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Chairman and Members of the Executive

Your contact: Katie Mogan
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Date: 5 Jan 2023

cc. All other recipients of the Executive agenda

Dear Councillor

EXECUTIVE - 10 JANUARY 2023

Please find attached the following reports which were marked "to follow" on the agenda for the above meeting:

6. Draft Strategic Asset Management Plan 2023- 2028 (Pages 3 - 55)

Please bring these papers with you to the meeting next Tuesday

Yours faithfully

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MEETING : EXECUTIVE
VENUE : COUNCIL CHAMBER, WALLFIELDS, HERTFORD
DATE : TUESDAY 10 JANUARY 2023
TIME : 7.00 PM

East Herts Council Report

Date: 10th January 2023

Report by: Councillor Geoffrey Williamson, Deputy Leader & Executive Member for Financial Sustainability

Report title: Draft Strategic Asset Management Plan 2023- 2028

Ward(s) affected: All

Summary

The report contains the council's Draft Strategic Asset Management Plan 2023 - 2028

RECOMMENDATIONS FOR EXECUTIVE:

(a) To endorse the Draft Strategic Asset Management Plan 2023-2028 for scrutiny by Audit & Governance Committee.

1.0 Proposal(s)

- 1.1 This report proposes that the Executive endorses the Strategic Asset Management Plan (SAMP) for scrutiny by the Audit & Governance Committee.
- 1.2 CIPFA (Chartered Institute of Public Finance and Accountability) guidance advises councils to agree a SAMP as part of their budget strategy, to ensure regular review of their need for property both operationally or strategically.

2.0 Background

- 2.1 The SAMP sits alongside the Capital Strategy to shape the future capital programme within the Medium Term Financial Plan. Having a SAMP is considered essential for proper financial and asset management.
- 2.2 By its very nature, property is expensive to procure, manage and maintain, and is also inflexible in terms of responding to changing service needs, so it is important that its

management is at the heart of the council's corporate forward planning process. Only in this way can we maximise use and efficiency of our property portfolio to support and facilitate modern and changing ways of working and hence make a long term, positive contribution to successful and economical service delivery.

2.3 The SAMP exists to ensure that the council's property assets contribute pro-actively to the delivery of the corporate plan. Through the Capital Strategy and the SAMP the council will ensure that the asset portfolio is:

- 2.3.1 consistently aligned with corporate priorities;
- 2.3.2 providing value for money;
- 2.3.3 managed in accordance with industry standards;
- 2.3.4 benchmarked against comparable peers; and
- 2.3.5 aligned with the Medium Term Financial Plan, the Capital Strategy and the Capital Programme.

2.4 This strategic approach to assists the formation of the capital programme which will need to carefully balance limited resources with:

- 2.4.1 legislative driven changes e.g. waste and recycling;
- 2.4.2 health and safety of the public and staff e.g. replacing lighting, replacing fire alarm systems including smoke and heat detectors, resurfacing car parks, replacing play equipment;
- 2.4.3 adaption to climate change of the council's assets, e.g. cooling and shading of office and depot facilities, flood protection measures for assets at risk of fluvial and flash surface flooding;
- 2.4.4 reaching net zero by 2030 through decarbonisation of operations such as: electric vehicle charging infrastructure for environmental enforcement officer and waste, recycling and street cleansing operations; energy efficiency measures in operational buildings;
- 2.4.5 Information Communication Technology Investment in: digital infrastructure as part of the Transforming East Herts Programme; the rolling ICT Programme for

renewal of business systems; and annual laptop and mobile device replacement cycle

- 2.5 A key unknown for the SAMP is whether the council remains at Wallfields or moves elsewhere. A decision to leave would require the focus of the SAMP to be on maximising the capital receipt for Wallfields and identifying and managing the move to the new premises. Conversely a decision to remain at Wallfields would shift the emphasis of the SAMP to consolidating council staff to a smaller office footprint and finding a tenant for the vacated areas. Some upgrading of the vacated areas is required for leaseholder occupation.
- 2.8 The Public Sector Decarbonisation Grant (PSDS) scheme allows councils to bid for government grant to decarbonise their buildings. It is hoped that a further round of the PSDG will be opened around Spring/early Summer 2023 and officers have worked with consultants on options for a bid, principally to decarbonise the heating system, and to provide improved cooling and ventilation of the office space. The consultants work on the basis that working up options and the submission of an actual bid is on a no win no fee basis, but it would be disingenuous to the consultant to proceed with working up a full bid until the decision on future office accommodation is made.
- 2.9 If a bid cannot be made in Spring/early Summer then the council will need to install, by the end of the summer, a new commercial gas boiler to provide heating and hot water. This is essential to provide a building that meets the council's responsibilities to provide a safe workplace and so any potential sale price will not be adversely affected by the current time life expired installation still being in situ. The new boiler would be more efficient than the unit it replaces so carbon emissions will be reduced, although not to zero.

3.0 Reason(s)

- 3.1 The SAMP exists to ensure that the council's property assets contribute pro-actively to the delivery of the corporate plan. Through the Capital Strategy and the SAMP the council will

- ensure that the asset portfolio:
- 3.1.1 is consistently aligned with corporate priorities;
 - 3.1.2 provides value for money;
 - 3.1.3 is managed in accordance with industry standards;
 - 3.1.4 is benchmarked against comparable peers; and
 - 3.1.5 is aligned with the Medium Term Financial Plan, the Capital Strategy and the Capital Programme.
- 3.2 This strategic approach to management and investment of the corporate portfolio will ensure that the asset base remains fit for purpose for years to come.
- 3.3 CIPFA Guidance recommends that an SAMP is essential in order to demonstrate proper financial and asset management. Given the significant budget challenges ahead and the changes under the Transforming East Herts Programme, it is essential for the council to approve a SAMG so that appropriate assets are held as required for delivery of corporate plan priorities.

4.0 Options

- 4.1 Update the SAMP as recommended in this report.
- 4.2 Change the SAMP to have a shorter time horizon – NOT RECOMMENDED as it would not cover the same period as the Medium Term Financial Plan (MTFP) and could result in increased savings requirements compared to planning with the five year SAMP alongside the five year MTFP
- 4.3 Do not produce a SAMP – NOT RECOMMENDED – as without a SAMP the council's assets will not be properly aligned with Corporate Plan Priorities and are likely to become a financial burden and a brake on delivery of priorities and performance improvement. The lack of a SAMP also raises the question would the external auditor's value for money assessment be qualified because a CIPFA recommended plan for asset management was not in place.

5.0 Risks

5.1 Risks are assessed for every asset and will be recorded against each asset on the Uniform/IDOX system.

6.0 Implications/Consultations

6.1 None

Community Safety

Building and refurbishment schemes design out crime and safety issues and public realm works in particular are required to ensure that the community feel safe.

Data Protection

All investment in IT systems is required to check where data is held and that systems comply with data protection legislation. The IDOX system was not fully implemented and there is an urgent requirement to complete the Estates Module implementation to cover all the council's property assets.

Equalities

All capital schemes meet the necessary legislation and are subject to access audits. Design also considers dementia friendly design elements, privacy and data protection.

Environmental Sustainability

The council has established a carbon assessment tool that it is beginning to apply to existing capital projects. In the future, a carbon assessment of proposed capital projects will be included within the overall business case so as to inform decision-making. To date, individual schemes have sustainability features designed into them and may include, for example: meeting BREEAM ratings for buildings and refurbishments; flood resilience and sustainable underground drainage systems; opportunities for renewable energy generation; and carbon reduction such as replacement of the council's internal combustion engine vehicles with battery electric vehicles.

Financial

The SAMP ensures that capital and revenue resource are targeted on assets that deliver corporate priorities. Without the SAMP the council ,may hold assets it does not need which reduces revenue and capital resources available for assets that do deliver corporate priorities. Assets no longer required should be disposed of to realise capital receipts which can be used to replace loan financing which in turn will reduce future costs of meeting interest and Minimum Revenue Provision payments.

Health and Safety

All contractors are required to have compliant health and safety policies. Where a health and safety issue requires capital expenditure it will be fast tracked to deal with the issue.

Human Resources

None

Human Rights

None

Legal

A Capital Strategy is a requirement of the Prudential Code which the council is required to follow under the Local Government Act 2003.

Specific Wards

None

7.0 Background papers, appendices and other relevant material

- 7.1 Appendix A – East Herts District Council Strategic Asset Management Plan 2023/24 to 2027/28

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Strategic Asset Management Plan

2023 to 2028

Version: 0.1

Geoffrey Hayden
Corporate Property Services Manager

Approved by Council [1 March 2023]

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1.0 Executive summary

The council owns a diverse range of assets that contribute to achieving our objectives as set out in the corporate plan. Our guiding principles are:

- a) asset objectives are aligned to Council policy and corporate plan objectives
- b) actions are taken in the best interests of the taxpayer
- c) efficiency and value for money are achieved, making the most of synergies between the council and other public sector organisations, taking account of the whole life of assets
- d) governance and management frameworks are proportionate and appropriate to the work and assessed levels of prevailing risk, and accountabilities and responsibilities for assets are clearly defined across the council
- e) we act as custodian of our heritage assets and the natural environment and we will act to adapt, maintain and protect both for the future
- f) construction, adaptation, operational management and disposal of property is undertaken sustainably
- g) continuous improvement is promoted through capturing, sharing and using experience and lessons learned
- h) professional standards, codes of ethics and codes of practice will be upheld at all times.

We proactively manage our assets to ensure they are fit for purpose and meet the changing needs of customers, councillors, staff and legislation. We also periodically review our entire asset base to make sure that we only keep assets that assist with delivering our corporate priorities. Assets that are surplus to requirements will be disposed of to reduce ongoing maintenance costs and to realise capital receipts that can be used to invest in assets that help us deliver our priorities.

As at 31st March 2022, the council had 120 'Operational Assets' plus 189 hectares of operational land (mainly parks and amenity land). These are the land and buildings that the council uses for service delivery purposes. In addition, the council has a range of 'Non-Operational Assets' including community assets, surplus assets and those held as investments, such as shops, offices and industrial units. The number of 'Non-Operational Assets' at 31st March 2022 was

169. The assets held as investments are forecast to generate an annual income in the region of £0.741 million in 2021/2022.

The content of this Strategic Asset Management Plan (SAMP) has been produced in accordance with the latest Guidelines on Property Asset Management 2nd edition issued by the Royal Institution of Chartered Surveyors (RICS).

2.0 Purpose of strategic asset management planning

There are three strands which together form the Strategic Asset Management Planning framework. These are detailed below and provide a clear statement of the purpose and performance levels expected from the property portfolio. The framework will have a medium term lifespan but will be reviewed, as required, as part of the Finance and Business Planning process.

1. **Property Strategy.** This is a business planning and communication summary which assesses the operational and financial contribution that property makes as a corporate resource. The strategy evaluates whether our property matches the aspirations of our corporate priorities and helps achieve our vision of *"East Herts: A place to grow"*
2. **Corporate Policy.** The policy is designed to make sure that the strategy is reflected in decisions made across the organisation. It sets out the 'rules of behaviour' for property related decision-making in order to deliver the strategy.
3. **Strategic Asset Management Plan.** The plan determines how each asset supports service delivery and corporate objectives. The plan sets out a strategy for each asset taking into account the operational, financial and physical contribution made. This will identify which assets are to be retained, used as community assets, redeveloped or earmarked for disposal.

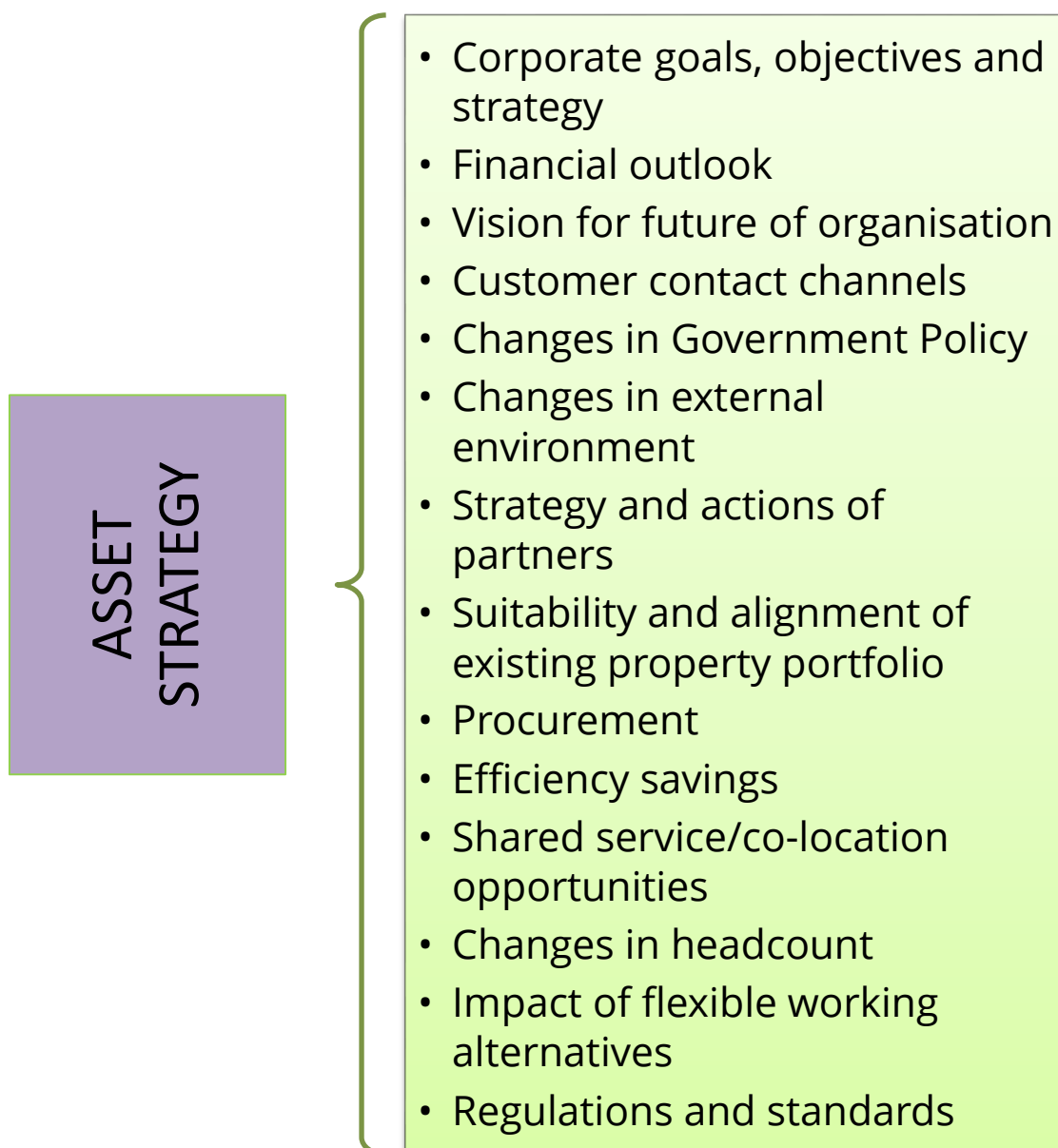
2.1 Property strategy

This strategy considers how the assets held by the council can be considered as corporate resources used in the delivery of services. The assets must serve a purpose in the achievement of the council's aims and objectives and must be aligned to the council's priorities and Corporate Plan. The council primarily holds assets that are necessary to deliver corporate priorities and services and aims to do this in an efficient and effective manner. In addition to this the council holds assets for financial rather than service requirements with the focus on maximising financial return on investment.

The aims of the property strategy are to:

1. hold and use property, freehold or leasehold, that is necessary to maintain and support the delivery of corporate priorities and services or which has strategic significance in the regeneration of the district.
2. ensure that all assets are fit for purpose, sustainable and well-maintained.
3. ensure that the investment property portfolio is well managed and delivers an optimised return on investment for the council.
4. work with others in the public, voluntary and private sectors to make the most efficient and effective use of assets.

2.2 Sources of information:



2.3 Strategic asset management plan alignment with corporate policy

East Herts Council has a co-ordinated approach to strategic planning focused on the outcomes of each service which in turn deliver the corporate priorities agreed by Council underpinning the corporate vision. The finance and business planning framework integrates corporate, directorate and service planning over the course of the medium term financial plan. The annual review cycle of finance and business planning provides an opportunity to review the fit of the asset strategy in the overall direction of the council.

Service and crosscutting strategies have been developed for the delivery of East Herts Council services and the asset management strategy should be read in conjunction with the following documents:

- The Corporate Plan
- Medium Term Financial Plan
- Capital Strategy
- Sustainable Community Strategy 2009-2024
- East Herts District Plan 2018
- Health & Wellbeing Strategy 2019-23
- The Homeless & Homeless Prevention Strategy 2019 – 2024
- Disability Equality Strategy
- East Herts Housing Strategy 2022 - 2027
- Parks and Open Spaces Strategy 2020 – 2025
- Climate Change Strategy 2022 - 2026

Strategies and service plans are assessed to take into account any property requirements and ensure that any opportunities are understood, co-ordinated and planned for the benefit of services and to make the best use of assets.

3.0 The Council's goals, objectives and drivers

The Council's vision in the Corporate Plan is "East Herts: A place to grow". The vision is promoted, in partnership with the Local Strategic Partnership, through four priorities.

Our priorities and how we will deliver them:



Sustainability at the heart of everything we do

We will make changes to how the Council manages its own premises, people and services

We will use our regulatory powers to promote action by others

We will influence and encourage others to be more environmentally sustainable

Enabling our communities

We will invest in our places

We will ensure all voices in the community are heard

We will support our vulnerable residents

Encouraging economic growth

We will develop new sources of income

We will support businesses growth

We will create viable places

Digital by design

We will improve the customer experience for those who use Council services

We will work with partners to ensure our communities are digitally enabled

From a Strategic Asset Management Plan perspective each of the Council's assets are aligned with these priorities and outcomes. We want to ensure that our assets are operated in an efficient manner and take opportunities, where possible, to minimise our impact on the environment.

3.1 Key objectives

There are a number of key asset management priorities which influence the decisions taken in relation to the council's assets. These are:

- improving town centre sites and infrastructure through the use of our strategic land holdings, planning powers and in line with the District Plan.
- improving the sustainability of the council's assets and making them resilient to the challenges of climate change in line with the Climate Change Strategy 2022 - 2026
- modernising the council's assets and making the best use of design and information technology to reduce the amount of office space required to the minimum
- enabling public sector partners and the third sector to have access to appropriate assets, including co-location to enable asset disposals
- exploring opportunities to work with the public and private sector to deliver better public services and improve economic growth
- securing additional income streams for the council to continue to be financially sustainable

4.0 Financial context

4.1 Overall financial position of the council

As at 31 March 2022 the council had Property, Plant and Equipment worth £111.5 million classified as follows:

Asset Type	As at 31 March 2022 £ millions	
Land and Buildings	71.6	
Plant and Equipment	1.5	
Infrastructure	1.5	
Community Assets ¹	3.5	
Surplus Assets	2.4	
Assets Under Construction	30.5	111.5
Investment Properties ²		9.2
		<u>120.7</u>

Notes

- 1 This includes nine Heritage Assets valued at £1 each (in accordance with accounting guidance) as they are held by the council as custodian for future generations.
- 2 Investment Properties are held for capital appreciation or income generation. The current Investment Properties generated net income of £0.741 million in 2021/22.

The council had usable reserves and balances of £26.5 million as at 31st March 2022.

4.2 Property, Plant and Equipment as at 31 March 2022

Cost or Valuation	Property, Plant and Equipment						
	Other Land & Buildings £000	Vehicles, Plant, Furniture & Equip. £000	Infrastructure £000	Community Assets £000	Surplus Assets £000	Assets Under Construction £000	Total Property, Plant & Equipment £000
2020/21							
As at 01/04/2020	77,673	20,381	8,540	3,056	2,571	5,740.00	117,961
Additions	2,768	197	20	328	3.00	25,003	28,319
Disposals	(29)	-	-	-	-	-	(29)
Reclassifications	0	-	-	-	0	-	0
Revaluations	(4,289)	-	-	-	(164)	0	(4,453)
Total as at 31/03/2021	76,123	20,578	8,560	3,384	2,410	30,743	141,798
2021/22							
As at 01/04/2021	76,123	20,578	8,560	3,384	2,410	30,743	141,798
Additions	655	151	-	231	-	23,864	24,901
Disposals	(2,742)	-	-	-	-	-	(2,742)
Reclassifications	23,734	-	-	-	-	(23,734)	0
Revaluations	6,452	-	-	-	6	-	6,458
Total as at 31/03/2022	104,222	20,729	8,560	3,615	2,416	30,873	170,415
Depreciation & Impairment							
2020/21							
As at 01/04/2020	30,899	18,230	6,545	91	0	0	55,765
Charge for Year	853	531	251	-	-	-	1,635
Acc depreciation w/o on revaluation	-	-	-	-	-	-	0
Disposals	-	-	-	-	-	-	0
Impairment (reversal) recognised in the service	-	-	-	-	-	-	0
Revaluations	-	-	-	-	-	-	0
Total as at 31/03/2021	31,752	18,761	6,796	91	0	0	57,400
2021/22							
As at 01/04/2021	31,752	18,761	6,796	91	0	0	57,400
Charge for Year	823	467	248	-	-	-	1,538
Acc depreciation w/o on revaluation	-	-	-	-	-	-	0
Disposals	-	-	-	-	-	-	0
Impairment (reversal) recognised in the service	-	-	-	-	-	-	0
Revaluations	-	-	-	-	-	-	0
Total as at 31/03/2022	32,575	19,228	7,044	91	0	0	58,938
Net Book Value							
Balance Sheet as at 31/03/21	44,371	1,817	1,764	3,293	2,410	30,743	84,398
Balance Sheet as at 31/03/22	71,647	1,501	1,516	3,524	2,416	30,873	111,477

4.3 Financial outlook

The Medium Term Financial Plan anticipates a reduction in the amount of funding received from central government throughout the period to 2026/27. The effects of a further round of austerity, inflation running at a 40 year high, rising interest rates and the substantial levels of borrowing incurred to fund the

major projects programme from 2019 onwards means that capital and revenue resources will be scarce. In this context of limited resources it is vital that assets deliver cost effective office and depot accommodation, maximise income and minimise cost and, if the asset is not in use for service provision and it is a net cost to the council, then it should be considered for disposal.

4.4 Financial context for asset decision making

The assets of the council are valued each year in order to be included in the Statement of Accounts. These valuations are subject to external audit each year, for which the council has received an unqualified opinion. In addition, the council has received a value for money conclusion from the external auditor confirming that proper arrangements are in place to secure economy, efficiency and effectiveness.

The full details of the capital programme can be found in the council's annual budget. The capital programme spend allocated to asset management priorities is shown below:

Capital Programme	2023/24 Original Budget £000	2024/25 Original Budget £000	2025/26 Original Budget £000	2026/27 Original Budget £000	2027/28 Original Budget £000
Land and Buildings	16,166	10,830	9,327	250	250
Vehicles and Equipment	612	1,360	450	450	450
Community Assets	1,630	133	50	50	50
Revenue Exp Funded as Capital Under Statute	323	308	308	308	308
TOTAL CAPITAL EXPENDITURE	18,731	12,631	10,135	1,058	1,058
FUNDED BY:					
Borrowing (Internal)	(368)				
Borrowing (External)	(12,564)	(4,100)	(9,577)	(500)	(500)
Capital Receipts	(3,160)	(5,140)	(250)	(250)	(250)
Capital Grants Applied	(2,276)	(83)			
Capital Expenditure Charged to a Revenue Account	(363)	(3,308)	(308)	(308)	(308)
TOTAL CAPITAL PROGRAMME FUNDING	(18,731)	(12,631)	(10,135)	(1,058)	(1,058)

5.0 Asset goals and ambitions

The goals and ambitions in terms of asset management will vary dependant on the type of asset. These are described in more detail in the following paragraphs.

5.1 Administrative offices

The goal is to offer an equally high standard environment for all council staff and visitors to work in and access services. These assets will be fully compliant with all relevant legislative requirements. Where feasible these assets will contribute to reducing the council's carbon footprint and energy consumption.

Wallfields: The council's main office building is used by all staff, with the vast majority of staff on blended working arrangements which require a minimum of 50% of contracted hours to be worked in the office. As a result of that blended working the amount of office space required by the council is much reduced and the conversion of the old building to meeting spaces provides the opportunity to market office space to potential tenants to reduce the council's running costs. Modernisation of the building layout and furniture has been largely achieved by re-using existing furniture and purchasing second hand furniture, such as lockers reducing financial costs and also environmental impact. The council has improved energy efficiency by using LED light panels and all lights operate with movement sensors so unoccupied spaces are not lit. We have implemented "hot desking" and staff are now required to book a workspace for when they are in the building. There is a need to continue to improve the design and furniture layout, so that modern ways of working practices can be implemented fully for all services, which should further reduce the number of workspaces the council requires in the future.

Charringtons: The Old River Lane project will result in the council giving vacant possession of this building for redevelopment. Customer Services will operate out of another Bishop's Stortford location once Charringtons is closed.

5.2 Depots

Buntingford Service Centre: The service centre is the council's depot for the council's waste, grounds maintenance and parking contractors. There is a small office provision for staff, enabling client officers to effectively manage their contractors. This building is leased from a private landlord with a lease expiring in 2026. A review of this property will need to be undertaken within this SAMP

period to ensure adequate time is available to explore future options for this building as well as provision of new facilities for fuel and battery charging.

5.3 Car Parks

Hertford – The Pandemic has changed demand for car parking with a reduction in demand for long stay parking but an increase in demand for short stay parking. Capital projects at Hertford Theatre and Hartham Leisure centre, once completed are likely to cause changes in demand for parking, particularly in the evenings. In order to address this the feasibility of the Wallfields office car park being made available to the public will be explored. The car park at Wallfields is available, free of charge, to businesses at weekends for the use of their staff but, despite promotion, use of the car park remains extremely low.

Ware – With the disposals of part of the car park in Mead Lane, for the new doctor’s surgery, parking availability in the town has been reduced but there does not appear to be unmet demand.

Bishops Stortford – The completion of the Northgate End multi storey car park provides replacement parking for the Charringtons and Causeway car parks which the council’s Development Management Committee required to be closed as a condition for opening Northgate End. Changes in demand for parking post pandemic presents an opportunity to concentrate parking in Northgate End thus freeing up surface car parking sites for potential redevelopment.

Provision across the district of public electric vehicle (EV) charging points will be increased, subject to the council working with commercial EV charging operators on a no cost to the council basis.

5.4 Parks and open spaces

Parks and open spaces are generally provided by the parish councils in rural areas, but the council has a substantial portfolio of parks, open spaces and playgrounds across the district. This situation gives rise to what is known as “double taxation” because the council taxpayers in some rural areas are paying for parks and open spaces for other areas in their district council tax and then being taxed again by their parish council for parks and open spaces in their own parish. Where double taxation is identified the council must consider either transferring the assets to the relevant Parish Council or levying a Special Expense on the parish council areas or to acknowledge and accept the double taxation.

5.5 Community assets

These assets utilise Council land and buildings to deliver benefits to the community through Voluntary and Community Services (VCS) organisations. These assets are subject to leases which are subsidised by the Council to realise the benefits for the community provided by VCS organisations. The community lettings policy will be reviewed to ensure it remains fit for purpose and to ensure fairness to the taxpayer.

Community Centres: The aim is to facilitate the local community running and managing their community centres, on the basis of a full repairing lease. The council will continue to monitor the performance of these organisations to assist and ensure that these assets are available for the use of all the community. If any new centres are constructed through the planning process, then they will be transferred to the town and parish councils or community interest companies. Where existing centres revert back to the council, as freeholder, the council will work with the local community to establish the best custodian to take the management of these assets on the basis of a full repairing lease. The council directly provides community centres in Ware, Bishop's Stortford and Hertford. The council has sold two community centres to Bishop's Stortford Town Council with an option to purchase the remaining one.

Sports and Social Centres: The aim and objective is to support the community and local clubs and organisations that encourage, physically active, educational and social interaction in the community. These clubs have been given discounted rent payments under the community lettings policy. The community lettings policy will be reviewed to ensure it remains fit for purpose and to ensure fairness to the taxpayer.

5.6 Leisure and culture

The council aims to continue to run leisure, culture and sports centres across the district. Grange Paddocks has a brand new £29 million leisure centre which opened in autumn 2021. Hartham leisure centre is being refurbished and extended. Hertford Theatre is being improved and a new arts centre at Old River Lane is part of the development agreement for the renewal of Old River Lane.

5.7 Investment properties

These assets are held in order to generate a return on investment for the council. The assets make a significant contribution to the ongoing financing of council services, ensuring the financial sustainability of the council as government funding reduces. These assets are subject to a review process to ensure that the return on investment is maximised and opportunities for development are actively explored to secure these returns in the medium to long term. Where opportunities to acquire further investment properties occur, these will be explored, subject to the relevant due diligence processes.

6.0 Key issues, gaps and future pressures

This section highlights the key issues, gaps in asset provision and opportunities for change and improvement that have been highlighted in Service Plans through the Finance and Business Planning process.

The identified issues and gaps include:

- Establish a Corporate Assets Group (CAG) so key officers can discuss operational property uses, requirements and projects. The previous officer working group has not met for many years, leaving a void and missing opportunities to communicate and share information on individual properties. The Corporate Assets Group will also be tasked with reviewing all the council's assets on a rolling basis.
- Establish an Assets Member Reference Group (AMRG), chaired by the Executive Member for Financial Sustainability, to give a wider Member view on the asset review process.
- As a priority all assets need to be placed onto the Estates module on IDOX and a three-way reconciliation to the Balance Sheet and the Property Terrier undertaken. The IDOX system will also, over time, hold condition survey information, grounds maintenance bill of quantities, component replacement schedules, planned and reactive maintenance records and insurance valuations and data. The IDOX system will become the master property record and the single repository of all key information on assets which at present is held in spreadsheets and legacy systems across the council.
- There is a need for Service Teams to take more responsibility for asset related issues, particularly health & safety. The Property Service will become more strategically focused and will be the gateway for all capital and change projects and control what projects are recommended to be included in the capital programme.
- Old River Lane, Bishop's Stortford: This project is ongoing and will be a major focus during the next five years. Land assembly and master planning continues with the development partner.
- Buntingford Service Centre - this operational depot is leased and the lease ends in 2026. A formal review will be required towards the end of this SAMP period to decide if the depot should remain in this location and

whether the partnership with North Herts will require capacity at this location.

- There is a continued need to understand the asset management strategies of partner organisations to identify opportunities to make best use of public sector assets (e.g. Hertfordshire County Council, Hertfordshire Police etc.). EHDC are an active member of the Herts Property Partnership (HPP). Officers are able to share information, resources, best practice and work collaboratively across central and local government bodies.
- We need to review all of our assets to ensure they are held to deliver the council's priorities. Assets are listed in Annex A.

In order to progress the aims of the Strategic Asset Management Plan it will be necessary to establish a rolling review of our assets. The review may include the acquisition and disposal of assets to ensure that the overall asset portfolio is fit for purpose for present needs but also taking into account the future direction of travel of service provision.

7.0 Critical success factors

The Council's key improvement priorities are detailed below and are the primary way in which we demonstrate that our asset portfolio is contributing to the corporate priorities of the Council over the period of the Medium Term Financial Plan (2023/24 – 2027/28).

Key Improvement Priorities	Service Outcomes	Key Milestones	Timescales	Corporate Priority
Establish a Corporate Assets Group (CAG)	Enable services to feed operational property changes, plans, requirements and projects to the CAG CAG to review assets and recommend acquisitions, improvements and disposals	Establish terms of reference for the CAG. Hold CAG meetings in: Jan, Mar, May, Jul, Sep, Nov, to fit with the preparation of the capital programme	Jan 2023 Mar 2023 onwards	All
Establish the Assets Member Reference Group (AMRG),	Provide wider Member views of the asset review process to inform decisions by the Executive	Agree terms of reference for the Assets Member Reference Group (AMRG). AMRG meetings to be look at asset review recommendations	Mar 2023 May 2023 onwards	All
Corporate Plan Objectives SEED action points	Energy efficiency	Undertake Energy Audits of corporate Buildings and maintain register/record as a baseline for future energy efficiency measures Possible bid for Public Sector Decarbonisation Grant subject to confirmation the council will remain at Wallfields	Procure by May 2023 Decision on future office location dependent	All
Influencing and generating the development of our Towns	Using our strategic land holdings, planning powers and vision to influence the development of our town centres	Planning permission and development agreement likely to be forthcoming for Old River Lane Bishop's Stortford	October 2023	All
Reviewing and rationalising our assets	Reviewing all assets with a view to rationalising assets and realising capital receipts to reduce borrowing costs	SAMG will seek to review the asset base of the council on a rolling basis	May 2023 onwards	All
Working with Services to deliver the capital projects	Hertford Theatre, Grange Paddocks, and Hartham Leisure Centres and The Old River Lane Project.	Completion of all projects on time, in budget within the SAMP period	Ongoing, until 2025/26	All

Key Improvement Priorities	Service Outcomes	Key Milestones	Timescales	Corporate Priority
Transforming East Herts	Either: reduced office space used by EHC with tenant(s) occupying space under lease; or Manage the process of moving to new office premises and sale of the Wallfields building	Decision on future office location dependent	Decision on future office location dependent	All
Climate Change	Ensuring that we adapt our property portfolio to deal with the effects of climate change, particularly prolonged hot weather and the risk of flooding from very intense rainfall.	Adaption strategy for the office building is dependent on future office location. Risk assess property portfolio for effects of climate change Adaption plans for top 10% by risk Capital Programme adaption works budget	2024/25 2024/25 2025/26	Sustainability

8.0 Resource implications of the asset strategy

The future contribution of the asset portfolio to provide capital receipts is essential in order to reduce the forecast revenue costs of borrowing. Where the council holds assets which are not strategically important, disposal may be considered as one option amongst others. Disposal will only take place after an asset has been considered surplus through the use of the methodology included in Annex B. The disposal list will be regularly reviewed by the CAG.

Where council owned assets are utilised for the benefit of the community, this is done in accordance with the community lettings policy. As this policy has not been reviewed in the last five years it is proposed that this is reviewed to ensure that it remains fit for purpose and to ensure fairness to the taxpayer.

Investment properties are held by the council as a class of investment and provide limited operational benefit for the council other than as a source of income. Some miscellaneous properties are held by the Council as residues of ownership and are held to help manage land uses in some areas.

9.0 Performance management for assets

The council has a responsibility to ensure that assets are fit for purpose, provide value for money and are still required by the organisation. In preparing the SAMP the council is able to assess whether it has the right assets and plan how assets are managed throughout the year.

The Strategic Asset Management Plan is approved by Full Council. The CAG, the Leadership Team, the AMRG, the Audit and Governance Committee and the Executive each have the opportunity to shape the plan before Full Council makes a decision.

9.1 Performance measures

The performance of the council is assessed in a variety of ways, including through the performance and budget monitoring reports.

Monitoring of the Capital Programme is carried out by Audit and Governance Committee and the Executive. The performance of the asset portfolio and all actions agreed through the asset review process is carried out by the Executive Member for Financial Sustainability, The Head of Strategic Finance and Property and the CAG.

Any decision to dispose of an asset or a key decision in relation to a property asset is formally approved by the Executive. The AMRG provide a wider Member view on the recommendations for disposal.

The revenue budget for the repair and maintenance of assets is programmed to allow for regular maintenance and survey work to take place for all assets. Capital bids are recommended by the CAG for works involving replacement or enhancement of operational assets.

Maintenance programmes are kept under review to respond to changing priorities and needs. A recent survey has been undertaken on Wallfields to assess maintenance requirements. Further condition surveys are required for all assets, to be recoded on the Uniform/IDOX system and a maintenance plan for each asset established and monitored to mitigate the council's exposure to risk. Stakeholder consultation and user satisfaction surveys are considered as part of the continuous performance review of operational buildings.

Once we have all the council's assets on the Uniform/IDOX system we will develop performance indicators for the assets in line with best practice. These will be along the lines of the following:

PPI 1 Condition & Required Maintenance Indicators

% of gross internal floor area (GIA) in condition categories A to D

Required maintenance in priority levels 1 to 3

Required maintenance expressed as a % in priority levels 1 to 3

Total required maintenance

Required maintenance per m2 of GIA

Annual change in required maintenance

Total annual maintenance spend

Total annual maintenance spend per m2

Ratio of spend on planned and responsive maintenance

PPI 2 Environmental Indicators

Annual energy costs and consumption per m2 GIA

Annual water costs and consumption per m2 GIA

Annual CO2 emissions per m2 GIA

Overall organisational CO2 emissions

PPI 3 Property Suitability Indicators

% of properties graded as 'good' or 'satisfactory'

PPI 4 Sufficiency, Capacity & Utilisation Indicators

Average office floor space per FTE staff member

Annual property costs per workstation

Annual workstation utilisation

PPI 5 Property Costs Indicators

Gross property costs as a % of gross revenue budget

Gross property costs per m2 GIA

Project Time & Cost Predictability Indicators

Project time predictability

Project cost predictability

10.0 Organisational arrangements for assets

10.1 Roles and responsibilities

The role of Corporate Property Officer is undertaken by the Head of Strategic Finance and Property Services, supported by the Corporate Property Services Manager ensuring consideration of the key strategic areas documented within the asset management plan.

The Head of Strategic Finance and Property Service is a member of the Leadership Team and is responsible for advising the Portfolio Holder for Financial Sustainability and the Executive on asset strategy matters.

The Corporate Property Service Manager reports to the Head of Strategic Finance and Property and manages the Property, Assets & Estates and Facilities Management teams.

The Assets and Estates Manager carries out the day-to-day role of property management, acquisition and disposal reporting to the Corporate Property Services Manager. Maintenance and improvement programmes are managed by the Property Manager also reporting to the Corporate Property Services Manager

10.2 Governance and decision making

New capital schemes will be considered at CAG and recommended to Leadership Team. Leadership team will recommend the overall capital programme to the Executive. Member briefings for the Executive Member for Financial Sustainability and the Executive Members for the relevant services prior to a report being submitted to Executive. The Executive consider all proposals for investment in assets and disposals.

The CAG will meet every 2 months, or as required, to discuss strategic asset management and the overall capital programme. The group will be chaired by the Head of Strategic Finance and Property and attended by nominated service representatives. The group will lead on the development of the future requirements of the capital programme, appraise capital business cases and ensure the Strategic Asset Management Plan is in line with corporate and service objectives. The group will also evaluate all assets over a set time period so that assets no longer required are listed for disposal prior to submission to the Executive.

The Strategic Asset Management Plan is recommended by the CAG to the Leadership Team who, after deliberation, will recommend it to the Executive and Council. Progress is subject to scrutiny by Audit and Governance Committee.

The diagram below shows the levels of approval in the Asset Management process.



10.4 Relationships with key stakeholders

The the role of the CAG is to provide a forum to facilitate an effective dialogue on asset management issues within the council and our partners. The AMRG ensures that the needs of the local community are adequately considered in formulating asset management plans.

The council undertakes a resident’s survey seeking views on the services delivered by the council. The outcomes of the survey inform the development of policy and priorities. The council is keen to engage with the local community and consultation with the community will take place formally on individual issues where appropriate.

The council has a number of key partners who work together on strategic asset management issues (e.g. neighbouring District Councils, Herts County Council, Herts Police, East and North Herts NHS Trust).

10.5 Data management

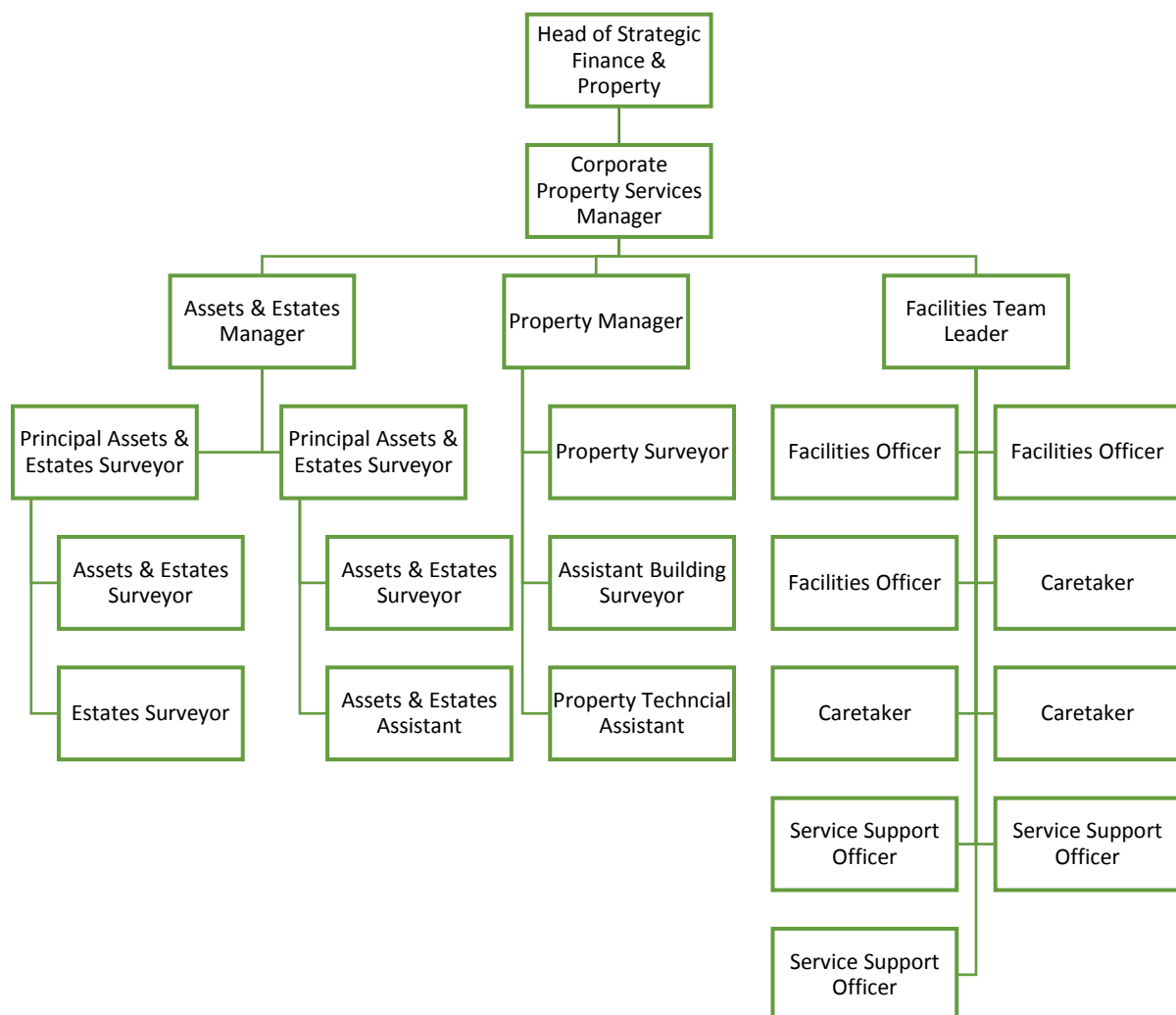
The use of the property terrier and part use of the asset register, maintained on the Uniform/IDOX asset system, as well as freehold and leasehold and grounds maintenance mapping layers on Map Info and a number of spreadsheets means there is “no single version of the truth” for asset information being available. Compiling the information in Annex A involves a lot of manual data collation and checking. In order to provide enhanced reporting functionality and synergy with other systems across the council, the Uniform/IDOX system will be fully implemented so that it is the single source for information relating to all council assets, including planned and reactive maintenance information, valuations, insurance, etc.

Key risk based maintenance works (e.g. Legionella testing) are held within the Compliance 365 system. This allows officers to identify outstanding issues via a traffic light system for key risk maintenance items.

10.6 Capacity management

Asset management is largely undertaken by the Assets and Estates team within Strategic Finance, supported by the Facilities and Property Teams. The in-house resources are supplemented as appropriate by the appointment of specialist external consultants.

The Structure of the team is shown in the diagram below:



11.0 Strategic asset management plan review

The success of the strategic asset management plan is measured by the reaction of customers to service delivery and on the bottom line operating costs. Reviews against pre-agreed performance metrics will take place regularly and recommendations made about changes to enhance service delivery to customers as well as improvements in property asset efficiency.

Investment properties will be reviewed over the period of the strategic asset management plan to safeguard the return on investment for the council.

Opportunities to acquire or dispose of investment properties is limited by rules which prohibit Public Works Loans Board borrowing for income generation.

The strategic asset management plan will be subject to review.

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Asset ID	Asset Classification	Asset Description	SEED Priority	Reason for holding	State	Site area	GIA	Comments	Income	Valuation	Val Basis	Balance Sheet
32	Allotments - Bishop's Stortford	Allotments	1 & 2	Provide green open spaces for recreational, educational and amenity purposes	N/A		N/A				£1 Hist Cost	Community Assets
833	Allotments - Bishop's Stortford	Allotment & amenity Land London Road	1 & 2	Provide green open spaces for recreational, educational and amenity purposes	N/A	0.6 acres	N/A	Allotments managed by Town Council remainder tree maintained on Woodland Management Programme		£1 Hist Cost		Community Assets
578	Allotments - Bishop's Stortford	Allotments and Open space, Piggott's Way	1 & 2	Provide land for recreational, educational and amenity purposes	N/A	3.8 acres	N/A	Part managed by allotment holders playground on maintenance contract		£1 Hist Cost		Community Assets
200	Allotments - Hertford	Allotments, West Street	1 & 2	Provide green open spaces for recreational, educational and amenity purposes	N/A	2.2 acres	N/A	Area of allotments and woodland maintained on Grounds Maintenance Contract and Woodland Management Programme		£1 Hist Cost		Community Assets
586	Allotments - Hertford	Allotments at Norwood Close	1 & 2	Provides amenity land	N/A	0.57 acres	N/A	Managed on Grounds Maintenance Contract		£1 Hist Cost		Community Assets
766	Allotments - Rural	Allotments r/o 6-9 Ford Field, Little Hadham	1 & 2	Residue of ownership. Provide green open spaces for recreational and amenity purposes	N/A	0.36 acres	N/A	Managed by Parish Council and allotment holders		£1 Hist Cost		Community Assets
318	Allotments - Ware	Allotments		Provides green amenity space.				Allotments		£1 Hist Cost		Community Assets
	Closed Churchyard	Closed Church Yard, Holy Trinity Church Hertford Heath	2	Burial Act 1855 places statutory duty on council to maintain	N/A	N/A	N/A	Churchyard remains property of Church but Council under duty to maintain and repair the closed churchyard		£0	Not Council property	
	Closed Churchyard	Closed Church Yard, St Dunstons Church, Hunsdon	2	Burial Act 1855 places statutory duty on council to maintain	N/A	N/A	N/A	Churchyard remains property of Church but Council under duty to maintain and repair the closed churchyard		£0	Not Council property	
822	Closed Churchyard	Graveyard Froghall lane Walkern	1 & 2	Burial Act 1855 places statutory duty on council to maintain	N/A	0.09 acres	N/A	Duty to maintain and repair churchyard including safety of monuments		£1 Hist Cost		Community Assets
572	Commercial Property	Land at Copperbeach Villiers, The Thorley Centre, Bishop's Stortford	3	Held for strategic reasons to influence development of Thorley	N/A	0.24 acres	N/A	Land for local shopping and children's nursery. Good investment performing well		£142,500	EUV	Other Land & Buildings
199	Commercial Property	Land, Warehams Lane, Hertford - industrial land	3	Potentially surplus viability tested periodically	N/A	0.35 acres	N/A	Industrial storage land. Good investment currently performing well	£26,000	£380,000	EUV	Other Land & Buildings
188	Commercial Property	Land at The Golden Griffin, Hertford	3	Potentially surplus - possible marriage value scenario in future	N/A	0.6 acres	N/A	Ground lease for public house. Very secure low rent tied into long lease	£275	£5,200	EUV	Other Land & Buildings
221	Commercial Property	Doctors Surgery, Bell Street, Sawbridgeworth	3	Part of larger ownership	N/A	0.23 acres	N/A	Land for doctors surgery. Good investment currently performing well but under review for possible expansion of premises	£8,370	£159,000	EUV	Other Land & Buildings
260	Commercial Property	Church St Car Park, Ware	3	Strategic value	N/A	0.8 acres	N/A	Shoppers car park. Good investment performing well		£747,300	EUV	Other Land & Buildings
509	Commercial Property	Warrenwood Industrial Estate, Stapleford - 7 plots of industrial land	3	Potentially surplus viability tested periodically	N/A	4.2 acres	N/A	Industrial estate divided into 7 ground leases. Good investment currently performing well	£81,000	£1,768,900	EUV	Other Land & Buildings
25	Commercial Property	39 - 51 Elizabeth Road, Bishop's Stortford	1 & 3	Provision of local services	Poor	0.45 acres	660 sqm	Parade of 7 shops & 3 flats above. Planning application submitted for 9 flats, 1 town house to and shops to re place current building. Was not possible to remodel and extend current building as foundations too shallow.	£45,050	£625,000	EUV	Other Land & Buildings
204	Commercial Property	17 - 19 Crouchfield, Hertford	1 & 3	Provision of local services	Satisfactory	0.18 acres	340 sqm	(to 2 shops and 2 flats above. Reasonable investment currently performing well.	£14,400	£153,300	EUV	Other Land & Buildings
206	Commercial Property	2 - 34 Fleming Crescent, Hertford	1 & 3	Provision of local services	Good	0.31 acres	575 sqm	(to Good parade of 8 shops, community office, 1 flat and stores performing well and providing good service	£90,300	£1,169,500	EUV	Other Land & Buildings
207	Commercial Property	1 - 5 Birdie Way, Hertford	1 & 3	Provision of local services	Satisfactory	0.06 acres	460 sqm	(to 1 shop and 2 flats above. Reasonable investment periodic review	£12,500	£213,800	EUV	Other Land & Buildings
299	Commercial Property	111 - 125 Cromwell Road, Ware	1 & 3	Provision of local services	Satisfactory	0.19 acres	372 sqm	(to Parade of 3 shops one shop marginal kept on periodic review.	£15,712	£197,200	EUV	Other Land & Buildings
416	Commercial Property	19 Birch Green	1 & 3	Provision of local services	Satisfactory	0.04 acres	75 sqm	Shop within housing block. Marginal investment will be reviewed when leases terminates	£3,500	£37,800	EUV	Other Land & Buildings
558	Commercial Property	21 Bullfields, Sawbridgeworth	1 & 3	Provision of local services	Satisfactory	0.07 acres	88 sqm	Shop, flat and garage. SOLD subject to contract to current tenant	£12,500	£148,400	EUV	Other Land & Buildings
99	Commercial Property	Vale House, Hertford	1 & 3	Supports health and wellbeing objective.	Currently being refurbished	0.32 acres	530 sqm	New lease granted Jan 2015 for addiction centre	£30,000	£259,100	EUV	Other Land & Buildings

Asset Ref	Asset Classification	Asset Description	SEED Priority	Reason for holding	State	Site area	GIA	Comments	Income	Valuation	Val Basis	Balance Sheet
608	Commercial Property	Stable Block (Courtyard Arts), Port Vale, Hertford	1 & 3	Supported service	Good	0.05 acres	155 sqm	Arts Centre and venue. Lease under discussion with Tenant	£5,000	£75,900 EUV		Other Land & Buildings
186	Commercial Property	Pinders Lodge, Hartham Common, Hertford	1 & 3	Part of larger ownership	Good	0.18 acres	200 sqm	Children's nursery adj to larger ownership. Good investment currently performing well	£50,000	£599,900 EUV		Other Land & Buildings
196	Commercial Property	Maidenhead Yard, Hertford	1 & 3	Strategic value	N/A	0.18 acres	N/A	Let on long ground lease for private parking in conjunction with new development	£11,400	£154,700 EUV		Other Land & Buildings
245	Commercial Property	1 The Maltings, New Road, Ware (Southern Maltings)	1 & 3	Residue of larger ownership	Fair	0.38 acres	620 sqm	Former maltings which is let to a community group as an arts centre. Community Group cannot meet lease and loan repayments. Deferral of lease for 1 year but prospect of lease payments being met is low. Requires review	£35,000	£251,700 EUV		Other Land & Buildings
585	Community Lettings	Land for Scout Hut, Heathrow, Bishop's Stortford	1 & 2	Residue of ownership provides community facility	N/A	0.3 acres	N/A	Community facility on ground lease		£470 EUV		Other Land & Buildings
21	Community Lettings	Scout building, Thorley Lane, Bishop's Stortford	1 & 2	Currently providing community facility due for review at end of lease in 2015	Satisfactory	0.25 acres	N/A	Community facility to be reviewed towards end of lease (2016) to fulfil potential	£275	£150,000 EUV		Other Land & Buildings
568	Community Lettings	ATC Hut, Waytemore Road, Bishop's Stortford	1 & 2	Residue of ownership provides community facility	N/A	0.11 acres	N/A	Community facility on ground lease	£150	£2,947 EUV		Other Land & Buildings
40	Community Lettings	Parsonage Community Hall Parsonage Lane, Bishop's Stortford	1 & 2	Community facility within open space	N/A	0.31 acres	N/A	Community facility on long ground lease on open space		£1 Hist Cost		Community Assets
572	Community Lettings	Thorley Manor Residents Ass, Friedberg Avenue, Bishop's Stortford	1 & 2	Community facility adj open space	N/A	0.90 acres	N/A	Community facility on long ground lease adj to open space	£9,000	£1 Hist Cost		Community Assets
570	Community Lettings	Bishop's Stortford Community Football Club, Friedberg Avenue, Thorley	1 & 2	Community facility within open space	Satisfactory	5.4 acres (cl 140 sqm)		Football changing rooms with shared use of open space for pitches.		£1 Hist Cost		Community Assets
182	Community Lettings	Bowling Green & Pavilion, Pegs Lane, Hertford	1 & 2	Part of larger ownership providing community facility	Good	0.4 acres	120 sqm	Club facility with public use reserved adj to Wallfields Council offices - Lease extended until 2017	£1,450	£89,140 Hist Cost		Community Assets
97	Community Lettings	Sele Farm Bowling Club, Hartham Common, Hertford	1 & 2	Community facility within open space	Good	0.6 acres (cl 50 sqm)		Small club building on public open space - under review	£50	£1 Hist Cost		Community Assets
97	Community Lettings	Tennis Club, Hartham Common, Hertford	1 & 2	Community facility within open space	Satisfactory	0.9 acres	45 sqm	Club facility on public open space	£500	£1 Hist Cost		Community Assets
97	Community Lettings	Canoe Club, Hartham Common Hertford	1 & 2	Community facility within open space	Satisfactory	0.04 acres	100 sqm	Club facility on public open space	£575	£1 Hist Cost		Community Assets
202	Community Lettings	Land for Scout Hut, Watermill Lane, Hertford	1 & 2	Community facility adj to open space	N/A	0.25 acres	N/A	Community facility adj. to public open space - site under review	£2,000	£1 Hist Cost		Community Assets
792	Community Lettings	Scouts at Keynton Court, Hertford	1 & 2	Residue of ownership provides community facility	N/A	0.17 acres	N/A	Community facility in housing estate - asset recently reviewed new lease to be granted.	£700	£1 Hist Cost		Community Assets
894	Community Lettings	WRVS, Baker Street, Hertford	1 & 2	Residue of ownership provides community facility	N/A	0.4 acres	N/A	Long ground lease for community service	£110	£1 Hist Cost		Community Assets
893	Community Lettings	Red Cross, Baker Street, Hertford	1 & 2	Residue of ownership provides community facility	N/A	0.13 acres	N/A	Long ground lease for community service	£350	£1 Hist Cost		Community Assets
208	Community Lettings	Hertford Football Club, West Street, Hertford	1 & 2	Community facility adj public amenity area	N/A	7.5 acres	N/A	Long ground lease granted 2014 for football and ancillary use	£400	£17,500 Hist Cost		Community Assets
349	Community Lettings	Bowling Club, Brookfield, Aston	1 & 2	Residue of ownership provides community facility	N/A	0.32 acres	N/A	Community use on ground lease		£14,249 Hist Cost		Community Assets
504	Community Lettings	Open space r/o High Street, Stanstead Abbots	1 & 2	Residue of ownership provides community facility	N/A	0.80 acres	N/A	Leased to Parish council as play and recreation area		£800 Hist Cost		Community Assets
864	Community Lettings	Scout and TA Huts, Broadmeads Ware	1 & 2	Residue of ownership provides community facility	N/A	0.7 acres	N/A	Community facilities under review to rationalise use of site	£2,700	£61,705 Hist Cost		Community Assets
314	Community Lettings	Scout hut Lower Bourne Gardens, Ware	1 & 2	Community facility adj to open space	N/A	0.3 acres	N/A	Community facility site adjacent to public open space	£200	£2,001 Hist Cost		Community Assets
309	Community Lettings	Bowling pavilion, The Priory, Ware	1 & 2	Community facility	Good	1.82 acres	100 sqm	Club facility with public use reserved	£2,500	£129,963 Hist Cost		Community Assets

Asset ID	Asset Classification	Asset Description	SEED Priority	Reason for holding	State	Site area	GIA	Comments	Income	Valuation	Val Basis	Balance Sheet
252	Community Lettings	82 Park Road, Ware	1 & 2	Acquired after rationalising nearby ownerships to accommodate community facility	Good	0.14 acres	147 sqm	Community facility leased to Orchard Pre-School	£4,000	£9,500	Hist Cost	Community Assets
916	Community Lettings	Land for Scout Building, Reedings Way, Sawbridgeworth	1 & 2	Residue of ownership provides community facility	N/A	0.45 acres	N/A	New ground lease for provision of scout building	£400	£4,000	Hist Cost	Community Assets
541	Community Lettings	Land at Kingham Road, Babbs Green	1 & 2	Residue of ownership provides community facility	N/A	9 acres	N/A	Due to be leased to Parish Council as Play area		£10	Hist Cost	Community Assets
439	Community Lettings	Land at Tanners Way, Hunsdon	1 & 2	Residue of ownership provides community facility	N/A	2.2 acres	N/A	Leased to Parish council as play and recreation area	£50	£1	Hist Cost	Community Assets
	Community Lettings	Land for Scout Building, Mount Pleasant, Hertford Heath	1 & 2	Community facility adjacent to amenity woodland	N/A	0.46 acres	N/A	Lease to scout group	£200	£1	Hist Cost	Community Assets
824	Community Lettings	Land off Munden Road, Dane End		Residue of ownership provides community facility				Leased to Great Munden Memorial Hall	£75	£1	Hist Cost	Community Assets
176	Cultural and Community Facilities	Hertford Theatre, The Wash, Hertford	1,2 & 3	Provides leisure, community and cultural facilities	Good	0.6 acres		Undergoing reconstruction - value shown is land plus retained main building structure		£1,840,900	DRC	Other Land & Buildings
879	Cultural and Community Facilities	Havers Community Centre, Waytemore Road, Bishop's Stortford	1,2 & 3	Provides community facilities	Good	0.35 acres	280 sqm	Community hall within housing estate leased to Town Council led Community Trust		£890,445	DRC	Other Land & Buildings
310	Cultural and Community Facilities	Drill hall, Amwell End, Ware	1,2 & 3	Provides community facilities	Good	0.27 acres	900 sqm	Function hall within town centre leased to Community Trust		£991,850	DRC	Other Land & Buildings
100	Cultural and Community Facilities	Pinehurst Community Centre, Birdie Way, Hertford	1,2 & 3	Provides community facilities	Good	0.04 acres	128 sqm	Community hall to be reviewed as part of larger ownership		£340,748	DRC	Other Land & Buildings
839	Cultural and Community Facilities	St.Michaels Mead Community Centre, Bishop's Stortford	1,2 & 3	Provides community facilities	Good	0.24 acres	400 sqm	Community hall leased to Town Council led Community Trust		£1,269,820	DRC	Other Land & Buildings
177	Cultural and Community Facilities	Hornsmill Community Centre, Cecil Road, Hertford	1,2 & 3	Provides community facilities	Good	0.1 acres	190 sqm	Community hall leased to residents association		£598,637	DRC	Other Land & Buildings
660	Cultural and Community Facilities	Sele Farm Community Centre, Hertford	1,2 & 3	Provides community facilities	Good	0.6 acres	210 sqm	Community hall leased to trustees		£915,553	DRC	Other Land & Buildings
	Heritage Assets	Chainsaw sculpture Pishiobury Park Sawbridgeworth	1,2 & 3	Heritage				Held in trust for future generations		£5,000	Hist Cost	Heritage Assets
	Heritage Assets	Castle walls Hertford	1,2 & 3	Heritage				Held in trust for future generations		£1	Hist Cost	Heritage Assets
	Heritage Assets	Church remains Hertford	1,2 & 3	Heritage				Held in trust for future generations		£1	Hist Cost	Heritage Assets
	Heritage Assets	Community land B/S Obelisk	1,2 & 3	Heritage				Held in trust for future generations		£1	Hist Cost	Heritage Assets
	Heritage Assets	Evolution sculpture at Hartham Common	1,2 & 3	Heritage				Held in trust for future generations		£9,000	Hist Cost	Heritage Assets
918	Hostels & Temporary Accomodation	Cedar Cottage, Thele Avenue, Stanstead Abbots	1 & 2	Provides temporary housing for vulnerable	Good	0.6 acres	45 sqm	House used as additional hostel accommodation		£898,100	DRC	Other Land & Buildings
	Hostels & Temporary Accomodation	Rectory Hall	1 & 2	Provides temporary housing	Good			Large house converted to provide self contained flats for homelessness provision needs		£1,162,300	DRC	Other Land & Buildings
571	Hostels & Temporary Accomodation	Hillcrest Hostel, Spellbrook	1 & 2	Provides temporary housing for vulnerable	Good	1.15 acres	500 sqm	Large house converted to provide self contained flats for homelessness provision needs		£910,500	DRC	Other Land & Buildings
	Hostels & Temporary Accomodation	Queens Road, Ware	1 & 2	Provides temporary housing	Poor			Currently property is stripped back to superstructure pending conversion to 2 self contained flats		£365,917	DRC	Other Land & Buildings
573	Housing GF	Bungalow, Castle Gardens, Bishop's Stortford	1 & 3	Part of larger ownership former employee accommodation	Good	0.16 acres	90 sqm	Bungalow secure residential tenancy rents reviewed annually in line with housing association rents		£79,100	EUV-SH	Other Land & Buildings
611	Housing GF	6 Water Lane, Hertford Castle and Waterlane House	1 & 3	Adj Castle grounds - former employee accommodation and residue of operational asset.	Good	0.06 acres	255 sqm	Managed by Millstream Ltd on behalf of the council	£12,000	£205,800	FV	Surplus Assets

Asset Ref	Asset Classification	Asset Description	SEED Priority	Reason for holding	State	Site area	GIA	Comments	Income	Valuation	Val Basis	Balance Sheet
35	Investment Property	Jackson Square, Bishop's Stortford - shoppers multi-storey car park	3	Income and capital appreciation	Good	4 acres	N/A	Covered shopping centre. Good investment currently performing well. Rent shown is the ground rent as the council owns the freehold	£200,000	£3,333,300	FV	Investment Properties
22	Investment Property	Land for Shoppers Car Park Old River Lane	3	Revenue Income	Good	1.06 acres	N/A	Good investment acquired as part of Old River Lane Site. Discussions under way with Tenant to consider future options	£148,300	£2,966,000	FV	Investment Properties
928	Investment Property	Charrington's House, the Causeway, Bishop's Stortford		Provide revenue income for Council and part of larger land use in Town Centre	Poor	0.7 acres	3,700 sqm	Offices have been largely vacated ready for handover as part of land assembly. Key elements of the building need replacing including water pipes, lifts (machinery as well as cars)	£360,000	£1,115,600	FV	Investment Properties
	Investment Property	14 - 16 Water Lane (Previously known as the Lemon Tree)		Land Assembly Old River Lane. Let as restaurant	Fair			Defaulted on lease payments, repossession and money order being sort from court.	£35,000	£350,000	FV	Investment Properties
	Investment Property	The Meeting Hall, Water Lane, Bishop's Stortford		Land Assembly Old River Lane. Let as restaurant	Fair			Former URC Church Hall		£251,400	FV	Investment Properties
	Investment Property	Rapier House, 4-6 Crane Mead Business Park		Held for income purposes	Good			Purchased by Financial Sustainability Committee	£115,000	£1,150,000	FV	Investment Properties
311	Investment Property	Meade House, High Street, Ware	1 & 3	Strategic value - Residue of larger ownership	Good	0.04 acres	200 sqm	Office accommodation within larger ownership. Good investment working with partners to provide services				Investment Properties
929	Leased depot, offices and waste transfer station	Buntingford Waste Transfer Station and Depot for Refuse, Recycling, Street Cleansing, Grounds Maintenance and Car Parking contractors	2 & 3	Administrative offices for joint waste client team and operating base for contracted out services	Good	2.6 acres	3,300sqm	Buntingford is leased and not owned by the council. Administrative offices for joint waste client team.		£121,890	Cost	Intangible Assets
928	Offices	Ground Floor South, Charringtons House, The Causeway, Bishop's Stortford	1,2 & 3	Customer Service Centre	Poor	N/A	430 sqm	Customer Service Centre for Bishop's Stortford which will be relocated to Bishop's Stortford Town Council offices. Part of a larger freehold investment property which is being decommissioned prior to hand over for Old River Lane redevelopment.		£771,000	EUV	Other Land & Buildings
178	Offices	Wallfields Pegs Lane, Hertford	1,2 & 3	Main administrative offices and customer service centre	Satisfactory	4.3 acres	2,800 sqm	Minor refurbishment as principal office base in 2011 and minor refurbishment of first floor old building in 2022 to provide meeting rooms		£3,050,000	EUV	Other Land & Buildings
23	Parks & Open Spaces - Bishop's Stortford	Thorley Wedge Public Open Space and Playground, off Lower Park Crescent/Norfolk Way/Kent Crescent	1 & 2	Provide green open spaces for recreational, educational and amenity purposes	N/A	16 acres	N/A	Large public open space; includes playgrounds which runs through residential areas. Managed on Grounds Maintenance Contract		£29,950	Hist Cost	Community Assets
26	Parks & Open Spaces - Bishop's Stortford	Rye Street Rear Gardens		Provide green open spaces for recreational, educational and amenity purposes						£300	Hist Cost	Community Assets
28	Parks & Open Spaces - Bishop's Stortford	Public Open Space and amenity land, Town Meads		Provide green open spaces for recreational and amenity purposes				Informal amenity land between Castle Gardens and Grange Paddocks (incl former town tip).		£940	Hist Cost	Community Assets
29	Parks & Open Spaces - Bishop's Stortford	Public Open Space and amenity land, Town Meads	1 & 2	Provide green open spaces for recreational and amenity purposes	N/A	17 acres	N/A	Informal amenity land between Castle Gardens and Grange Paddocks (incl former town tip).		£200	Hist Cost	Community Assets
30	Parks & Open Spaces - Bishop's Stortford	Formal Park, Castle Gardens, Bishop's Stortford	1 & 2	Provide green open spaces for recreational, educational and amenity purposes	N/A	5.3 acres	N/A	Formal landscaped gardens which includes Grade I listed site of Waytemore Castle and tennis courts.		£281,141	Hist Cost	Community Assets
31	Parks & Open Spaces - Bishop's Stortford	Public Open Space, Cannons Mill Lane	1 & 2	Provide green open spaces for recreational and amenity purposes	N/A	4 acres	N/A	Large informal open space and meadowland. Managed on Grounds Maintenance Contract		£1	Hist Cost	Community Assets
834	Parks & Open Spaces - Bishop's Stortford	Land in Parsonage Lane,	1 & 2	Provide green open spaces for recreational and amenity purposes	N/A	3.65 acres	N/A	Public open space and play area. Managed on Grounds Maintenance Contract		£69,501	Hist Cost	Community Assets
44	Parks & Open Spaces - Bishop's Stortford	Recreation Ground, Cricketfield Lane	1 & 2	Provide green open spaces for recreational and amenity purposes	N/A	2.2 acres	N/A	Recreation and play area. Managed on Grounds Maintenance Contract		£1	Hist Cost	Community Assets
45	Parks & Open Spaces - Bishop's Stortford	Open Green, Mary Park Gardens	1 & 2	Provide green open spaces for recreational, educational and amenity purposes	N/A	0.7 acres	N/A	Open amenity space. Managed on Grounds Maintenance Contract		£1,600	Hist Cost	Community Assets
46	Parks & Open Spaces - Bishop's Stortford	Open space adj Park Avenue	1 & 2	Provide green open spaces for recreational and amenity purposes	N/A	2.14 acres	N/A	A large ribbon of public open space running through residential areas. Managed on Woodland Management Programme		£1	Hist Cost	Community Assets
49	Parks & Open Spaces - Bishop's Stortford	Land at Cannons Mill Lane/Rye Street	1 & 2	Preserve amenity land used for seasonal grazing	N/A	19 acres	N/A	Informal area managed as conservation area with seasonal grazing to help maintenance		£20,000	Hist Cost	Community Assets
50	Parks & Open Spaces - Bishop's Stortford	Land of Jarvis Road	1 & 2	Provide green open spaces for recreational and amenity purposes	N/A	0.6 acres	N/A	Play area. Managed on Grounds Maintenance Contract		£9,000	Hist Cost	Community Assets
560	Parks & Open Spaces - Bishop's Stortford	Open Space The Firs, Scott Road	1 & 2	Provide green open spaces for recreational and amenity purposes	N/A	3.2 acres	N/A	Woodland belt with footpath access. Managed on Grounds Maintenance Contract. Land on both sides of Scott Road		£2,947	Hist Cost	Community Assets
743	Parks & Open Spaces - Bishop's Stortford	Amenity Land Ward Crescent	1 & 2	Provides green amenity space	N/A	0.8 acres	N/A	Public open space. Managed on Grounds Maintenance Contract		£1	Hist Cost	Community Assets

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745	Parks & Open Spaces - Bishop's Stortford	Amenity Land adj 2 - 12 Elizabeth Road	1 & 2	Provides open green amenity space fronting houses	N/A	0.3 acres	N/A	Amenity land in housing estate. Managed on Grounds Maintenance Contract		£1	Hist Cost	Community Assets
747	Parks & Open Spaces - Bishop's Stortford	Land r/o 61 Northolt Avenue	1 & 2	Provide green open spaces for recreational and amenity purposes	N/A	0.26 acres	N/A	Wooded area managed on Woodland Management Programme		£1	Hist Cost	Community Assets
748	Parks & Open Spaces - Bishop's Stortford	Land r/o 179 - 185 Northolt Avenue	1 & 2	Provide green open spaces for recreational and amenity purposes	N/A	1.8 acres	N/A	Public open space and play area. Managed on Grounds Maintenance Contract		£1	Hist Cost	Community Assets
749	Parks & Open Spaces - Bishop's Stortford	Land at Dimsdale Crescent	1 & 2	Provide green open spaces for recreational and amenity purposes	N/A	0.96 acres	N/A	Open Green. Managed on Grounds Maintenance Contract		£1	Hist Cost	Community Assets
751	Parks & Open Spaces - Bishop's Stortford	Land at Burley Road	1 & 2	Provide green open spaces for recreational and amenity purposes	N/A	0.68 acres	N/A	Recreation Ground. Managed on Grounds Maintenance Contract		£1	Hist Cost	Community Assets
830	Parks & Open Spaces - Bishop's Stortford	Landscape Belt , Cricket Field lane	1 & 2	Provide green open for amenity purposes	N/A	0.5 acres	N/A	Landscape belt. Managed on Grounds Maintenance Contract		£1	Hist Cost	Community Assets
831	Parks & Open Spaces - Bishop's Stortford	Open space junction of Elizabeth Road and Norfolk Way	1 & 2	Provides amenity land in front of shop parade	N/A	0.16 acres	N/A	Grassed area and shrub beds managed on Grounds Maintenance Contract		£1	Hist Cost	Community Assets
835	Parks & Open Spaces - Bishop's Stortford	Amenity land Plaw Hatch Close	1 & 2	Provides amenity strip on edge of housing	N/A	0.1 acres	N/A	Grassed verge managed on Grounds Maintenance Contract		£1	Hist Cost	Community Assets
836	Parks & Open Spaces - Bishop's Stortford	Play Area Cannons Close	1 & 2	Provides green open space for recreational and amenity purposes	N/A	3.5 acres	N/A	Public open space and playground. Managed on Grounds Maintenance Contract		£1	Hist Cost	Community Assets
841	Parks & Open Spaces - Bishop's Stortford	Southern Country Park, St James Way	1 & 2	Provides green open space for recreational, educational and amenity purposes	N/A	55 acres	N/A	Areas of formal and informal recreation. Provides open space, play areas, balancing pond and picnic areas. Managed on Grounds Maintenance Contract and using seasonal grazing.		£110,038	Hist Cost	Community Assets
898	Parks & Open Spaces - Bishop's Stortford	Northern Parkland, Oriole Way,	1 & 2	Provides green open space for recreational and amenity purposes	N/A	27 acres	N/A	Open space providing informal recreation. Managed under grounds maintenance contract				
886	Parks & Open Spaces - Bishop's Stortford	Open Space, Bishop's Park, Burghley Avenue	1 & 2	Provides open space for recreational and amenity purposes	N/A	14 acres	N/A	Open space providing informal recreation. Managed on grounds maintenance contract				
842	Parks & Open Spaces - Bishop's Stortford	Amenity Land Windhill	1 & 2	Provide amenity land	N/A	0.06 acres	N/A	Small amenity verge. Managed on Grounds Maintenance Contract		£1	Hist Cost	Community Assets
844	Parks & Open Spaces - Bishop's Stortford	Amenity land, Yeoman's close, Thorley ,	1 & 2	Provide land for amenity purposes	N/A	0.03 acres	N/A	Licensed and maintained by resident		£1	Hist Cost	Community Assets
846	Parks & Open Spaces - Bishop's Stortford	Land corner of Lindsey Road	1 & 2	Unused area of land with restricted access	N/A	0.03 acres	N/A	Not on contract but maintained when required		£1	Hist Cost	Community Assets
848	Parks & Open Spaces - Bishop's Stortford	Open Space The Ridings	1 & 2	Provide green open spaces for recreational and amenity purposes	N/A	1.25 acres	N/A	Informal open space managed on grounds maintenance contract		£1	Hist Cost	Community Assets
838	Parks & Open Spaces - Bishop's Stortford	Amenity Land Stansted Road	1 & 2	Provides land for amenity purposes at road junction	N/A	0.3 acres	N/A	Grassed area managed on Grounds Maintenance Contract		£1	Hist Cost	Community Assets
875	Parks & Open Spaces - Bishop's Stortford	Open space, Rhodes Avenue	1 & 2	Provides open space for recreational and amenity purposes	N/A	0.25 acres	N/A	Play area. Managed on Grounds Maintenance Contract				
914	Parks & Open Spaces - Bishop's Stortford	Amenity Land, Mill Street,	1 & 2	Provide land for amenity purposes	N/A	0.05 acres	N/A	Small wooded area fronting housing. Maintained on Woodland Management Programme		£1	Hist Cost	Community Assets
915	Parks & Open Spaces - Bishop's Stortford	Amenity Land Anchor Street/John Dyde Close	1 & 2	Amenity land adj to River	N/A	0.14 acres	N/A	Small area of amenity land on Grounds Maintenance Contract		£1	Hist Cost	Community Assets
17	Parks & Open Spaces - Buntingford	Formal Gardens, Layston Gardens	1 & 2	Provide green open spaces for recreational, educational and amenity purposes		1.6 acres	N/A	Formal Gardens. Managed by Town Council		£30,000	Hist Cost	Community Assets
854	Parks & Open Spaces - Hertford	Hertford Castle Gardens, Castle Street	1 & 2	Provide green open spaces for recreational, educational and amenity purposes	N/A	3.6 acres	N/A	Formal gardens and playground adj to The Castle. Managed on Grounds Maintenance Contract				
96	Parks & Open Spaces - Hertford	The Pines Woodland rear of Burleigh Road,	1 & 2	Provides woodland walks for recreational, educational and amenity purposes	N/A	2.44 acres	N/A	Woodland where improvements have been made as part of a joint project with Hertfordshire Groundwork and Herts County Council to improve public access.		£1,065	Hist Cost	Community Assets
97	Parks & Open Spaces - Hertford	Hartham Common	1 & 2	Provide green open spaces for recreational, educational and amenity purposes	N/A	32 acres	N/A	Hertford's premier park which provides formal and informal recreation and forms part of a network of river walks, footpaths and cycleways. Managed on Grounds Maintenance Contract.		£625,951	Hist Cost	Community Assets

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561	Parks & Open Spaces - Hertford	The Warren and Hartham Meadow	1 & 2	Provide green open space for amenity and recreation purposes	N/A	23 acres	N/A	Woodland belt north of Hartham Common and River Beane which is maintained on Woodland Management Programme. Hartham Meadow adj to church which is seasonally grazed and managed as a wildlife habitat and woodland pasture.		£20,000	Hist Cost	Community Assets
181	Parks & Open Spaces - Hertford	Land at Sacombe Road	1 & 2	Provide green open space for amenity purposes	N/A	3.4 acres	N/A	Public open space and play area. Managed on Grounds Maintenance Contract		£32,500	Hist Cost	Community Assets
183	Parks & Open Spaces - Hertford	Open Space, The Knoll	1 & 2	Provide green open spaces for recreational and amenity purposes	N/A	1.8 acres	N/A	Public open space with scheduled ancient monument. Managed on Grounds Maintenance Contract		£1	Hist Cost	Community Assets
185	Parks & Open Spaces - Hertford	Playground at Bentley Road	1 & 2	Provide green open space for recreational and amenity purposes	N/A	0.5 acres	N/A	Playground and recreation areas. Managed on Grounds Maintenance Contract		£2,065	Hist Cost	Community Assets
187	Parks & Open Spaces - Hertford	Land adj River Mimram, Willowmead	1 & 2	Provide green open spaces for recreational, educational and amenity purposes	N/A	3.8 acres	N/A	Leased to Herts and Essex Wildlife Trust as nature reserve.		£1	Hist Cost	Community Assets
192	Parks & Open Spaces - Hertford	Land at Kingsmead, Mead Lane	1 & 2	Provide green open spaces for recreational, educational and amenity purposes	N/A	45 acres	N/A	Public open space and football pitches adj to Hartham Common managed on Grounds Maintenance Contract. Area beyond used for seasonal grazing and held under agricultural tenancy.	£345	£2,320	Hist Cost	Community Assets
201	Parks & Open Spaces - Hertford	Open space west side of Cecil Road	1 & 2	Provide green open space for recreational and amenity purposes	N/A	2.5 acres	N/A	Public open space with play and recreation areas. Managed on Grounds Maintenance Contract		£4,000	Hist Cost	Community Assets
202	Parks & Open Spaces - Hertford	Land at Watermill Lane North	1 & 2	Provide green open spaces for recreational and amenity purposes	N/A	3.3 acres	N/A	Public open space, play area and woodland. Managed on Grounds Maintenance Contract		£1	Hist Cost	Community Assets
655	Parks & Open Spaces - Hertford	Open space at The Ridgeway	1 & 2	Provide green open spaces for recreational and amenity purposes	N/A	1.9 acres	N/A	Public open space and multi-use play area. Managed on Grounds Maintenance Contract		£1	Hist Cost	Community Assets
777	Parks & Open Spaces - Hertford	Amenity Land, Revels Close	1 & 2	Provide green open spaces for recreational and amenity purposes	N/A	0.15 acres	N/A	Amenity land in housing estate. Managed on Grounds Maintenance Contract		£1	Hist Cost	Community Assets
778	Parks & Open Spaces - Hertford	Playground Burleigh Road	1 & 2	Provide green open spaces for recreational purposes	N/A	0.13 acres	N/A	Playground managed on Grounds Maintenance Contract		£1	Hist Cost	Community Assets
781	Parks & Open Spaces - Hertford	Landscape Belt, Links Avenue	1 & 2	Provide green open space for amenity purposes	N/A	1.16 acres	N/A	Amenity area on edge of housing area. Managed on Grounds Maintenance Contract		£1	Hist Cost	Community Assets
784	Parks & Open Spaces - Hertford	Amenity Land Campfield Road	1 & 2	Provide green open spaces for recreational and amenity purposes	N/A	0.95 acres	N/A	Open space and amenity land managed on Grounds Maintenance Contract		£1	Hist Cost	Community Assets
787	Parks & Open Spaces - Hertford	Land east side Cecil Road	1 & 2	Provide green open spaces for recreational and amenity purposes	N/A	2 acres	N/A	Strip of amenity land runs end of Cecil to rear of community centre. Managed on Grounds Maintenance Contract		£1	Hist Cost	Community Assets
790	Parks & Open Spaces - Hertford	Amenity Land 1-7 Hutton Close	1 & 2	Provides green open space for amenity purposes	N/A	0.3 acres	N/A	Amenity green managed on Grounds Maintenance Contract		£1	Hist Cost	Community Assets
791	Parks & Open Spaces - Hertford	Amenity Land 9-15 Hutton Close	1 & 2	Provides green open space for amenity purposes	N/A	0.3 acres	N/A	Amenity green managed on Grounds Maintenance Contract		£1	Hist Cost	Community Assets
779	Parks & Open Spaces - Hertford	Play area adj Divot Place, Pinehurst	1 & 2	Provide green open spaces for recreational and amenity purposes	N/A	0.17 acres	N/A	Play area managed on Grounds Maintenance Contract		£79,211	Hist Cost	Community Assets
783	Parks & Open Spaces - Hertford	Play area adj 57 Hamels Drive	1 & 2	Provide green open spaces for recreational and amenity purposes	N/A	0.23 acres	N/A	Play area managed on Grounds Maintenance Contract		£1	Hist Cost	Community Assets
816	Parks & Open Spaces - Hertford	Land at Cherry Tree Green	1 & 2	Provides green open space for amenity purposes	N/A	0.6 acres	N/A	Amenity green managed on Grounds Maintenance Contract		£1	Hist Cost	Community Assets
817	Parks & Open Spaces - Hertford	Amenity Land, Windsor drive	1 & 2	Provides green open space for amenity purposes	N/A	0.66 acres	N/A	Amenity land managed on Grounds Maintenance Contract		£1	Hist Cost	Community Assets
818	Parks & Open Spaces - Hertford	Land adj 16 Welwyn Road	1 & 2	Amenity land	N/A	0.02 acres	N/A	Small area of land maintained as required		£1	Hist Cost	Community Assets
819	Parks & Open Spaces - Hertford	Land adj to 5 Lawrence Close	1 & 2	Provides green open space for amenity and recreational purposes	N/A	0.58 acres	N/A	Play area managed on Grounds Maintenance Contract		£1	Hist Cost	Community Assets
855	Parks & Open Spaces - Hertford	Land at Farm Close	1 & 2	Provide green open spaces for recreational, educational and amenity purposes	N/A	5.3 acres	N/A	Large area of informal recreation and woodland. Managed on Grounds Maintenance Contract				
856	Parks & Open Spaces - Hertford	Land at The Folly	1 & 2	Provide green open spaces for recreational and amenity purposes	N/A	0.12 acres	N/A	Area of open space adj to River Lea managed on grounds maintenance contract		£1	Hist Cost	Community Assets

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857	Parks & Open Spaces - Hertford	Land at Corner of Hertingfordbury Rd	1 & 2	Provides land for amenity purposes	N/A	0.04 acres	N/A	Area of green verge managed on grounds maintenance contract			£1 Hist Cost	Community Assets
861	Parks & Open Spaces - Hertford	Land adj 16 Tower Street	1 & 2	Provides green open spaces for amenity purposes	N/A	0.03 acres	N/A	Not on contract but maintained when required			£1 Hist Cost	Community Assets
872	Parks & Open Spaces - Hertford	Landscape belt adj to Welwyn Road	1 & 2	Provides green open spaces for amenity purposes	N/A	0.4 acres	N/A	Amenity land maintained on grounds maintenance contract				
820	Parks & Open Spaces - Hertford	Land adj. 29 Lawrence Close	1 & 2	Residue of ownership	N/A	0.17 acres	N/A	Area of unused land future use to be reviewed				
821	Parks & Open Spaces - Hertford	Foxholes Woodland	1 & 2	Provides areas of woodland, recreation and amenity areas around housing area	N/A	20 acres	N/A	Area of woodland managed on Woodland Management Programme.			£1 Hist Cost	Community Assets
889	Parks & Open Spaces - Hertford	Land at Millmead Way	1 & 2	Provides areas of woodland, recreation and amenity areas around housing area	N/A	6 acres	N/A	Area of open space, woodland and play areas managed on Grounds Maintenance Contract				
815	Parks & Open Spaces - Hertford	Land off Bramfield Road	1 & 2	Residue of ownership which provides a landscape belt on edge of housing area	N/A	0.5 acres	N/A	Grass verge split into 2 strips managed on Grounds Maintenance Contract			£1 Hist Cost	Community Assets
	Parks & Open Spaces - Hertford	Playground, Brookside	1 & 2	Provides recreation area	N/A	0.7 acres	N/A	Playarea leased from Herts County Council maintained on Grounds Maintenance Contract			LEASED	LEASED
	Parks & Open Spaces - Hertford	Playground, Iron Drive	1 & 2	Provides recreation area	N/A	0.16 acres	N/A	Playarea leased from Herts County Council maintained on Grounds Maintenance Contract			LEASED	LEASED
	Parks & Open Spaces - Hertford	Playground, Rowleys Road	1 & 2	Provides recreation area	N/A	0.6 acres	N/A	Playarea leased from Thames Water Authority maintained on Grounds Maintenance Contract			LEASED	LEASED
439	Parks & Open Spaces - Rural	Play Area, Off Tanners Way, Hunsdon	1 & 2	Provides green open space for recreational and amenity purposes	N/A	2.2 acres	N/A	Leased and managed by Parish Council	£125		£165 Hist Cost	Community Assets
	Parks & Open Spaces - Rural	Woodland, Mount Pleasant, Hertford Heath	1 & 2	Woodland belt with public access	N/A	0.41 acres	N/A	Managed as required				
450	Parks & Open Spaces - Rural	Land off London Road, Hertford Heath	1 & 2	Provides open space for recreational, educational and amenity purposes	N/A	9 acres	N/A	Two areas of adj woodland within farmland. Managed by Groundwork Herts			£500 Hist Cost	Community Assets
481	Parks & Open Spaces - Rural	Land at London Road/Spellbrook Lane East	1 & 2	Provides green amenity space	N/A	0.32 acres	N/A	Grassed area on junction of main road. Managed on Grounds Maintenance Contract			£250 Hist Cost	Community Assets
513	Parks & Open Spaces - Rural	Waterford Marsh, Vicarage Lane, Waterford	1 & 2	Provides informal recreation area and preserves wildlife habitat	N/A	27 acres	N/A	Large informal recreation area along river. Managed as part of Grounds Maintenance Contract			£1 Hist Cost	Community Assets
479	Parks & Open Spaces - Rural	Land at Ducketts Lane, Green Tye	1 & 2	Residue of ownership. Woodland area	N/A	0.7 acres	N/A	Managed on Woodland management Programme			£1 Hist Cost	Community Assets
758	Parks & Open Spaces - Rural	Amenity land adj 69 Nutcroft, Datchworth	1 & 2	Residue of ownership possible potential for development in future	N/A	0.5 acres	N/A	Grassed area managed on Grounds Maintenance Contract			£1 Hist Cost	Community Assets
759	Parks & Open Spaces - Rural	Land adj 66 - 72 Nutcroft, Datchworth	1 & 2	Residue of ownership. Provides green open space for recreational and amenity purposes	N/A	1 acre	N/A	Play ground and amenity area managed on Grounds Maintenance Contract			£1 Hist Cost	Community Assets
617	Parks & Open Spaces - Rural	Landsaped area, The Willows, Spellbrook Lane	1 & 2	Provides green open space for recreational and amenity purposes	N/A	0.24 acres	N/A	Grassed area managed on Grounds Maintenance Contract			£90,000 Hist Cost	Community Assets
765	Parks & Open Spaces - Rural	Land at Ridgeway, Little Hadham	1 & 2	Residue of ownership. Provides green open spaces for recreational and amenity purposes	N/A	0.15 acres	N/A	Managed on Grounds Maintenance Contract			£1 Hist Cost	Community Assets
767	Parks & Open Spaces - Rural	Land adj 1-5 ford Field, Little Hadham	1 & 2	Residue of ownership. Provides amenity space maybe some potential for further development	N/A	0.11 acres	N/A	Managed on Grounds Maintenance Contract			£1 Hist Cost	Community Assets
775	Parks & Open Spaces - Rural	Open space, Great Innings South, Watton at Stone	1 & 2	Provides green open space within housing area for recreational and amenity purposes	N/A	0.6 acres	N/A	Managed on Grounds Maintenance Contract			£1 Hist Cost	Community Assets
776	Parks & Open Spaces - Rural	Land off Station Road, Watton at Stone	1 & 2	Residue of ownership which provides landscape belt around housing area	N/A	0.9 acres	N/A	Managed on Grounds Maintenance Contract			£28,794 Hist Cost	Community Assets
618	Parks & Open Spaces - Rural	Little Marsh, Vicarage Lane, Waterford	1 & 2	Provides open space for recreational, and amenity purposes	N/A	0.9 acres	N/A	Village green managed on Grounds Maintenance Contract			£1 Hist Cost	Community Assets

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774	Parks & Open Spaces - Rural	Playground Gt. Innings North, Watton at Stone	1 & 2	Provides green open space for recreational and amenity purposes	N/A	0.9 acres	N/A	Play and recreation area managed on Grounds Maintenance Contract		£77,920	Hist Cost	Community Assets
804	Parks & Open Spaces - Rural	Amenity Land, Clusterbolts, Stapleford	1 & 2	Residue of ownership which provides open amenity space?	N/A	0.5 acres	N/A	Managed on Grounds Maintenance Contract		£1	Hist Cost	Community Assets
823	Parks & Open Spaces - Rural	Amenity Woodland, White Stubbs Lane, Bayford	1 & 2	Formerly cottage purchased under statutory powers	N/A	0.23 acres	N/A	Small ownership within larger woodland area. No active maintenance		£450	Hist Cost	Community Assets
755	Parks & Open Spaces - Rural	Land at Windy Rise, Dane End	1 & 2	Residue of ownership possible potential for development in future	N/A	0.23 acres	N/A	Leased by Parish Council for parking for adj hall		£1	Hist Cost	Community Assets
756	Parks & Open Spaces - Rural	Playground Gladstone Road, Dane End	1 & 2	Provides green space for recreational purposes	N/A	0.12 acres	N/A	Play area managed on Grounds Maintenance Contract		£1	Hist Cost	Community Assets
757	Parks & Open Spaces - Rural	Amenity Land Gladstone Road, Dane End	1 & 2	Residue of ownership provides green amenity space	N/A	0.08 acres	N/A	1. Amenity area managed on Grounds Maintenance Contract		£1	Hist Cost	Community Assets
796	Parks & Open Spaces - Rural	Land off Chaplefields Stanstead Abbots	1 & 2	Residue of ownership which provides green amenity space and recreational area	N/A	0.6 acres	N/A	Grassed and wooded area. Managed on Grounds Maintenance Contract		£1	Hist Cost	Community Assets
797	Parks & Open Spaces - Rural	Land adj 1 Chaplefields, Stanstead Abbots	1 & 2	Residue of ownership provides small open amenity space within housing estate.	N/A	0.04 acres	N/A	Grassed area managed on Grounds Maintenance Contract		£1	Hist Cost	Community Assets
798	Parks & Open Spaces - Rural	Landscape belt, Folly View, Stanstead Abbots	1 & 2	Residue of ownership which provides green open amenity space for recreational use	N/A	3 acres	N/A	Landscaped area and play area adj. to river managed on Grounds Maintenance Contract		£1	Hist Cost	Community Assets
799	Parks & Open Spaces - Rural	Land r/o 46-56 Gilpins Gallop, Stanstead Abbots	1 & 2	Residue of ownership which provides green open space in housing estate for recreational and amenity purposes	N/A	0.1 acres	N/A	Open green managed on Grounds Maintenance Contract		£1	Hist Cost	Community Assets
800	Parks & Open Spaces - Rural	Green Hillside Crescent, Stanstead Abbots	1 & 2	Residue of ownership which provides green open space within housing estate	N/A	0.4 acres	N/A	Open green managed on Grounds Maintenance Contract		£1	Hist Cost	Community Assets
803	Parks & Open Spaces - Rural	Land r/o New River Avenue, Stanstead Abbots	1 & 2	Residue of ownership provides 2 small amenity spaces in housing estate. May have potential for future small development.	N/A	0.16 acres	N/A	Small verge areas managed on Grounds Maintenance Contract		£1	Hist Cost	Community Assets
806	Parks & Open Spaces - Rural	Land off Ware Road, Tonwell	1 & 2	Residue of ownership provides small amenity area but may have potential as small building plot	N/A	0.08 acres	N/A	Future to be reviewed		£1	Hist Cost	Community Assets
808	Parks & Open Spaces - Rural	Land adj 16 Dellfield Wadesmill	1 & 2	Residue of ownership. Provides green open space for amenity purposes	N/A	0.16 acres	N/A	Managed on Grounds Maintenance Contract		£1	Hist Cost	Community Assets
809	Parks & Open Spaces - Rural	Land adj 46 Kingham Road, Wareside	1 & 2	Provides green open space for recreational and amenity purposes	N/A	0.2 acres	N/A	Managed on Grounds Maintenance Contract		£1	Hist Cost	Community Assets
810	Parks & Open Spaces - Rural	Land off Appleton Avenue, Wareside	1 & 2	Residue of ownership provides amenity space	N/A	0.6 acres	N/A	Managed on Grounds Maintenance Contract		£1	Hist Cost	Community Assets
826	Parks & Open Spaces - Rural	Amenity Land 1-4 Rose cottages Meesden	1 & 2	Residue of ownership may give access to any development to rear	N/A	0.04 acres	N/A	Small access to land to the rear retained as possible ransom strip		£1	Hist Cost	Community Assets
828	Parks & Open Spaces - Rural	Amenity Land, Watton Green, Watton at Stone	1 & 2	Provide green open spaces for recreational and amenity purposes	N/A	0.7 acres	N/A	Open green on edge of village. Managed on Grounds Maintenance Contract		£1	Hist Cost	Community Assets
738	Parks & Open Spaces - Rural	Land at Ashdene Road, Bayford	1 & 2	Residue of ownership now used as conservation meadow	N/A	0.24 acres	N/A	Amenity area managed by resident on licence as wildlife meadow		£1	Hist Cost	Community Assets
213	Parks & Open Spaces - Sawbridgeworth	Amenity Land Sheering Mill	1 & 2	Provides green open space for recreational and amenity purposes	N/A	0.9 acres	N/A	Recreation ground managed on Grounds Maintenance Contract				
216	Parks & Open Spaces - Sawbridgeworth	Amenity Land, Harlow Mill	1 & 2	Originally held for drainage purposes now amenity woodland	N/A	2.5 acres	N/A	Small woodland within agricultural land limited pedestrian access only.				
217	Parks & Open Spaces - Sawbridgeworth	Landscape Belt, Cambridge Road	1 & 2	Provides green open spaces for amenity purposes	N/A	0.46 acres	N/A	Green verge along road. Managed on Grounds Maintenance Contract		£1	Hist Cost	Community Assets
218	Parks & Open Spaces - Sawbridgeworth	Playground off Lawrence Avenue and Reedings Way	1 & 2	Provides green open space for recreational and amenity purposes	N/A	0.57 acres	N/A	Play area managed on Grounds Maintenance Contract		£1,055	Hist Cost	Community Assets
224	Parks & Open Spaces - Sawbridgeworth	Pishiobury Park, Harlow Road	1 & 2	Provides green open space for recreational, educational and amenity purposes	N/A	88 acres	N/A	Grade II listed enclosed park for informal recreation. Managed under 5 year management programme and seasonally grazed.		£92,883	Hist Cost	Community Assets

Asset ID	Asset Classification	Asset Description	SEED Priority	Reason for holding	State	Site area	GIA	Comments	Income	Valuation	Val Basis	Balance Sheet
225	Parks & Open Spaces - Sawbridgeworth	Recreation Ground, Vantorts Close	1 & 2	Provides green open space for recreational and amenity purposes	N/A	2.54 acres	N/A	Play and recreation space recently improved managed on Grounds Maintenance Contract		£350	Hist Cost	Community Assets
871	Parks & Open Spaces - Sawbridgeworth	Land at Fairway and Elmwood	1 & 2	Former tip now heavily wooded and overgrown with no public access	N/A	3.5 acres	N/A	Land currently under review to rectify encroachments and consider future management		£1	Hist Cost	Community Assets
253	Parks & Open Spaces - Ware	Buryfield Open Space, Park Road, Ware	1 & 2	Provides green open space for recreational and amenity purposes	N/A	2.8 acres	N/A	Recreation ground managed on Grounds Maintenance Contract		£600	Hist Cost	Community Assets
262	Parks & Open Spaces - Ware	Land at Heath Drive, Ware	1 & 2	Provides green open space for amenity purposes	N/A	0.25 acres	N/A	Amenity area with footpath to school to rear. Managed on Grounds Maintenance Contract		£1	Hist Cost	Community Assets
314	Parks & Open Spaces - Ware	Open Space & Playground Lower Bourne Gardens, Ware	1 & 2	Provides green open space for recreational and amenity purposes	N/A	7.8 acres	N/A	Managed on Grounds Maintenance Contract		£100,424	Hist Cost	Community Assets
315	Parks & Open Spaces - Ware	Land at Vallans Close, Ware	1 & 2	Provides green open space for recreational and amenity purposes	N/A					£1	Hist Cost	Community Assets
316	Parks & Open Spaces - Ware	Land adj 81 Kingsway, Ware	1 & 2	Provides green amenity space	N/A	0.1 acres	N/A	Managed on Grounds Maintenance Contract		£1	Hist Cost	Community Assets
317	Parks & Open Spaces - Ware	Recreation Field, King George's Field	1 & 2	Provides green open spaces for recreational and amenity purposes. Gifted as part of national scheme on behalf of King George	N/A	5.5 acres	N/A	Multi-use games area and recreation land managed on Grounds Maintenance Contract		£6,750	Hist Cost	Community Assets
616	Parks & Open Spaces - Ware	Amenity Land off Rolleston Close and Delcroft, Ware	1 & 2	Provides green amenity space.	N/A	0.08 acres	N/A	Open space. Managed on Grounds Maintenance Contract		£1	Hist Cost	Community Assets
319	Parks & Open Spaces - Ware	Land adj 100 High Street, Ware	1 & 2	Small amenity area within High Street	N/A	0.01 acres	N/A	Area of hard landscaping within high street used for parking		£1	Hist Cost	Community Assets
322	Parks & Open Spaces - Ware	Area of woodland, Post Wood, Ware	1 & 2	Woodland providing recreational, educational and amenity facility and preserving habitat for woodland plants and wildlife.	N/A	27 acres	N/A	Also known as Presdales Wood. Area of ancient woodland managed under Woodland Management Programme		£6,000	Hist Cost	Community Assets
326	Parks & Open Spaces - Ware	Land corner of Garland Road, Ware	1 & 2	Provides small green amenity space within built up residential area	N/A	0.04 acres	N/A	Green verge managed on Grounds Maintenance Contract		£1	Hist Cost	Community Assets
331	Parks & Open Spaces - Ware	The Bourne, High Oak Road, Ware	1 & 2	Provides large open spaces for recreational and amenity purposes	N/A	6.5 acres	N/A	Informal play, recreation area and woodland managed on Grounds Maintenance Contract		£25	Hist Cost	Community Assets
814	Parks & Open Spaces - Ware	Open Space Presdales Drive	1 & 2	Provides green open space for recreational and amenity purposes	N/A	1.5 acres	N/A	An informal play and recreation area on both sides of Presdales Drive managed on Grounds Maintenance Contract		£1	Hist Cost	Community Assets
302	Parks & Open Spaces - Ware	Town Square, Ware	1 & 2	Provides amenity area within town centre	N/A	0.18 acres	N/A	Pedestrianised area within shopping area. Lease to Ware Town Council being considered.		£1	Hist Cost	Community Assets
811	Parks & Open Spaces - Ware	Land r/o 32 Southall Close	1 & 2	Residue of ownership which provides green amenity space within residential area	N/A	0.06 acres	N/A	Small grassed area currently managed by resident future use under review		£1	Hist Cost	Community Assets
862	Parks & Open Spaces - Ware	Recreation Ground Beacon Road, Ware	1 & 2	Provides open space for recreational and amenity purposes	N/A	1.2 acres	N/A	Informal recreation and play area managed on Grounds Maintenance Contract		£1	Hist Cost	Community Assets
866	Parks & Open Spaces - Ware	Flower Beds Crib Street	1 & 2	Residue of ownership provides visual amenity within built up area	N/A	0.03 acres	N/A	Raised flower beds managed on Grounds Maintenance Contract		£1	Hist Cost	Community Assets
867	Parks & Open Spaces - Ware	9 Hampden Hill Ware	1 & 2	Small amenity area	N/A	0.01 acres	N/A	Maintained by resident		£1	Hist Cost	Community Assets
870	Parks & Open Spaces - Ware	Land adj St Mary's Church, West St Ware	1 & 2	Provides visual amenity within town centre area	N/A	0.14 acres	N/A	Landscaped area at front of church managed on Grounds Maintenance Contract		£1	Hist Cost	Community Assets
754	Public Car Parks	Car Park, Bowling Green Lane, Buntingford	1 & 3	Provide public car parking	Satisfactory	0.9 acres	N/A	Surfaced car park fulfilling service requirement managed by Town Council	£17,459	£130,700	EUV	Other Land & Buildings
33	Public Car Parks	Basbow Lane Car Park, Bishop's Stortford	1 & 3	Provide public car parking	Satisfactory	0.5 acres	N/A	Surfaced car park fulfilling service requirement	£94,281	£605,300	EUV	Other Land & Buildings
36	Public Car Parks	Jackson Square Multi Storey Car Park, Bishops Stortford	1 & 3	Provide public car parking	Good	2.2 acres	17,800 sqm	Multi storey car park within shopping centre fulfilling service requirement	£922,445	£2,653,800	EUV	Other Land & Buildings
39	Public Car Parks	Crown Terrace Car Park, Bishop's Stortford	1 & 3	Provide public car parking	Good	0.4 acres	N/A	Surfaced car park fulfilling service requirement	£73,188	£368,500	EUV	Other Land & Buildings

Asset Ref	Asset Classification	Asset Description	SEED Priority	Reason for holding	State	Site area	GIA	Comments	Income	Valuation	Val Basis	Balance Sheet
41	Public Car Parks	Elm Road Car Park, Bishop's Stortford	1 & 3	Provide public car parking	Good	0.2 acres	N/A	Surfaced car park fulfilling service requirement	£31,796	£96,900	EUV	Other Land & Buildings
615	Public Car Parks	Car Park, The Causeway, Bishop's Stortford	1 & 3	Provide public car parking	Satisfactory	1.5 acres	N/A	Surfaced car park which is closed as a DMC set condition for opening Northgate End MSCP. Part of Old River Lane redevelopment site. Asset due to transfer in next 12 months.	£266,183	£1,796,300	EUV	Other Land & Buildings
42	Public Car Parks	Northgate End Multistorey Car Park, Bishop's Stortford	1 & 3	Provide public car parking	Good	1 acre	N/A	Multistorey car park with 56 x 7kW EV charge points. Valuation is estimate.		£28,000,000	EUV	Other Land & Buildings
622	Public Car Parks	Rye Street A Car Park, Bishop's Stortford	1 & 3	Provide public car parking	Satisfactory	0.8 acres	N/A	First car park off Rye Street. Surfaced car parked fulfilling service requirement	£15,867	£103,800	EUV	Other Land & Buildings
	Public Car Parks	Link Road Car Park, Bishop's Stortford	1 & 3	Provide public car parking	Satisfactory	0.6 acres	N/A	Leased from Bishop's Stortford Town Council Surfaced car park fulfilling service requirement	£123,682	LEASED	LEASED	
917	Public Car Parks	Rye Street B Car Park, Bishop's Stortford adj football pitches	1 & 3	Provide public car parking	Good	0.7 acres	N/A	Car park adj to leisure centre. Surfaced car park fulfilling service requirement for possible redevelopment.	£15,867	£259,600	EUV	Other Land & Buildings
905	Public Car Parks	Apton Road Car Park, Bishop's Stortford	1 & 3	Provide public car parking	Good	0.5 acres	N/A	Surfaced car park fulfilling service requirement	£105,810	£625,200	EUV	Other Land & Buildings
175	Public Car Parks	Gascoyne Way Multi Storey Car Park, Hertford	1 & 3	Provide public car parking	Good	0.8 acres		Multi-storey car park and parking office base. Refurbishment undertaken 2011 incl car park office & stores	£362,502	£2,366,100	EUV	Other Land & Buildings
194	Public Car Parks	St Andrews Street Car Park, Hertford	1 & 3	Provide public car parking	Good	0.75 acres	N/A	Surfaced car park fulfilling service requirement	£161,907	£1,077,200	EUV	Other Land & Buildings
193	Public Car Parks	Hartham Lane Car Park, Hertford	1 & 3	Provide public car parking	Satisfactory	1.55 acres	N/A	Surfaced car park. Fulfilling service requirement	£31,728	£628,200	EUV	Other Land & Buildings
197	Public Car Parks	London Road Car Park, Hertford	1 & 3	Provide public car parking	Good	0.6 acres	N/A	Surfaced car park refurbished in 2012 fulfilling service requirement but possible under review in conjunction with adjacent fire station	£32,863	£320,500	EUV	Other Land & Buildings
609	Public Car Parks	Car Park, Port Vale, Hertford	1 & 3	Provide public car parking	Good	0.4 acres	N/A	Surfaced residents car park fulfilling service requirement	£17,846	£76,800	EUV	Other Land & Buildings
226	Public Car Parks	Bell Street Car Park, Sawbridgeworth	1 & 3	Provide public car parking	Satisfactory	1.6 acres	N/A	Surfaced car park fulfilling service requirement	£57,948	£213,600	EUV	Other Land & Buildings
503	Public Car Parks	Car Park, High Street, Stanstead Abbots	1 & 3	Provide public car parking	Good	0.5 acres	N/A	Surfaced car park fulfilling service requirement. Payment of £7500 from French and Jupps ceased 21/22 so charges will be introduced in 2023	£0	£67,300	EUV	Other Land & Buildings
301	Public Car Parks	Priory Street Car Park, Ware	1 & 3	Provide public car parking	Good	0.15 acres	N/A	Surfaced car park fulfilling service requirement	£10,803	£23,300	EUV	Other Land & Buildings
303	Public Car Parks	Kibes Lane Car Park, Ware	1 & 3	Provide public car parking	Satisfactory	1.1 acres	N/A	Surfaced car park. Fulfilling service requirement	£116,804	£690,800	EUV	Other Land & Buildings
304	Public Car Parks	Broadmeads Car Park & Rest Facilities, Ware	1 & 3	Provide public car parking	Good	0.6 acres	N/A	Surfaced car park and small buiding used as base for car park staff. Fulfilling service requirement	£62,886	£248,400	EUV	Other Land & Buildings
305	Public Car Parks	Car Park, High Street, Ware	1 & 3	Provide public car parking	Good - impro	0.75 acres	N/A	Surfaced car park fulfilling service requirement	£57,309	£234,800	EUV	Other Land & Buildings
906	Public Car Parks	Car Park, Baldock Street, Ware	1 & 3	Provide public car parking	Good	0.6 acres	N/A	Surface car park fulfilling service requirement	£47,722	£270,200	EUV	Other Land & Buildings
659	Public Car Parks	Car Park, Huntsman Close, Puckeridge	1 & 2	Provides local resident car parking	Satisfactory	0.18 acres	N/A	Surfaced car park. Provides for local car parking need - leased to Parish Council.	£0	£35,900	EUV	Other Land & Buildings
	Public Car Parks	Charrington's Car park (Zone A)		Provide revenue income for Council and part of larger land use in Town Centre	Good			Public part of Charrington's Car Park	£67,195	£636,600	EUV	Other Land & Buildings
19	Public Conveniences	Public Conveniences, Buntingford	1	Public facilities	Good	N/A	37 sqm	Closed.		£111,886	DRC	Other Land & Buildings
563	Public Conveniences	Public Conveniences Castle Gardens, Bishop's Stortford		Redevelopment as part of Castle Park HLF Scheme	Poor	N/A	60 sqm	Closed. Subsidence has caused structural crack. Being redeveloped as part of Castle Park HLF Scheme		£55,500	DRC	Other Land & Buildings
184	Public Conveniences	Car Park Office (Former Public Convenience) Broadmead, Ware	1	Public facilities	Satisfactory	N/A	45 sqm	Used as a car park office		£41,900	DRC	Other Land & Buildings

Asset ID	Asset Classification	Asset Description	SEED Priority	Reason for holding	State	Site area	GIA	Comments	Income	Valuation	Val Basis	Balance Sheet
222	Public Conveniences	Public Conveniences, Bell Street, Sawbridgeworth	1	Public facilities	Satisfactory	N/A	50 sqm	Closed.		£132,835	DRC	Other Land & Buildings
588	Resident's Car parks	Residents Car Park, Port Vale, Hertford	1 & 2	Provides local resident car parking	Satisfactory	0.14 acres	N/A	Flat surfaced car park. Provides for local car parking need	£0	£34,500	EUV	Other Land & Buildings
590	Resident's Car parks	Residents Car Park, Calton Avenue, Hertford	1 & 2	Provides local resident car parking	Satisfactory	0.17 acres	N/A	Flat surfaced car park. Provides for local car parking need	£0	£30,800	EUV	Other Land & Buildings
810	Resident's Car parks	Residents Car Park, Appleton Avenue, Wareside	1 & 2	Provides local resident car parking	Satisfactory	0.18 acres	N/A	Flat surfaced car park. Provides for local car parking need	£0	£13,900	EUV	Other Land & Buildings
597	Resident's Car parks	Residents Car Park, Chapelfields, Stanstead Abbots	1 & 2	Provides local resident car parking	Satisfactory	0.12 acres	N/A	Surfaced car park. Provides for local car parking need	£0	£14,400	EUV	Other Land & Buildings
765	Resident's Car parks	Residents Car Park, Ridgeway, Little Hadham	1 & 2	Provides local resident car parking	Satisfactory	0.1 acres	N/A	Small car park provides for local car parking need	£0	£11,600	EUV	Other Land & Buildings
868	Resident's Car parks	Residents Car Park, New Road, Ware	1 & 2	Provides local resident car parking	Good	0.06 acres	N/A	Flat surfaced car park. Provides for local car parking need	£0	£17,300	EUV	Other Land & Buildings
38	Resident's Car parks	Residents Car Park, Portland Road, Bishop's Stortford	1 & 2	Provides local resident car parking	Good	0.14 acres	N/A	Surfaced car park. Provides for local car parking need	£2,080	£21,600	EUV	Other Land & Buildings
574	Sports and Leisure Facilities	Hartham Leisure Centre, Hartham Common, Hertford	1,2 & 3	Providing public sport and leisure facilities	Good	30 acres	2500 sqm	Indoor swimming pool and leisure centre; football pitches; bowling green and tennis courts located on large common with other informal recreation. Leisure centre leased to service provider		£4,939,112	DRC	Other Land & Buildings
156	Sports and Leisure Facilities	Hartham Pavilion, Hertford - changing rooms & refreshment kiosk	1,2 & 3	Providing public sport and leisure facilities	Good	N/A	135 sqm	Ancillary facility for football on Hartham open space together with adj seasonal refreshment kiosk. Under review for possible upgrade		£379,300	DRC	Other Land & Buildings
27	Sports and Leisure Facilities	Grange Paddocks Leisure Centre, Rye Street, Bishop's Stortford	1,2 & 3	Providing public sport and leisure facilities	Good	30 acres	1200 sqm	Indoor swimming pool and leisure centre; football pitches and changing rooms leased to service provider		£27,890,025	DRC	Other Land & Buildings
701	Sports and Leisure Facilities	Ward Freman Pool, Bowling Green Lane, Buntingford	1,2 & 3	Providing public sport and leisure facilities	Good	N/A	854 sqm	Swimming pool adj to school. The asset is partly owned by Herts County Council and both councils share costs and use. Leased to service provider		£327,500	DRC	Other Land & Buildings
704	Sports and Leisure Facilities	Fanshawe Pool & Fitness Centre, Park Road, Ware	1,2 & 3	Providing public sport and leisure facilities	Good	N/A	1077 sqm	Swimming pool adj to school. The asset is partly owned by Herts County Council and both councils share costs and use. Leased to service provider		£477,700	DRC	Other Land & Buildings
703	Sports and Leisure Facilities	Leventhorpe Pool & Gym, London Road, Sawbridgeworth	1,2 & 3	Providing public sport and leisure facilities	Good	N/A	730 sqm	Swimming pool adj to school. The asset is partly owned by Herts County Council and both councils share costs and use. Leased to service provider		£323,800	DRC	Other Land & Buildings
43	Sports and Leisure Facilities	Sports Ground, Cricketfield Lane,	1,2 & 3	Providing public sport and leisure facilities	Good	9 acres	N/A	Cricket, hockey and tennis facilities let to community sports trust		£3,000	Hist Cost	Community Assets
323	Sports and Leisure Facilities	Presdales Pavilion & Recreation Ground, Walnut Tree Walk, Ware	1,2 & 3	Providing public sport and leisure facilities	Good	44 acres	N/A	Large recreation ground with new pavilion lease being considered to community sports trust		£646,582	Hist Cost	Community Assets
325	Sports and Leisure Facilities	Wodson Park Sports Centre, Wadesmill Road, Ware	1,2 & 3	Providing public sport and leisure facilities	Good	28 acres	N/A	Large indoor and outdoor sports facility offering variety of activities. Long ground lease to community sports trust		£2	Hist Cost	Community Assets
591	Surplus Assets	Great Innings North, Watton at Stone		Former car park for former doctor's surgery				To be evaluated for disposal		£240,000	FV	Surplus Assets
880	Surplus Assets	Land left King George Rd						To be evaluated for disposal		£205,700	FV	Surplus Assets
174	Surplus Assets	Land Braziers Fields						To be evaluated for disposal		£1,140,000	FV	Surplus Assets
409	Surplus Assets	Land at Amwell End, Stansted Abbots						To be evaluated for disposal		£420,000	FV	Surplus Assets
764	Surplus Assets	Land at Widford Road, Hunsdon						To be evaluated for disposal		£156,000	FV	Surplus Assets
17/00393/OV	Surplus Assets	Land adjacent to 65 Sele Road, Hertford						To be evaluated for disposal		£45,500	FV	Surplus Assets

Asset Ref	Asset Classification	Asset Description	SEED Priority	Reason for holding	State	Site area	GIA	Comments	Income	Valuation	Val Basis	Balance Sheet
		Land at Park CottNes, Eastwick								£200		Other Land & Buildings
		Land at Poplar Close, High Cross								£24,000		Other Land & Buildings
		St.Leonards Garden								£3,503		
577	Parks & OS	Land Off Thornberra Gardens, B/S								£1		
581		Land adjoining High Wych Road								£85,000		
788	Parks & OS	Open Green Fleming Crescent Hertford								£1		
789	Parks & OS	Open Space Tudor Way, Hertford								£1		
849	Parks & OS	Amenity Land Bullfields Sawbridgeworth								£1		
850	Parks & OS	Amenity Land Burnside ,Sawbridgeworth								£1		
859	Land Other	Churchyard St.Leonards Road, Hertford								£1		
860	Land Other	Land at St Leonards Rd ,Hertford								£16,149		
	Parks & OS	Open space East Herts Hospital, Hertford								£1		
219		Reedings Way, Sawbridgeworth - transferred from Investment								£4,000		

Asset Review Framework

Part 1 Asset Challenge

- a) **Strategic purpose** - This part of the process determines whether an asset has an identified use and purpose which enables service delivery in line with the corporate plan.
- b) **Opportunities and risk** – This part of the assessment is understanding if there are any opportunities that could be exploited. It will overlay any planning policy issues, restrictive covenants or, if the asset was gifted, restrictions on any sale. It also deals with the cost and condition of the asset, whether it is fit for purpose and any investment required. Decarbonisation and climate adaption must be considered as part of the investment required
- c) **Performance appraisal** – This considers costs of running the asset, current levels of reactive maintenance and any known planned maintenance issues such as upcoming component replacement and known backlog maintenance. For significant assets the review process may need to commission a condition survey to inform this part of the evaluation. A discounted cashflow for the next 30 years should be included in this section and, where appropriate, the payback on any investment. The appraisal should examine under what Corporate Plan Priority the asset is held to deliver and what outcomes are delivered by that asset. There evaluation should consider how the asset helps or hinders service delivery now and also under the Future Operating Model defined by the Transforming East Herts Programme.

Part 2 Option Appraisal

- a) **Option Appraisal** – The “Do nothing” option **must** always be appraised alongside other potential options arising from Part 1

Strategic Asset Management Plan 2023 – 2028 Annex B

i.e. Retain and Maintain, Retain and Improve, Dispose and Replace, Dispose

- b) **Recommendation** – this should flow from the evidence in the evaluation

Strategic Asset Management Group

This group comprises Key Members and officers. The group will agree the appraisal programme and receive the options appraisal reports. The group will use their service knowledge and partnerships to ensure that we take into account partner's potential opportunities e.g. Social Housing Registered Providers may want first refusal on sites suitable for housing, however given the council's finances sales will be at the market valuation. This may therefore require s.106 commuted sums to be used to deliver social housing on those sites but this will be facilitated by the Strategic Asset Management Group.

The group will also sign off the Option Appraisals and recommend any disposals to Executive for decision.

Investment will be proposed as part of the capital programme and for the acquisition of new assets a business case will be required.