbridge Wells Kent	EM/438	B054/02	Freehold	Grass Amenity Area Land With Footpath. Road shown on Title Deed and Plan forms part of the adopted highway and is not shown on the map attached to this record.
135 Tunbridge Wells Borough Council Land To Rear Of 48 Clifton Road Royal Tunbridge Wells Kent TN2 3AT	10/00025/EM	B055 01	Freehold	Path between 48-50 Clifton Road and land to rear of properties.
136 Footpath To Rear Of 3 Betherinden Cottages Bodiam Road Sandhurst Cranbrook Kent TN18 5LW	10/00078/EM	B057	Freehold	Footpath to rear of no. 3.
137 Verge Fronting 4-8 Twysden Cottages Bodiam Road Sandhurst Cranbrook Kent TN18 5LF	10/00083/EM	B057 02	Freehold	Verge fronting 4-8.
138 Land At Front Of 175 Hastings Road Pembury Royal Tunbridge Wells Kent TN2 4JY	10/00005/EM	B058	Freehold	Area of land between the front garden and pavement.
139 Verge Fronting 8 Brampton Bank Five Oak Green Road Tudeley Tonbridge Kent TN11 0PN	10/00024/EM	B059	Freehold	Verge fronting no. 8.
140 Land Between Front Gardens Of 9 And Spring Lane Bidborough Royal Tunbridge Wells Kent TN3 0UE	10/00012/EM	B061	Freehold	Small plot of land between the front gardens of nos. 9 and 10 adjacent to roadway.
141 Land To Rear Of 20-35 Hornbeam Avenue Southborough Royal Tunbridge Wells Kent	12/00305/ASS ET	B062	Freehold	Land
142 Land Opposite Hayes Wood Romford Road Pembury Royal Tunbridge Wells Kent TN2 4BB	10/00008/EM	B066	Freehold	Large triangle of land adjacent to road, and Snipe Wood
143 Land Adjacent To 65 South View Road Tunbridge Wells Kent	EM/77	B068	Freehold	Open Grass Area between South View Road and Montgomery Road.
144 Roads And Footpaths Around Bankfield Way Goudhurst Cranbrook Kent	10/00073/EM	B069	Freehold	Roads and footpaths. Road and footpath adopted.
145 Grass Verge Angley Road Cranbrook Kent	10/00063/EM	B070	Freehold	Verge adjacent to service road off Angley Road.
146 Angley Road Cranbrook Kent	10/00064/EM	B070	Freehold	Part verge and road.
147 Grass Area Fronting Grounds Of Angley School Angley Road Cranbrook Kent	EM/419	B070 01	Freehold	Part Of Grass Bank
148 Grass Area Fronting St Annes To Brooklands Angley Road Cranbrook Kent TN17 2PG	EM/420	B070 02	Freehold	Footpath - Tarmac/Grass Verge

Property	Est Ref	File Ref	Tenure	Description
Asset Grouping: Non-Operational De Minimus Land				
149 Grass Area Ransom Strip To Rear Of 15 Broadcloth Cranbrook Kent TN17 3RG	EM/659	B072	Freehold	Ransom Strip At End Of Road off Wilsons Land.
150 Footpath Between 37-41Turner Avenue Cranbrook Kent TN17 3BX	EM/411	B079	Freehold	Small Ransom Strip Adjoining Open Land off Wilsons land.
151 Land Adjoining 8 The Limes The Street Frittenden Cranbrook Kent TN17 2DL TN17 2DL	10/00043/EM	B081	Freehold	Grass strip/verge.
152 Frythe Way Cranbrook Kent	10/00048/EM	B082	Freehold	Roads and footpaths. Part of the highway is adopted.
153 Road And Parking Area Lurkins Rise Goudhurst Cranbrook Kent	10/00075/EM	B083	Freehold	Road with parking area. Adopted highway.
154 Part Road, Footpath And Verge Lurkins Rise Goudhurst Cranbrook Kent	10/00076/EM	B083	Freehold	Road, footpath and verge. Road is adopted highway.
155 Land Adjoining Lilac Cottage Hartley Road Cranbrook Kent TN17 3QP	10/00044/EM	B085	Freehold	Verge fronting Lilac Cottage.
156 Strip Of Land Adjacent To 51 Dorking Road Royal Tunbridge Wells Kent TN1 2LN	EM/174	B086	Freehold	Odd Bit Of Waste Ground Overgrown
157 Grass Area At 27 Powder Mill Lane Royal Tunbridge Wells Kent TN4 9EF	EM/75	B089 02	Freehold	Triangle Of Grass
158 Grass Area At Side Of 29 Powder Mill Lane Southborough Royal Tunbridge Wells Kent TN4 9EE	EM/76	B089 03	Freehold	Triangle Of Grass With Lamp Post
159 Land At Mount Pleasant Paddock Wood Tonbridge Kent	EM/514	B090 02	Freehold	Part Road, Part Garden, Part Footpath
160 Road And Verge Adjoining 19 Champion Crescent Cranbrook Kent TN17 3QJ	10/00056/EM	B091	Freehold	Part of road and verge adjoining no. 19. Part of the road is adopted highway.
161 Henwoods Crescent Pembury Royal Tunbridge Wells Kent	10/00001/EM	B091	Freehold	Part road with verge. Majority adopted highway.
162 Grass Areas At Bulls Place Pembury Royal Tunbridge Wells Kent	EM/689	B092 01	Freehold	Various Grass Areas
163 Land At Grange Road Rusthall Royal Tunbridge Wells Kent	10/00027/EM	B099	Freehold	Road, footpaths, circular verge and parking. The road and footpaths form part of the adopted highway.The circular verge is owned by TWBC.
164 Land Adjacent To 39 Albert Street Royal Tunbridge Wells Kent TN1 2QH	10/00002/EM	B100	Freehold	Verge adjacent to 39 Albert Street and four small pieces of land.
165 Land Adjacent To 39 Albert Street Royal Tunbridge Wells Kent TN1 2QH	11/00300/ASS ET	B100	Freehold	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.

Property	Est Ref	File Ref	Tenure	Description
Asset Grouping: Non-Operational De Minimus Land				
166 Land Between 34 The Boundary And Ironstones Langton Green Royal Tunbridge Wells Kent TN3 0YB	12/00324/ASS ET	B104 01	Freehold	Area of land between the two roads.
167 Land Adjacent To 2 Ironstones Langton Green Royal Tunbridge Wells Kent	12/00322/ASS ET	B104 02	Freehold	Strip of land on corner of Long Meads and Ironstones with trees and shrubs.
168 Land Adjacent To 35 The Boundary Langton Green Royal Tunbridge Wells Kent	12/00323/ASS ET	B104 03	Freehold	Land with pond and trees.
169 Strip Of Land Adjacent To The Firs Langton Road Langton Green Royal Tunbridge Wells Kent TN3 0BA	12/00325/ASS ET	B104 04	Freehold	Strip of land along Langton Road between The Firs and Dornden.
170 Land Opposite 49 Birling Road Royal Tunbridge Wells Kent	12/00332/ASS ET	B105	Freehold	Triangle of land maintainable as verge by TWBC.
171 Land At 1 Brook Cottages Town Hill Lamberhurst Royal Tunbridge Wells Kent	10/00057/EM	B106	Freehold	Triangle of land fronting number 1 Brook Cottages.
172 Land To Rear Of 18 Redleaf Close Royal Tunbridge Wells Kent TN2 3UD	10/00092/EM	B107	Freehold	Large area of land with trees and culvert.
173 Grass Area At Herons Way Pembury Royal Tunbridge Wells Kent	EM/458	B108	Freehold	Grass Verge With Tree Stump
174 Grass Area Fronting 41 Herons Way Pembury Royal Tunbridge Wells Kent TN2 4DW	EM/456	B108 01	Freehold	Grass Area With Trees, Divided By Drives
175 Grass Area Fronting 51 Herons Way Pembury Royal Tunbridge Wells Kent TN2 4DW	EM/457	B108 02	Freehold	Grass Area With Trees, Divided By Drives
176 Area Of Land Fronting 10-12 Banner Farm Road Royal Tunbridge Wells Kent TN2 5EA	EM/320	B109	Freehold	Part Highway/Footpath/Grass Verge
177 Land To Rear Of 1-4 Snipe Close Pembury Royal Tunbridge Wells Kent	13/00346/ASS ET	B111	Freehold	Land between 1-4 Snipe Close and Stone Court Lane
178 Access And Land Fronting Godfreys Yard North Farm Road Royal Tunbridge Wells Kent	13/00353/ASS ET	B114	Freehold	Land used as access to Godfreys Yard, North Farm Lane
179 Land At 98 Queens Road Royal Tunbridge Wells Kent	14/00359/ASS ET	B118	Freehold	Verge fronting 98 Queens Road.
180 Land On South Side Of Upper Grosvenor Road Royal Tunbridge Wells Kent	14/00385/ASS ET	B120	Freehold	Triangle of land on corner of Upper Grosvenor Road and Grosvenor Bridge
181 Corner Of Garden 35 Mount Pleasant Paddock Wood Tonbridge Kent	14/00361/ASS ET	B124	Freehold	Corner of garden. pavement fronting 35 Mount Pleasant
182 Grass Area At The Coppice Pembury Royal Tunbridge Wells Kent	EM/467	BO33	Freehold	Grass Area, Divided By Drives

Property	Est Ref	File Ref	Tenure	Description
Asset Grouping: Non-Operational De Minimus Land				
183 Land At Hunting Gate Chalket Lane Pembury Royal Tunbridge Wells Kent TN2 4AA	EM/451	BO64	Freehold	Large grass area with access footpaths. Land is between Chalket Farm in Chalket Lane and Fletchers in Hastings Road.
184 Road Fronting Balcombe Cottages Balcombes Hill Goudhurst Cranbrook Kent	10/00071/EM	C016	Freehold	Road fronting Balcombe Cottages. Adopted highway.
185 Land Opposite Carolyn Balcombes Hill Goudhurst Cranbrook Kent TN17 1AT	10/00072/EM	C016	Freehold	Part of footpath opposite 'Carolyn'. Land is adopted highway.
186 Road, Footpaths And Parking Areas Leybourne Dell Benenden Cranbrook Kent	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.
187 Land Fronting Colebrook Industrial Estate Longfield Road Royal Tunbridge Wells Kent	EM/450	E001	Freehold	Grass Verge Adjoining Road
188 Colebrook Industrial Estate Access Road, Parking And Land To Rear Of Units 11-19 Royal Tunbridge Wells Kent	EM/546	E001	Freehold	Road, Gravel Parking And Grass Bank
189 Footparh To The Rear Of 25 - 31 Monson Road Royal Tunbridge Wells Kent	13/00355/ASS ET	E010 11 12	Freehold	Footpath including wall to rear of the row of terrace houses.Footpath to the rear of the terrace houses.
190 Public Open Space Five Ways Mount Pleasant Road Royal Tunbridge Wells Kent	EM/217	E023	Freehold	Paved area with Millenium clocktower. Paved area is adopted highway.
191 285 St Johns Road Royal Tunbridge Wells Kent TN4 9XE	05/00002/EM	E025	Leasehold	Air Value Monitor managed by Environmental ServicesTWBC own the structure but this is not TWBC owned land that the substation resides on.
192 Footpath/Driveway Rear Of 15-25 Salisbury Road Southborough Royal Tunbridge Wells Kent TN4 9DJ	EM/64	F001	Freehold	Concrete Driveway To Garages
193 Footpath To Rear Of 1-5 Silverden Cottages Silverden Lane Sandhurst Cranbrook Kent	10/00087/EM	F002	Freehold	Footpath to rear of1-5 and verge on corner fronting no. 1.
194 Footpath Leading To The Ridings Paddock Wood Tonbridge Kent	10/00070/EM	F003	Freehold	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.
195 Hawkenbury Close Royal Tunbridge Wells Kent	10/00047/EM	F005	Freehold	Roads, footpaths with areas of verge fronting Hawkenbury Road and large amenity area. Road is adopted highway
196 Road And Footpath Basden Cottages Hawkhurst Cranbrook Kent	10/00079/EM	F008	Freehold	Road and footpath with steps. Road and layby form part of the adopted highway and are maintainable by Kent Highway Services.
197 Grass Area Adjacent 41 George Street Royal Tunbridge Wells Kent TN2 4SR	EM/300	F009	Freehold	Paved/Grass Area With Seats And Footpath
198 Footpath From The Hill To Doctor Hopes Road Cranbrook Kent	EM/401	F010	Freehold	Footpath/Track Part Tarmac/Gravel

Property	Est Ref	File Ref	Tenure	Description
Asset Grouping: Non-Operational De Minimus Land				
199 Grass Area And Footpath At Down Avenue Lamberhurst Royal Tunbridge Wells Kent	EM/492	F011	Freehold	Grass Footpath/Verge With Trees. Road is adopted highway.
200 Grass Area At The Corner Of Furnace Avenue Lamberhurst Royal Tunbridge Wells Kent	EM/493	F012 01	Freehold	Grass Verge With Footpath.
201 Grass Area At The Corner Of Furnace Avenue Lamberhurst Royal Tunbridge Wells Kent	EM/494	F012 02	Freehold	Grass Verge And Footpath
202 Furnace Avenue Lamberhurst Royal Tunbridge Wells Kent	10/00050/EM	F012 03	Freehold	Garages and verge with road. Road is adopted highway.
203 Road And Footpath Queens Road Hawkhurst Cranbrook Kent	10/00082/EM	F015	Freehold	Road and footpaths opposite Hammonds. Road is adopted highway.
204 Grass At Corner Of Chestnut Lane And Birch Close Chestnut Lane Matfield Tonbridge Kent	EM/482	F016	Freehold	Part Footpath, Part Garden Of No 34
205 Grass Area At The Corner Of 94 Mount Pleasant Paddock Wood Tonbridge Kent TN12 6AQ	EM/510	F018	Freehold	Small Piece Of Land, Footpath
206 Footpath From Southfield Road To Culverden Down Royal Tunbridge Wells Kent	EM/96	F020	Freehold	Tarmac Footpath, Poor Condition
207 Tanyard Lane Off Holden Road Adjacent Holden House Holden Road Southborough Royal Tunbridge Wells Kent	EM/16	F021	Freehold	Tarmac Footpath (Poor Surface). Public Right of Way No. 0234/WS23/1.
208 Tarmac Footpath Adjacent To Rammell Playing Field Bakers Cross Cranbrook Kent	EM/402	F022	Freehold	Tarmac footpath and bank adjacent to road. Part of footpath is adopted highway.
209 Footpath In Front Of 17-26 Porters Wood Petteridge Lane Matfield Tonbridge Kent TN12 7LR	EM/501	F023	Freehold	Tarmac Footpath
210 Land Opposite 35-39 Calverley Street Royal Tunbridge Wells Kent TN1 2XD	EM/230	F024	Freehold	Tarmac Footpath With Trees
211 Footpath Wellington Cottages Hawkhurst Cranbrook Kent TN18 5EL	10/00086/EM	F025	Freehold	Footpath to rear of Wellington Cottages.
212 Wellington Cottages Hawkhurst Cranbrook Kent	10/00085/EM	F025 01	Freehold	Road with verges and footpath. Road is adopted highway.
213 Footpath To Rear Of 66 Victoria Road Royal Tunbridge Wells Kent TN1 2PW	12/00308/ASS ET	F027	Freehold	Footpath to rear of number 66 Victoria Road only.
214 Footpath To Rear Of 20 Wiltshire Way Royal Tunbridge Wells Kent TN2 3DD	10/00040/EM	F029	Freehold	Footpath to the rear of 20 Wiltshire Way.
215 Land At Weald View Pearsons Green Road Brenchley Tonbridge Kent	10/00035/EM	F030	Freehold	Footpath fronting numbers 2-4 Weald View

Property	Est Ref	File Ref	Tenure	Description	
Asset Grouping: Non-Operational De Minimus Land					
216	Footpath Fronting 1-12 The Beeches Horns Road Hawkhurst Cranbrook Kent	10/00080/EM	F031	Freehold	Footpath fronting 1-12.
217	Land Frontiong 70-78 Rusthall High Street Rusthall Royal Tunbridge Wells Kent TN4 8SG	10/00028/EM	F032	Freehold	Strip of land fronting 70-78 Rusthall High Street. Part of land adopted highway.
218	Footpath At Sandhurst Park Royal Tunbridge Wells Kent	10/00030/EM	F033	Freehold	Footpath between 39 and 41 Sandhurst Park. Part of a Public Right of Way.
219	Land At Chestnut Close Frittenden Cranbrook Kent	10/00054/EM	F034	Freehold	Footpath and layby fronting Chestnut Close. Part now adopted highway. Land fronting no. 1 does not form part of adopted highway.
220	Church Road And Old Kent Road Paddock Wood Tonbridge Kent	10/00090/EM	F035	Freehold	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.
221	Footpath To Rear Of 70-72 Victoria Road Royal Tunbridge Wells Kent	14/00389/ASS ET	F037	Freehold	Footpath to the rear of 2 houses at 70 and 72 Victoria Road.
222	Land Adjacent Hopping Hooden Horse Church Road Paddock Wood Tonbridge Tonbridge Kent TN12 6HB	EM/522	H001	Freehold	Part Of Tarmac Footpath
223	Access Road Leading To The Museum Carriers Road Cranbrook Kent	12/00337/ASS ET	L026 02	Freehold	Access road from Carriers Road to the museum.
224	Parking Area Hunters Way Royal Tunbridge Wells Kent	13/00354/ASS ET	L035	Freehold	Parking area adjacent to 44 Hunters Way and fronting recreation ground
225	24 Napier Road Royal Tunbridge Wells Kent TN2 5AT	EM/554	L041	Freehold	Area Of Land Licensed As Garden Extn.
226	30 Napier Road Royal Tunbridge Wells Kent TN2 5AT	EM/557	L041	Freehold	Area Of Land Licensed As Garden Extn.
227	14 Napier Road Royal Tunbridge Wells Kent TN2 5AT	EM/327	L041	Freehold	Area Of Land Licensed As Garden Extension.
228	20 Napier Road Royal Tunbridge Wells Kent TN2 5AT	EM/553	L041	Freehold	Area Of Land Licensed As Garden Extension.
229	34 Napier Road Royal Tunbridge Wells Kent TN2 5AT	EM/558	L041	Freehold	Area Of Land Licensed As Garden Extension.
230	28 Napier Road Royal Tunbridge Wells Kent TN2 5AT	EM/556	L041	Freehold	Area Of Land Licensed As Garden Extn.
231	32 Napier Road Royal Tunbridge Wells Kent TN2 5AT	EM/722	L041	Freehold	Area Of Land Licensed As Garden Extension
232	26 Napier Road Royal Tunbridge Wells Kent TN2 5AT	EM/555	L041	Freehold	Area Of Land Licensed As Garden Extn.

Property	Est Ref	File Ref	Tenure	Description
Asset Grouping: Non-Operational De Minimus Land				
233 Land Adjacent To Grange Road Allotments Wickham Gardens Rusthall Royal Tunbridge Wells Kent	EM/128	M004	Freehold	Land adjacent to allotments. Cultivated Allotments Fenced With Gate transferred to Rusthall Parish Council.
234 Grass Verges At Sandhurst Avenue Pembury Royal Tunbridge Wells Kent	EM/685	R001 03	Freehold	Grass Verges and road. Road is adopted highway.
235 Lomas Lane Sandhurst Cranbrook Kent	EM/426	R002	Freehold	Concrete Road With Speed Hump.
236 Road Winstone Scott Avenue Langton Green Royal Tunbridge Wells Kent	10/00016/EM	R003	Freehold	Road and footpath. Part adopted highway.
237 Grass Area At Badsell Road Five Oak Green Tonbridge Kent	EM/507	R004	Freehold	Area Of Land, Part Road, Parking, Grass
238 Access Road Northfields Speldhurst Royal Tunbridge Wells Kent	10/00014/EM	R005	Freehold	Access road.
239 Road And Footpath At Sandhurst Road And Blakeway Royal Tunbridge Wells Kent	10/00026/EM	R007	Freehold	Roadway and a triangle of land with footpath fronting 168-176 Sandhurst Road. Road is adopted highway.
240 Part Of Road Causton Road Cranbrook Kent	10/00049/EM	R008	Freehold	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.
241 7 Beresford Close And Site Of Beresford Close Kilindown Cranbrook Kent	12/00328/ASS ET	R009	Freehold	No 7 Beresford Close plus the road and parking areas. Part of the road is adopted highway.
242 Part Of Road And Footpath At Henwoods Crescent Pembury Royal Tunbridge Wells Kent	10/00010/EM	R010	Freehold	Part of road and footpath. Adopted highway.
243 Land At The Glebe Bidborough Royal Tunbridge Wells Kent	10/00011/EM	R011	Freehold	Road. Adopted highway.
244 Land Fronting 6-16 Sychem Place Five Oak Green Tonbridge Kent TN12 6TR	10/00017/EM	R012	Freehold	Footpath verge fronting numbers 6-16.
245 Road Sychem Place Five Oak Green Tonbridge Kent	10/00018/EM	R012	Freehold	Cul de sac road. Adopted highway.
246 Land Fronting 1-6 Sychem Place Five Oak Green Tonbridge Kent TN12 6TR	10/00019/EM	R012	Freehold	Verge/path frontig numbers 1-6.
247 Bowls Place Paddock Wood Tonbridge Kent	10/00065/EM	R013	Freehold	Road and footpaths.
248 Land At Elmhurst Avenue Pembury Royal Tunbridge Wells Kent	10/00004/EM	R014	Freehold	Road and footpath. Road is adopted highway and footpath is a Public Right of Way.
249 Henwoods Mount Pembury Royal Tunbridge Wells Kent	10/00003/EM	R015	Freehold	Road and land/verge. Road is part adopted highway.

Property	Est Ref	File Ref	Tenure	Description
Asset Grouping: Non-Operational De Minimus Land				
250 Grass Area At Larkfield Five Oak Green Tonbridge Kent	EM/486	R016	Freehold	Grass Amenity Area
251 Grass Area At Larkfield Five Oak Green Tonbridge Kent	EM/487	R016 01	Freehold	Small Grass Amenity Area
252 Grass Area At Larkfield Five Oak Green Tonbridge Kent	EM/488	R016 02	Freehold	Grass Amenity Area
253 Grass Area Fronting 13 Larkfield Five Oak Green Tonbridge Kent TN12 6TG	EM/489	R016 03	Freehold	Grass Amenity Area
254 Land At Larkfield Five Oak Green Tonbridge Kent	10/00021/EM	R016 04	Freehold	Path and verges fronting Five Oak Green Road at junctions of Larkfield. Road is adopted highway.
255 Footpath At Great Footway And Gibbetts Langton Green Royal Tunbridge Wells Kent	10/00013/EM	R017	Freehold	Roads, footpaths and verges the majority of which now forms part of the adopted highway system.
256 Land At Gipps Cross Lane Langton Green Royal Tunbridge Wells Kent	10/00020/EM	R018	Freehold	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.
257 Land Fronting Houses At The End Of Gipps Cross Lane Langton Green Royal Tunbridge Wells Kent	12/00326/ASS ET	R018	Freehold	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.
258 Land Fronting Half Acre Southfields Speldhurst Royal Tunbridge Wells Kent TN3 0PD	10/00032/EM	R019	Freehold	Triangle of land fronting property ' Half Acre'.
259 Land At 5-10 Southfields Speldhurst Royal Tunbridge Wells Kent TN3 0PD	10/00033/EM	R019	Freehold	Part of road and footpaths from 5-10 Southfields. Road is adopted highway.
260 Ringden Avenue Paddock Wood Tonbridge Kent	10/00066/EM	R020 00	Freehold	Road, footpath and parking areas with garages. Road is adopted highway. Garage and parking area transferred to TCHG 24.10.2014.
261 Footpaths And Road At Falmouth Place Five Oak Green Tonbridge Kent	10/00022/EM	R021	Freehold	Road, footpaths and layby. Road adopted highway.
262 Access Road And Car Park Fronting The Co-op High Street Cranbrook Kent TN17 3DQ	10/00029/EM	R022	Freehold	Access road, car park fronting the Co-op.
263 Land At Stone Court Lane Pembury Royal Tunbridge Wells Kent	EM/455	R024 01	Freehold	Private Road, Made Up Tarmac
264 Right Of Way From Hastings Road Pembury Through Chalket Lane Pembury Royal Tunbridge Wells Kent	EM/453	R025	Right of Way	Vehicle Acc. Over A21/Path Through Fields. Right of Way only. Path owned by Chalket Farm.
265 Courthope Paddock Wood Tonbridge Kent	13/00340/ASS ET	R026	Freehold	Part of road adjacent to MacDonald Court. Remainder of road is adopted highway
266 Site Of Swifts View, Quaker Drive And Angley Walk Cranbrook Kent	10/00036/EM	R027	Freehold	Roads and footpath with steps. Majority of Title is adopted highway.

Property	Est Ref	File Ref	Tenure	Description
Asset Grouping: Non-Operational De Minimus Land				
267 Sandhurst Close Sandhurst Cranbrook Kent	10/00084/EM	R029	Freehold	Road - adopted highway.
268 Caley Road Royal Tunbridge Wells Kent	10/00039/EM	R031	Freehold	Part of Caley Road adjoining Liptraps Lane. Adopted highway.
269 Wiltshire Way Royal Tunbridge Wells Kent	10/00041/EM	R032	Freehold	Part of the road at Wiltshire Way. Adopted highway.
270 Liptraps Lane Royal Tunbridge Wells Kent	10/00042/EM	R033	Freehold	Rectangular piece of land fronting the access to 46-48 Liptraps Lane. Adopted highway.
271 Street Record Orchard Close Horsmonden Tonbridge Kent	10/00088/EM	R035	Freehold	Road. Adopted highway.
272 Site Of Wise Acre Lamberhurst Royal Tunbridge Wells Kent	10/00034/EM	R036	Freehold	Adopted highway.
273 Site Of Oakfields Benenden Cranbrook Kent	10/00037/EM	R037	Freehold	Access road. Adopted highway.
274 Mount Pleasant Avenue Royal Tunbridge Wells Kent	EM/268	R039	Freehold	Private Tarmac Road
275 Orchard Crescent Horsmonden Tonbridge Kent	10/00077/EM	R040	Freehold	Road is part of the adopted highway system.
276 Access Road Clavadel Road Paddock Wood Tonbridge Kent	12/00330/ASS ET	R041	Freehold	Access road for car park and rear of shops and flats
277 Clavadel Road Paddock Wood Tonbridge Kent	13/00339/ASS ET	R041 01	Freehold	Part of road to rear of 13-17 Commercial Road
278 Land Fronting Priplan House 11 - 12 Crescent Road Royal Tunbridge Wells Kent TN1 2LU	10/00051/EM	R042	Freehold	Area of footpath and road fronting Priplan House.
279 Land On North East Side Of London Road Royal Tunbridge Wells Kent	14/00383/ASS ET	R043	Freehold	Small piece of land adjacent to Vale Avenue and fronting Tunbridge Wells and Counties Club
280 Land On The East Side Of Lansdowne Road Royal Tunbridge Wells Kent	14/00384/ASS ET	R044	Freehold	Strip of land crossing either side of Lansdowne Square.
281 Land On Corner Of Broadwater Lane Royal Tunbridge Wells Kent	15/00388/ASS ET	R045	Freehold	Strip of land adjacent to 1-6 Eridge Court
282 Road And Footpath At Granary Paddock Wood Tonbridge Kent	14/00390/ASS ET	R046	Freehold	Road and part of the footpath. The road is adopted highway and maintenance for the road lies with Kent Highways Services at KCC,
283 Land At Broadwater Lane Royal Tunbridge Wells Kent	10/00058/EM	RO34	Freehold	Part road and footpath fronting Cobbetts Ride and footpath to the rear of number 31. Part is adopted highway maintainable at public expense.
284 Land At Goldings Paddock Wood Tonbridge Kent	10/00067/EM	S009	Freehold	Large grass areas with parking and road. Most of the road is adopted highway.
285 Land At Goldings Paddock Wood Tonbridge Kent	10/00068/EM	S009	Freehold	2 garages in parking area to rear of number 4.

Property	Est Ref	File Ref	Tenure	Description
Asset Grouping: Non-Operational De Minimus Land				
286 Grass Verge Opposite Church Of King Charles The Martyr London Road Royal Tunbridge Wells Kent TN1 1YX	EM/307	S011	Freehold	Part Of Grass Bank Including Cold Bath. Land is common land and maintainable by the Commons Conservators.
287 Larkfield Pumping Station Five Oak Green Road Five Oak Green Tonbridge Kent	EM/490	S012	Freehold	Pumping Station, Two Small Buildings
288 Grass Area Adjacent To 75 Ridgeway Pembury Royal Tunbridge Wells Kent TN2 4ES	EM/469	V001 01	Freehold	Area Of Grass Verge To Rear Of Garages
289 Grass Area Fronting Garages Adjacent To 73 Ridgeway Pembury Royal Tunbridge Wells Kent TN2 4ES	EM/468	V001 02	Freehold	Area of grass verge fronting garages.
290 Grass Area At Corner Of London Road And Lime Hill Road Royal Tunbridge Wells Kent	EM/221	V002 01	Freehold	Area Of Grass Verge, Illuminated Sign
291 Grass Area At Corner Of London Road Fronting Russell Hotel 80 London Road Royal Tunbridge Wells Kent TN1 1DZ	EM/220	V002 02	Freehold	Area Of Grass Verge, Illuminated Sign
292 Grass Verges At Gunlands Horsmonden Tonbridge Kent	EM/692	V003	Freehold	Grass Verge area and part road. Part of the road is adopted highway.
293 Land Adjacent 37 Cobbetts Ride Royal Tunbridge Wells Kent TN2 5QG	EM/674	V004	Freehold	Grass Verge area
294 Grass Verge 1 Ramslye Road Royal Tunbridge Wells Kent TN4 8LT	EM/363	V006	Freehold	Grass Verge With Tree
295 Grass Areas Sweeps Hill Close Pembury Royal Tunbridge Wells Kent	EM/471	V007	Freehold	Grass Verges. Road adopted highway.
296 Grass Area Fronting Beechwood Cottage Halls Hole Road Royal Tunbridge Wells Kent	EM/259	V008	Freehold	Large Grass Verge
297 Footpath From 149 Forest Road To Benhall Mill Road Royal Tunbridge Wells Kent TN2 5EX	EM/358	V009	Freehold	Public Dirt Track. Public Right of Way.
298 Part Of Grass Verge And Grass Bank 106 Forest Road Royal Tunbridge Wells Kent TN2 5BE	EM/323	V009	Freehold	Part Of Grass Verge And Grass Bank
299 Grass Area At Ashurst Hill Ashurst Royal Tunbridge Wells Kent	EM/436	V010	Freehold	Part Of Grass Verge Containing Tree
300 Verges At Gibbet Lane Horsmonden Tonbridge Kent	10/00074/EM	V012	Freehold	Verges fronting nos. 1, 3, 5, 7 and 16 Gibbet Lane.
301 Land Adjacent The Old Coach House Manor Close Royal Tunbridge Wells Kent TN4 8YB	EM/216	V013	Freehold	Part Of Tarmac Footpath

Property	Est Ref	File Ref	Tenure	Description
Asset Grouping: Non-Operational De Minimus Land				
302 Land At End Of Alder Close Southborough Royal Tunbridge Wells Kent	12/00321/ASS ET	V11	Freehold	Small piece of land with trees and shrubs.
303 Land Adjacent To The Lodge Pembury Road Royal Tunbridge Wells Kent TN2 3QG	EM/200	W005 03	Freehold	Small Wooded Triangle Of Land
304 Land Oppsite 283 Upper Grosvenor Road Royal Tunbridge Wells Kent TN4 9EX	EM/85	W011	Freehold	Wooded Bank Between Road And Railway
305 Land Adjacent To The Lodge Woodbury Park Road Royal Tunbridge Wells Kent TN4 9NH	12/00329/ASS ET	Z003	Freehold	Land adjacent to The Lodge with access road
306 Former Telephone Exchange Town Hill Lamberhurst Royal Tunbridge Wells Kent	13/00349/ASS ET	Z005	Freehold	Miscellaneous land area. Building has been demolished.
Asset Grouping: Non-operational				
307 Benenden Waste Treatment Works Walkhurst Road Benenden Cranbrook Kent	14/00378/ASS ET	B119	Freehold	Land used as part of waste treatment works.

Tunbridge Wells Borough Council

Asset Register - Operational

Property	Est Ref	File Ref	Tenure	Description	
Asset Grouping: Operational Allotments					
1	Allotments Sandhurst Road Royal Tunbridge Wells Kent	EM/89	M001	Freehold	Working Allotments
2	Allotments Southwood Road Rusthall Royal Tunbridge Wells Kent	EM/124	M003	Freehold	Cultivated Allotment Gardens. Allotments being transferred to Rusthall Parish Council. Completion due by end December 2013.
3	Ferrars Allotments Cornford Lane Royal Tunbridge Wells Kent	EM/258	M006	Freehold	Functional Allotments
4	Allotments Eridge Road Royal Tunbridge Wells Kent	EM/364	M007	Freehold	Allotments (In Use)
5	Hawkenbury Allotments Halls Hole Road Royal Tunbridge Wells Kent	EM/302	M008	Freehold	Functional Allotments
6	Holly Farm Allotments Hawkenbury Road Royal Tunbridge Wells Kent	EM/361	M009 01	Freehold	Functional Allotments
7	Allotments Hilbert Road Royal Tunbridge Wells Kent	EM/107	M010	Freehold	Functional Allotments
8	Charity Farm Allotments King George V Hill Royal Tunbridge Wells Kent	EM/171	M011	Freehold	Functional Allotments
9	Allotments Hilbert Road Royal Tunbridge Wells Kent	EM/175	M012	Freehold	Functional Allotments
10	Allotments Reynolds Lane Royal Tunbridge Wells Kent	EM/94	M013	Freehold	Part Waste Land, Part Allotments
11	Land At Allotments Between And To The Rear Of 174-178 Upper Grosvenor Road Royal Tunbridge Wells Kent	EM/641	M014	Freehold	Allotments
12	Allotments Cunningham Road Royal Tunbridge Wells Kent	EM/529	M016	Freehold	Functional Allotments
13	Allotments Merrion Way Royal Tunbridge Wells Kent	EM/79	M017	Freehold	Functioning Allotments
14	Barnetts Wood Allotments Andrew Road Southborough Royal Tunbridge Wells Kent	14/00386/ASS ET	M018	Freehold	Functional Allotments.

Property	Est Ref	File Ref	Tenure	Description	
Asset Grouping: Operational Car Parks					
15	Car Park 9 - 10 Calverley Terrace Crescent Road Royal Tunbridge Wells Kent TN1 2LU	EM/276	A001 02	Freehold	Private Car Park, Barrier Controlled. Part leased to Kent Police.
16	Crescent Road Multi Story Car Park Crescent Road Royal Tunbridge Wells Kent	EM/235	C001 01	Freehold	Multi Storey Car Park
17	Car Park Meadow Road Royal Tunbridge Wells Kent	EM/218	C002	Freehold	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	EM/657	C003	Freehold	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	EM/285	C004	Freehold	Public Car Park - Pay And Display
20	Torrington Car Park Vale Road Royal Tunbridge Wells Kent	EM/272	C005	Freehold	Car Park
21	Car Park Linden Park Road Royal Tunbridge Wells Kent	EM/318	C006	Freehold	Underground Pay And Display Car Park
22	Car Park John Street Royal Tunbridge Wells Kent	EM/131	C007	Freehold	Public Car Park
23	Car Park Beech Street Royal Tunbridge Wells Kent	EM/169	C010	Freehold	Tarmac Pay And Display Car Park
24	Car Park Adjacent 23 Stone Street Royal Tunbridge Wells Kent	EM/655	C011	Freehold	Free Public Car Park, Tarmac
25	Car Park Between 24 And 28 Stone Street Royal Tunbridge Wells Kent	EM/227	C011 02	Freehold	Free Public Car Park, Tarmac
26	Car Park Camden Road Royal Tunbridge Wells Kent	EM/170	C012	Freehold	Tarmac Short Stay Pay And Display Car Pk
27	Car Park Warwick Road Royal Tunbridge Wells Kent	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	EM/309	C014	Freehold	Pay And Display Public Car Park, Tarmac
29	Car Park Little Mount Sion Royal Tunbridge Wells Kent	04/00007/EM	C014	Freehold	Pay and display car park with tarmacadam surface
30	Car Park Adjacent To White House High Street Brenchley Tonbridge Kent	EM/723	C015	Freehold	Car Park Area

Property	Est Ref	File Ref	Tenure	Description	
Asset Grouping: Operational Car Parks					
31	Car Park Balcombes Hill Goudhurst Cranbrook Kent	EM/664	C016 01	Freehold	Small Free Public Car Park
32	Public Car Park Adjacent 47 High Brooms Road Southborough Royal Tunbridge Wells Kent	EM/63	C017	Freehold	Free Public Car Park, Tarmac
33	Car Park Yew Tree Road Southborough Royal Tunbridge Wells Kent	EM/57	C018	Freehold	Public Car Park - Tarmac/Marked Out
34	Regal Car Park High Street Cranbrook Kent	EM/661	C019	Freehold	Car Parking to the South of the High Street. Leased to Cranbrook Parish Council.
35	Car Park Northgrove Road Hawkhurst Cranbrook Kent	EM/379	C020	Freehold	Free Public Car Park
36	Car Park East Commercial Road Paddock Wood Tonbridge Kent	EM/517	C021 01	Freehold	Public Pay And Display Car Park
37	Car Park West Commercial Road Paddock Wood Tonbridge Kent	EM/515	C022	Freehold	Public Pay & Display Car Park
38	Part Of The Car Park The Tanyard Cranbrook Kent	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	EM/284	C028	Freehold	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	Coach Park, Open Mon-Sat 8:40-4:30
41	Car Park Royal Victoria Place Royal Tunbridge Wells Kent	EM/726	E015 01	Freehold	Car Park. Subject to lease with Hermes - RVP.
42	Car Park Dunorlan Park Pembury Road Royal Tunbridge Wells Kent	EM/248	L005	Freehold	Free Tarmac Car Park For Visitors
43	Car Park Carriers Road Cranbrook Kent TN17 3JX	EM/417	L026 01	Freehold	Small unofficial parking area in Carriers Road Cranbrook Kent
44	Car Parking Area Carriers Road Cranbrook Kent	EM/416	L026 01	Freehold	Small Car Park With Height Barrier
45	Car Park Union House Eridge Road Royal Tunbridge Wells Kent	95/00001/EM	T004	Leasehold	An open, surface level public car park. There are 55 spaces

Property	Est Ref	File Ref	Tenure	Description	
Asset Grouping: Operational Car Parks					
46	Basement Car Park Union House Eridge Road Royal Tunbridge Wells Kent	EM/654	T004	Leasehold	Underground Pay And Display Car Park
47	Car Park At Fowlers Park Rye Road Hawkhurst Cranbrook Kent	EM/660	Z013	Leasehold	Free Public Car ParkLEASED FROM KCC
Asset Grouping: Operational Cemeteries					
48	Tunbridge Wells Borough Cemetery Benhall Mill Road Royal Tunbridge Wells Kent	EM/371	L001	Freehold	Maintained Burial Ground
49	Kent & Sussex Crematorium Benhall Mill Road Royal Tunbridge Wells Kent TN2 5JJ	EM/368	L001	Freehold	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	Offices and Garages forming part of the complex
51	Tunbridge Wells Borough Cemetery And Crematorium Benhall Mill Road Royal Tunbridge Wells Kent	11/00002/ASS ET	L001 AND L	Freehold	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	Yard Area With Greenhouses Etc
53	Chapel Tunbridge Wells Borough Cemetery Benhall Mill Road Royal Tunbridge Wells Kent	EM/372	L002 01	Freehold	Detached Gothic Style Building
54	Woodbury Park Cemetery Woodbury Park Road Royal Tunbridge Wells Kent	EM/148	L017	Freehold	Cemetery (Not Used)
Asset Grouping: Operational Commercial					
55	Shopping Centre Car Park Market Square Ely Court And Common Areas Royal Victoria Place Royal Tunbridge Wells Kent	EM/904	E015	Freehold	Pair of listed houses

Property	Est Ref	File Ref	Tenure	Description
Asset Grouping: Operational Commercial				
56 Shopping Centre Car Park Market Square Ely Court & Common Areas Royal Victoria Place Royal Tunbridge Wells Kent	EM/224	E015	Freehold	Major retail shopping mall
Asset Grouping: Operational Community				
57 Mount Ephraim Royal Tunbridge Wells Kent	10/00089/EM		Freehold	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	Single Storey Detached Structure
59 Camden Centre 2 Market Square Royal Victoria Place Royal Tunbridge Wells Kent TN1	EM/905	E016 01	Freehold	Community Centre
60 TN2 Greggs Wood Road Royal Tunbridge Wells Kent	06/00004/EM	E022	Leasehold	YMCA Community Building
61 Mary Caley Recreation Ground Ashley Gardens Rusthall Royal Tunbridge Wells Kent	EM/127	L018	Freehold	Formal Playground Area With Swings Etc
62 Recreation Ground Allandale Road Royal Tunbridge Wells Kent	EM/109	L019	Freehold	Grass Area With Play Equipment
63 Bandstand The Pantiles Royal Tunbridge Wells Kent	04/00012/EM	L023	Freehold	Canopied structure. Subject to lease to Targetfollow.
64 The Museum Carriers Road Cranbrook Kent TN17 3JX	EM/413	L026	Freehold	Part Of Large Detached Tudor Building, Museum
65 Assembly Hall Theatre Crescent Road Royal Tunbridge Wells Kent TN1 2LU	EM/273	L027	Freehold	Part Of Civic Building Complex
66 Tunbridge Wells Museum & Art Gallery Mount Pleasant Road Royal Tunbridge Wells Kent TN1 1JN	EM/121	L029	User Rights	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
67 Tunbridge Wells Borough Council The Old Fire Station Stone Street Cranbrook Kent TN17 3HF	12/00338/TEN	Z025	Leasehold	Use of office space in Weald Information Centre, Cranbrook

Property	Est Ref	File Ref	Tenure	Description	
Asset Grouping: Operational Housing					
68	40 Church Road Paddock Wood Tonbridge Kent TN12 6HB	EM/21	H001	Freehold	Mid Terrace House
69	32 Crescent Road Royal Tunbridge Wells Kent TN1 2LZ	EM/279	H002	Freehold	Mid Terrace Victorian Building
70	34 Crescent Road Royal Tunbridge Wells Kent TN1 2LZ	EM/281	H003	Freehold	End Terrace House. Property is currently vacant awaiting renovation.
71	25 Monson Road Royal Tunbridge Wells Kent TN1 1LS	EM/232	H004	Freehold	Mid Terrace House. Current vacant awaiting renovation.
72	19 Rankine Road Royal Tunbridge Wells Kent TN2 3BJ	EM/2	H006	Freehold	Semi Detached House
73	172 Sandhurst Road Royal Tunbridge Wells Kent TN2 3TQ	EM/4	H007	Freehold	Mid Terrace House
74	Packs In The Wood Hilbert Road Royal Tunbridge Wells Kent TN2 3SE	EM/105	H008	Freehold	Detached House
75	59A B & C St Johns Road Royal Tunbridge Wells Kent TN4 9TT	12/00301/ASS ET	H009	Freehold	
76	57A The Pantiles Royal Tunbridge Wells Kent TN2 5TE	EM/311	H010 02	Freehold	Ground Floor Flat. Currently vacant.
77	10 Sussex Mews The Pantiles Royal Tunbridge Wells Kent TN2 5QJ	EM/312	H010 03	Freehold	Lower Ground Floor Flat. TWBC Own freehold.(Leasehold sale to Mr and Mrs Smith)
78	Land And Buildings Including 57- 61 The Pantiles Royal Tunbridge Wells Kent TN2 5TE	12/00302/ASS ET	H010 H011	Freehold	Properties in the Pantiles including Corn Exchange.
79	59 The Pantiles Royal Tunbridge Wells Kent TN2 5TE	EM/530	H011	Freehold	Storage Cupboard In Basement
80	59 The Pantiles Royal Tunbridge Wells Kent TN2 5TE	EM/532	H011	Freehold	Storage Cupboard In Basement
81	59 The Pantiles Royal Tunbridge Wells Kent TN2 5TE	EM/531	H011	Freehold	Storage Cupboard In Basement
82	59 The Pantiles Royal Tunbridge Wells Kent TN2 5TE	EM/534	H011 01	Freehold	Storage Cupboard In Basement
83	59A The Pantiles Royal Tunbridge Wells Kent TN2 5TE	EM/314	H011 02	Freehold	Ground Floor FlatProperty sold on a long leasehold to Ms A C Knowles 22/08/02 for 77,000

Property	Est Ref	File Ref	Tenure	Description	
Asset Grouping: Operational Housing					
84	11 Sussex Mews Royal Tunbridge Wells Kent TN2 5QJ	EM/547	H011 03	Freehold	Lower Ground Floor Flat
85	59 The Pantiles Royal Tunbridge Wells Kent TN2 5TE	EM/533	H011 01	Freehold	Storage Cupboard In Basement
86	61A The Pantiles Royal Tunbridge Wells Kent TN2 5TE	EM/316	H012 01	Freehold	First Floor Flat
87	61B The Pantiles Royal Tunbridge Wells Kent TN2 5TE	EM/317	H012 02	Freehold	Second Floor Flat
88	12 Sussex Mews Royal Tunbridge Wells Kent TN2 5QJ	EM/548	H012 03	Freehold	Lower Ground Floor Flat
89	58A London Road Southborough Royal Tunbridge Wells Kent TN4 0PR	EM/22	H013 02	Freehold	Victorian Conversion Flat
90	58B London Road Southborough Royal Tunbridge Wells Kent TN4 0PR	EM/23	H013 03	Freehold	Victorian Conversion Flat
91	58C London Road Southborough Royal Tunbridge Wells Kent TN4 0PR	EM/24	H013 04	Freehold	Victorian Conversion Flat
92	58D London Road Southborough Royal Tunbridge Wells Kent TN4 0PR	EM/25	H013 05	Freehold	Victorian Conversion Flat
93	2 Southfield Road Royal Tunbridge Wells Kent TN4 9UL	EM/97	H014	Freehold	End Terrace House
94	2A Southfield Road Royal Tunbridge Wells Kent TN4 9UL	EM/97.1	H014 03	Freehold	Flat in end terrace house
95	1 Pennyfields Cranbrook Kent TN17 3BZ	EM/20	H015	Freehold	End Terrace House
96	Cinder Hill Wood Gypsy Caravan Site Five Wents Matfield Tonbridge Kent	EM/550	H017	Freehold	4 Plots With Amenity Blocks, 3 Tolerated
97	59 Dudley Road Royal Tunbridge Wells Kent TN1 1LE	12/00316/TEN	H022	Leasehold	Property leased from Town and Country Housing Group and used as temporary accommodation.
98	65 Greggs Wood Road Royal Tunbridge Wells Kent TN2 3JQ	12/00314/TEN	H023	Leasehold	Property leased from Town and Country Housing Group and used as temporary accommodation
99	31 Allandale Road Royal Tunbridge Wells Kent TN2 3TZ	12/00312/TEN	H024	Leasehold	Property rented from Town and Country Housing Group for temporary accommodation

Property	Est Ref	File Ref	Tenure	Description	
Asset Grouping: Operational Housing					
100	41 Hornbeam Avenue Southborough Royal Tunbridge Wells Kent TN4 9XT	12/00313/TEN	H027	Leasehold	Property leased from Town and Country Housing Group for temporary accommodation.
101	35 Greggs Wood Road Royal Tunbridge Wells Kent TN2 3JJ	12/00315/TEN	H028	Leasehold	Property leased from Town and Country Housing Group and used for temporary accommodation.
102	Gardeners Cottage Dunorlan Pembury Road Royal Tunbridge Wells Kent TN2 3QB	EM/250	L016 01	Freehold	Detached House
Asset Grouping: Operational Offices					
103	9 - 10 Calverley Terrace Crescent Road Royal Tunbridge Wells Kent TN1 2LU	04/00008/EM	A001	Freehold	Detached structure with basement and 3 upper floors
104	Tunbridge Wells Borough Council Town Hall Mount Pleasant Road Royal Tunbridge Wells Kent TN1 1RS	EM/265	A003	Freehold	Part Of Civic Building Complex
105	8 Grosvenor Road Royal Tunbridge Wells Kent TN1 2AB	07/00001/EM	A004	Freehold	Gateway - One stop shop providing Council and other public and voluntary sector services
106	Terrace Buildings 137 London Road Southborough Royal Tunbridge Wells Kent TN4 0ND	EM/39	E009	Freehold	Row Of Single Storey Terraced Buildings
107	137 London Road Southborough Royal Tunbridge Wells Kent TN4 0ND	EM/28	E009	Freehold	Victorian Semi Detached Building
108	Southborough Town Council 137 London Road Southborough Royal Tunbridge Wells Kent TN4 0ND	EM/40	E009	Freehold	Large Detached Structure
Asset Grouping: Operational Parks					
109	The Grove Buckingham Road Royal Tunbridge Wells Kent TN1 1TQ	EM/319	L003	Freehold	Public Recreation Ground
110	Calverley Grounds Mount Pleasant Avenue Royal Tunbridge Wells Kent	EM/286	L004	Freehold	Public Park With Tennis/Bowling Facils.

Property	Est Ref	File Ref	Tenure	Description	
Asset Grouping: Operational Parks					
111	Bowling Pavilion & Green Calverley Grounds Mount Pleasant Avenue Royal Tunbridge Wells Kent TN1 1QY	EM/290	L004 02	Freehold	Single Storey Detached Building
112	Dunorlan Park Pembury Road Royal Tunbridge Wells Kent	EM/244	L005	Freehold	Public Park With Lake, Cafe Etc.
113	Boating Lake Dunorlan Park Pembury Road Royal Tunbridge Wells Kent TN2 3QA	EM/247	L005	Freehold	Boating Lake
114	Boat Kiosk Dunorlan Park Pembury Road Royal Tunbridge Wells Kent	04/00016/EM	L005 02	Freehold	A purpose built single storey kiosk and pontoon having a steel frame and timber cladding under a flat pitched profile steel covered roof.
115	Boat Store Dunorlan Park Pembury Road Royal Tunbridge Wells Kent	04/00015/EM	L005 03	Freehold	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.
116	Grecian Temple Dunorlan Park Pembury Road Royal Tunbridge Wells Kent	07/00003/EM	L005 05	Freehold	The temple is an ornate summer house build in a Grecian Style in the lat 19th Century
117	Grosvenor Recreation Ground Upper Grosvenor Road Royal Tunbridge Wells Kent	EM/99	L006	Freehold	Public Recreation Ground
118	Pavilion Grosvenor Recreation Ground Upper Grosvenor Road Royal Tunbridge Wells Kent	EM/102	L006 01	Freehold	Single Storey Detached Structure
119	Colebrook Recreation Grounds Apple Tree Lane Royal Tunbridge Wells Kent	10/00091/EM	L010	Freehold	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.
120	Hilbert Recreation Ground Hilbert Road Royal Tunbridge Wells Kent	EM/108	L012	Freehold	Public Recreation Grnd, Football Pitches
121	Land Lying To South Side Of Addison Road Royal Tunbridge Wells Kent	14/00368/ASS ET	L012 04	Freehold	Amenity land adjacent to Hilbert Recreation Ground
122	St Johns Recreation Ground Beltring Road Royal Tunbridge Wells Kent	EM/95	L014/00/01/	Freehold	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.

Asset Grouping: Operational Public Conveniences

Property	Est Ref	File Ref	Tenure	Description	
Asset Grouping: Operational Public Conveniences					
123	Public Conveniences Crescent Road Multi Story Car Park Crescent Road Royal Tunbridge Wells Kent	04/00006/EM	C001	Freehold	Single storey purpose built toilet block
124	Public Conveniences Crescent Road Multi Story Car Park Crescent Road Royal Tunbridge Wells Kent	EM/236	C001 03	Freehold	Single Storey Building Attached To Car Park
125	Public Conveniences High Street Brenchley Tonbridge Kent	EM/633	C015 03	Freehold	Single Storey Detached Building
126	Public Conveniences Balcombes Hill Goudhurst Cranbrook Kent	EM/636	C016 02	Freehold	Detached Single Storey Structure
127	Tunbridge Wells Borough Council Public Conveniences Car Park East Commercial Road Paddock Wood Tonbridge Kent	EM/632	C021	Freehold	Single Storey Detached Building
128	Public Conveniences Tunbridge Wells Borough Cemetery Benhall Mill Road Royal Tunbridge Wells Kent	EM/628	L002 03	Freehold	Single Storey Building Attached To Crem.
129	Public Conveniences Tunbridge Wells Borough Cemetery Benhall Mill Road Royal Tunbridge Wells Kent	EM/373	L002 03	Freehold	Detached Single Storey Structure
130	Public Conveniences Calverley Grounds Mount Pleasant Avenue Royal Tunbridge Wells Kent	EM/292	L004 06	Freehold	Single Storey Detached Structure
131	Public Conveniences Dunorlan Park Pembury Road Royal Tunbridge Wells Kent	EM/246	L005 04	Freehold	Single Storey Detached Structure
132	Public Conveniences Grosvenor Recreation Ground Auckland Road Royal Tunbridge Wells Kent	EM/626	L006 02	Freehold	Part Of Single Storey Pavillion
133	Public Conveniences Hawkenbury Recreation Ground Hawkenbury Road Royal Tunbridge Wells Kent	EM/325	L011 05	Freehold	Single Storey Detached Structure
134	Public Conveniences St Johns Recreation Ground Beltring Road Royal Tunbridge Wells Kent	EM/627	L014 02	Freehold	Single Storey Detached Structure
135	Public Conveniences Crane Lane Cranbrook Kent	EM/637	T001	Freehold	Single Storey Detached Building

Property	Est Ref	File Ref	Tenure	Description
Asset Grouping: Operational Public Conveniences				
136 Public Conveniences Edward Street Rusthall Royal Tunbridge Wells Kent	EM/624	T002	Leasehold	Single Storey Structure, Attached Rear. Toilets Closed, no longer used.
137 Public Conveniences Linden Park Road Royal Tunbridge Wells Kent	EM/623	T004 01	Leasehold	P/C's Under Union Square Shops
138 Public Conveniences London Road Southborough Royal Tunbridge Wells Kent	EM/41	T005	Freehold	Single Storey Detached Building Previously known as Bat and Ball.
139 Public Conveniences The Green Matfield Tonbridge Kent	EM/480	T007	Freehold	Single Storey Detached Structure
140 Public Conveniences Sissinghurst Road Sissinghurst Cranbrook Kent	EM/432	T010	Leasehold	Single Storey Detached Building (Leased to TWBC by Parish Council)
141 Public Conveniences The Common Royal Tunbridge Wells Kent	EM/625	T012	Freehold	Single Storey Detached Structure

Asset Grouping: Operational Sports Facility				
142 Land Forming Access To Cadogan Playing Fields St Johns Road Royal Tunbridge Wells Kent	EM/903	B021	Freehold	Small strip of land giving part access to playing field
143 Pavilion Grosvenor Recreation Ground Upper Grosvenor Road Royal Tunbridge Wells Kent	EM/101	L006 06	Freehold	Semi Derelict Corrugated Metal Shed
144 Pavilion Nevill Ground Nevill Gate Royal Tunbridge Wells Kent TN2 5ES	EM/354	L007	Freehold	Detached Pavillion
145 Nevill Ground Nevill Gate Royal Tunbridge Wells Kent TN2 5ES	EM/353	L007 05/06	Freehold	Public Recreation Ground With Hockey Pitch and Grandstand
146 Recreation Ground Bayham Road Royal Tunbridge Wells Kent	04/00017/EM	L008 01	Freehold	Changing Room/Shed at Recreation Ground
147 Cadogan Playing Fields St Johns Road Royal Tunbridge Wells Kent	EM/74	L009	Freehold	Playing Field Marked As Football Pitch with toilets
148 Pavilion Cadogan Playing Fields St Johns Road Royal Tunbridge Wells Kent	EM/902	L009 01	Freehold	Sports pavilion
149 Colebrook Pavilion Apple Tree Lane Royal Tunbridge Wells Kent	04/00003/EM	L010	Freehold	Single storey pavilion

Property	Est Ref	File Ref	Tenure	Description	
Asset Grouping: Operational Sports Facility					
150	Hawkenbury Pavilion And Car Park Hawkenbury Recreation Ground Hawkenbury Road Royal Tunbridge Wells Kent TN2 5BW	04/00010/EM	L011 01	Freehold	Single storey pavilion
151	Hawkenbury Recreation Ground Hawkenbury Road Royal Tunbridge Wells Kent	EM/324	L011 06	Freehold	Public Park, Football/Bowling Facilities
152	Changing Rooms Hilbert Recreation Ground Hilbert Road Royal Tunbridge Wells Kent	EM/106	L012 01	Freehold	Detached Single Storey Building
153	Rusthall Pavilion Southwood Road Rusthall Royal Tunbridge Wells Kent	EM/125	L013 01	Freehold	Detached Single Storey Structure
154	Recreation Ground Southwood Road Rusthall Royal Tunbridge Wells Kent	EM/126	L013 05	Freehold	Formal Recreation Ground, Grassed
155	Tunbridge Wells Sports Centre St Johns Road Royal Tunbridge Wells Kent TN4 9TX	EM/73	L028	Freehold	Sports Centre/Swimming Pool
156	Putlands Sports & Leisure Centre Mascalls Court Road Paddock Wood Tonbridge Kent TN12 6NZ	04/00009/EM	L030	Leasehold	Purpose built sports centre
157	Weald Sports Centre Angley Road Cranbrook Kent TN17 2PJ	EM/901	L031	Freehold	Sports centre
158	Tunbridge Wells Lawn Tennis Club Nevill Gate Royal Tunbridge Wells Kent TN2 5ES	EM/355	L07/07	Freehold	Tennis Courts And Pavilion