



ASSET MANAGEMENT PLAN

2016/17 – 2019/20

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Executive Summary

The council owns a diverse range of land and property assets that contribute to achieving the corporate objectives of the organisation. The proactive and efficient management of these assets is of vital importance in our ambition to deliver frontline services to our local taxpayers and to allow for the changing requirements of customers, staff and legislation.

As at 31 October 2015, the council had 195 'Operational Assets'. 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 31 October 2015 was 62. The assets held as investments are forecast to generate an annual income in the region of £856k in 2015/16.

The content of this Asset Management Plan has been produced in accordance with the latest Guidelines on Property Asset Management issued by the Royal Institute of Chartered Surveyors (RICS) in 2012.

Purpose of Asset Management Planning

There are three strands which together form the property asset 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 require an annual review as part of the Finance and Business Planning process.

1. **Property Asset 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 *"improving the quality of people's lives and preserving all that's best in East Herts"*.
2. **Property Asset Management 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. **Property Asset Management Plan.** The plan determines how each property 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.

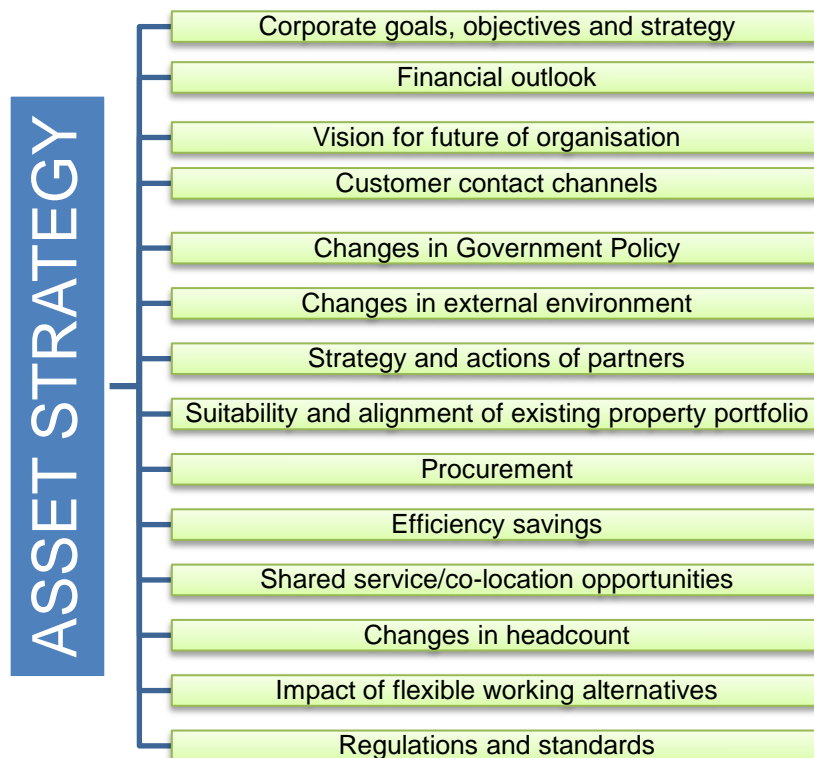
The Property Asset Strategy

This strategy considers how the property assets held by the council can be considered as corporate resources used in the delivery of services. The land and property 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 Strategic 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 property assets for financial rather than service requirements with the focus on maximising financial return on investment.

The aims of the asset strategy are:

1. To 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. To ensure that all property assets are fit for purpose, sustainable and well-maintained.
3. To ensure that the investment property portfolio is well managed and delivers an optimised return on investment for the Council.
4. To work with others in the public, voluntary and private sectors to make the most efficient and effective use of property assets.

Sources of information:



How the asset strategy is aligned with other corporate strategies and policies

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:

- Sustainable Community Strategy 2009-2024
- East Herts District Plan, Part 1 Strategy 2016-2031
- East Herts Health and Wellbeing Strategy 2013-2018
- The Homelessness and Homelessness Prevention Strategy 2013-18
- Housing Strategy 2013-2016
- Park and Open Spaces Strategy 2013-2018
- Public Engagement Strategy (under review)
- Economic Development Strategy
- Parking Strategy
- Empty Homes Strategy
- Contaminated Land Strategy
- Medium Term Financial Plan
- Investment Strategy

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 property assets.

The council's goals, objectives and drivers

What the council is seeking to achieve

The Council's vision is "to preserve the unique character of East Herts and ensure it remains one of the best places to live and work". The vision is promoted, in partnership with the Local Strategic Partnership, through three priorities and 8 outcomes.

The corporate priorities are:

1. Improve the health and wellbeing of our communities
2. Enhance the quality of people's lives
3. Enable a flourishing local economy

The outcomes the Council is aiming to see are:

Priority	Outcome
Improve the health and wellbeing of our communities	Residents living healthy and active lives
	Support for vulnerable families and individuals
	Communities engaged in local issues
Enhance the quality of people's lives	Attractive places
	Future development best meets the need of the district and its residents
Enable a flourishing local economy	Support for our businesses and the local economy
	Vibrant town centres
	Working with others, to have achieved the right infrastructure for our businesses and communities

From an asset management perspective each of the Council's assets are aligned with these priorities and outcomes. We want to ensure that our buildings are operated in an efficient manner and take opportunities, where possible, to minimise our impact on the environment. Appendix 1 documents how each asset contributes to the corporate priorities.

Key objectives

There are a number of key asset management priorities which influence the decisions taken in relation to the Council's property 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 provision of parks and play facilities
- Respond to changing housing needs through planning for future needs and working with partners to plan and facilitate new supply
- Enabling public sector partners and community groups to have access to appropriate community assets
- Exploring opportunities to work with the private sector to deliver better public services
- Securing an income stream for the Council to continue to be financially sustainable

Financial context

Overall financial position of the council

As at 31 March 2015 the Council had Long Term Assets of £50.9m as scheduled in the table below. At the same time the Council had reserves and balances of £20.6m of which:

- £13.8m were earmarked by policy for service purposes
- £5.2m were General Fund balances available to protect the Council from contingencies
- £1.6m were available capital receipts and grants

Schedule of Long Term Assets at 31 Mar 2015

	£m
Land and buildings	30.8
Vehicles, plant, furniture and equipment	6.1
Infrastructure assets	3.0
Community assets	1.8
Investment properties	8.7
Intangible assets	0.5
TOTAL:	50.9

Since 31 March 2015, the Council has significantly increased the value of its investment properties through the acquisition of Old River Lane in Bishop's Stortford for £19.55m. This acquisition has increased the value of Long Term Assets by 38% and is expected to generate a return on investment in the region of 5-7%.

Financial outlook

The Medium Term Financial Plan anticipates a contraction in the amount of funding received through Revenue Support Grant throughout the period to 2019/20. There are likely to be further adjustments to the funding received from central government over the same period which will place additional demands on the resources of the council. In this context of reducing amounts of central government funding it is imperative that the council seeks to protect, and identify opportunities to grow, alternative sources of funding including income from the investment property portfolio.

Financial context for asset decision making

The property assets of the Council are valued each year on a rotational basis in order to be included in the Statement of Accounts at fair value. 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 total capital budget can be found in the Budget Report, however the capital budget allocated to asset management priorities is shown below:

	2015/16 £'000	2016/17 £'000	2017/18 £'000	2018/19 £'000	2019/20 £'000
Operation Buildings capital PPM rolling programme	250	250	250	250	250
Hertford Theatre	92	19	-	-	-
Wallfields glazing, lighting & furniture	29	-	-	-	-
Buntingford Service Centre air conditioning	15	-	-	-	-
Swimming Pool improvement works	239	185	-	-	-
Old River Lane acquisition	20,495	-	-	-	-
Charringtons House vacant suite refurbishment	-	300	-	-	-
TOTAL:	21,120	754	250	250	250

Asset goals and ambitions

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

Administrative offices and Service Centres: The goal is to offer a well maintained environment for council staff and visitors to work in. 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.

Other operational assets (incl. car parks): The goal is that these assets are well maintained in order to continue to deliver local taxpayers with the facilities that they require to support their local community. These assets are used to facilitate the vision and priorities of the council and contribute to the delivery of many of the objectives of the council. These assets will continue to be assessed by the contribution they make to local communities and the vision of the council.

Community Lettings: 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 in order to realise the benefits for the community provided by VCS organisations. A community lettings policy is currently being consulted on in order to demonstrate transparency in the way these lettings are provided.

Investment Properties: These assets are held in order to generate a return on investment for the council. The investment property portfolio generates a source of income for the council which makes 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. The council will also seek to hold investment properties in the most suitable structure including joint venture/partnership arrangements or wholly-owned local authority trading companies.

Gap analysis

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:

- Wallfields: Surveys have been completed to assess compliance with legislation and guidelines, specifically in relation to equality and Health and Safety obligations. The actions from these surveys are being programmed into a schedule of works in order to ensure that the building is fit for purpose.
- Leisure facilities: The contract with the current leisure provider is due to be re-tendered in 2018. A review of the council's leisure strategy is underway to ascertain whether the current assets can continue to deliver adequate leisure facilities over the period of the next contract.
- Public conveniences: The council currently operate public conveniences in three towns; Buntingford, Hertford and Sawbridgeworth. The continuing provision of these services is under review.
- Custom and Self Build Regulations: The identification of land that could be made available for self-builders must be published in 2016/17. The council will be required to identify land and publish a register of interest for prospective self-builders.
- Old River Lane, Bishop's Stortford: The potential options for future development are under consideration and will require extensive stakeholder consultation within this process. There is currently no target date for any development to begin and the return on investment from the site in its current form is good.
- Other land and buildings are currently under review. These assets are identified in Appendix 1.

- 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.).

In order to progress the aims of the asset management plan it will be necessary to establish a continuous development and review plan. This plan will be developed and 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.

Critical Success Factors

The council's Key Improvement Priorities are detailed below and are the primary way in which we demonstrate that our property portfolio is contributing to the corporate priorities of the Council over the period of the Medium Term Financial Plan (2016/17 – 2019/20).

Key Improvement Priorities	Service Outcomes	Key Milestones	Timescales	Corporate Priority
Responding to changing Housing needs	Plan for current and future housing need. Work with partners to plan and facilitate new housing supply.	Review existing housing stock and other assets. Identifying suitable sites for new housing. Work with partners to facilitate housing schemes. Use of sites, where appropriate, for social housing purposes. Explore opportunities to work as a developer and landlord.	Ongoing, until 2019/20	All
Improving public spaces, facilities and infrastructure	Improving the provision of parks and play facilities. Improving town centre sites and infrastructure. Consider the provision of car parks throughout the district	Follows Parks planning priorities and timescales. Agreement of schemes to meet local needs. Review parking needs on a regular basis	Ongoing, until 2019/20	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 agreements are likely to be forthcoming for sites in all the main towns.	Ongoing, until 2019/20	All
Reviewing and rationalising office needs and usage associated with changing workforce needs	Improving business and building efficiency and to reduce overall costs for the council as new ways of working develop. Maintaining local access and customer service.	Implementation of new technology to support remote working.	Ongoing, until 2019/20	Enhance the quality of people's lives
Working with Others to provide better services	Enabling community organisations to take ownership of appropriate community assets. Enabling public sector partners to use and share appropriate facilities. Working with the private sector to deliver better public services.	Encourage local partners and community groups to take on community ownership or management of community halls. All redundant buildings considered for use by partners and community groups. These groups are assisted in taking on the management of facilities. Taking opportunities to include public facilities in new/existing buildings.	Ongoing, until 2019/20	Enable a flourishing local economy Enhance the quality of people's lives

Resource implications of the asset strategy

The ongoing portfolio review process has resulted in the redeployment or sale of many assets since 2000. In previous years a significant amount of land and property assets have been sold where they were not used for operational purposes or were not judged to provide a strategic benefit.

The future contribution of the property portfolio to provide capital receipts is expected to be relatively small. Nevertheless, where the council holds assets which are not strategically important, e.g. land which can influence and promote town centre developments, 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 decision tree included in Appendix B. The disposal list is regularly reviewed by the both the Strategic Asset Management Group of officers and the Member/officer Asset Management Working Group. Where potential sites are identified for disposal, sales are programmed as capital receipts in a 3 year programme.

Where council owned assets are utilised for the benefit of the community, it is proposed that this is documented in a formal rent relief policy in order to demonstrate transparency to local taxpayers. This policy is currently being drafted and will form an addendum to the asset management plan once formally accepted.

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. The site at Old River Lane, Bishop's Stortford, was purchased in October 2015 including the following constituent parts; Charringtons House offices, 1 The Causeway offices, The Causeway car park, the Waitrose car park and 3 residential dwellings. The council also owns a number of small shops on former council estates, retained following the disposal of housing stock in 2002, to ensure the provision of services to local residents. Other miscellaneous properties are held by the council as residues of ownership and are held to help manage land uses in some areas.

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 Asset Management Plan in conjunction with Service Plans the council is able to assess whether the council has the right assets and plan how assets are managed throughout the year.

The Asset Management Plan and Strategy are approved by the Strategic Asset Management Group, the Asset Management Working Group, the Corporate Management Team, the Executive and Full Council.

Performance measures

The performance of the council is assessed in a variety of ways, including through the Healthcheck reports. The Healthcheck report is presented to the Corporate Management Team each month. The council performance data is reported:

- To Executive and Corporate Business Scrutiny each quarter
- Based on the performance of each directorate in line with the relevant performance measures
- Clearly identifies where exceptions have occurred and what action is being taken
- Where appropriate using RAG ratings to highlight performance issues
- Provides clear recommendations for future action
- Based on the most recent data available

Individual schemes are initiated by service managers and subsequently managed using the project management toolkit developed internally. Schemes are accepted into the capital programme only after the business case and project initiation document (PID) have been accepted by the Portfolio Holder, Corporate Management Team and Executive followed by ratification by Council.

Monitoring of the Capital Programme is carried out by Corporate Business Scrutiny and the Executive. The performance of the property portfolio and all actions agreed through the portfolio review process is carried out by the Portfolio Holder for Finance and Support Services and the Asset Management Working Group.

Major investment decisions are subject to an option appraisal using whole life costing techniques. Projects which involve the investment of more than £500k in property assets are subject to appraisal by independent, external consultants. Where investment property is purchased there is a formal checklist (Appendix C). Progress monitoring is undertaken against Project Milestones and Financial Commitment by the Corporate Management Team and Executive.

Any decision to dispose of an asset or a key decision in relation to a property asset is formally approved by the Executive.

The revenue budget for the repair and maintenance of built assets is programmed to allow for regular maintenance and survey work to take place for all assets. Capital bids are approved by the Strategic Asset Management Group for works involving replacement or enhancement of operational assets.

Maintenance programmes are kept under review to respond to changing priorities and needs. Recent surveys have been undertaken to ensure that the council's assets are compliant with relevant legislation. These assessments are recorded and an action plan for each asset is 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.

Organisational arrangements for assets

Structure issues

The council's strategic asset management function is undertaken by the Assets and Estates section within the Strategic Finance service of the Finance and Support Services directorate. The function is supported by the Property Services section and the Facilities Management section.

Roles and responsibilities

The role of Corporate Property Officer is undertaken by the Director of Finance and Support Services ensuring consideration of the key strategic areas documented within the asset management plan.

The Corporate Property Officer is a member of the Corporate Management Team and is responsible for advising the Portfolio Holder for Finance and Support Services and the Executive on asset strategy matters.

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

Governance and decision making

New capital schemes are considered at Member briefings for the Portfolio Holder for Finance and Support Services and the Portfolio Holder for the relevant service prior to a report being submitted to Executive. The Executive consider all proposals for investment in assets and disposals.

The Asset Management Working Group will meet quarterly, or as required, to discuss asset management matters. The Group will be chaired by the Portfolio Holder for Finance and Support Services and attended by the Director of Finance and Support Services, the Head of Strategic Finance, the Assets and Estates Manager and other members and officers as appropriate. The Group will monitor progress on decisions arising from the ongoing review of the property portfolio, review agreed strategies for individual properties and monitor investment decisions and the disposal programme.

The Strategic Asset Management Group (SAMG) will meet quarterly, or as required, to discuss asset management and the overall capital programme on a service by service basis. The SAMG will be chaired by the Head of Strategic Finance and attended by Heads of Service whose services directly use operational assets and/or manage capital schemes. The group will lead on the development of the future requirements of the capital programme, appraise capital Business Cases and ensure the Asset Management Plan is in line with corporate and service objectives. The SAMG will also evaluate property disposal proposals prior to submission to CMT and Executive.

The Asset Management Plan is approved by the Asset Management Working Group, the Corporate Management Team, the Executive and Council. Progress is subject to scrutiny by the appropriate Scrutiny Committee. The following diagram shows the levels of accountability in the Asset Management process.



Relationships with key stakeholders

The Assets and Estates and Property functions of the council involves consultation with all council departments and the role of the Strategic Asset Management Group is to provide a forum to facilitate an effective dialogue on asset management issues within the council and our partners. The Asset Management Working Group provides a forum for council members to ensure that the needs of the local community are adequately considered in asset management decisions taken.

The council undertakes a biennial residents 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, HCC, Herts Police, East and North Herts NHS Trust). Strategic local partners are consulted through the operation of the Local Strategic Partnership.

Data management

The record of ownership and use of the property and the asset register is maintained on the Northgate/MVM Terrier System. This software is scheduled to be replaced during 2016 with Asset Management solution from Uniform/IDOX in order to provide enhanced reporting functionality and synergy with other systems across the council.

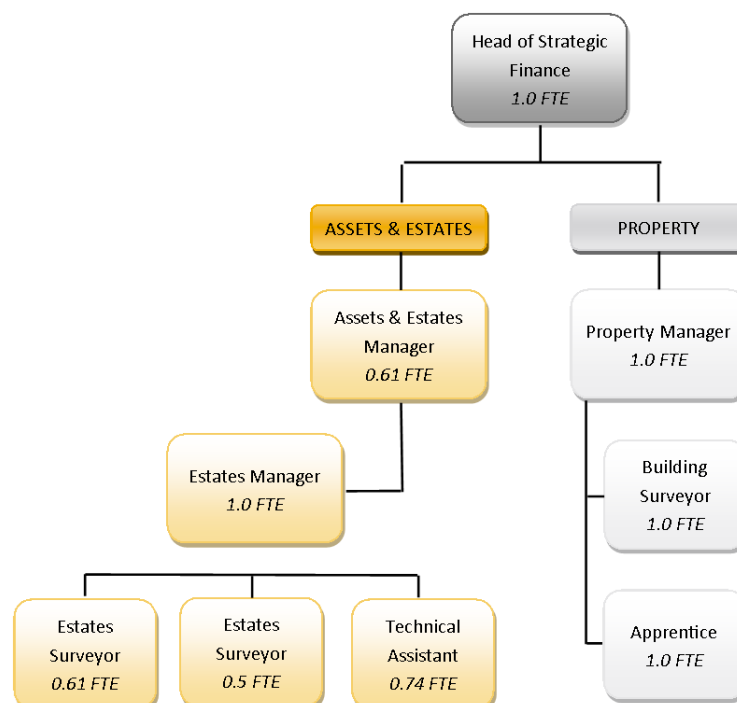
Plans of all ownership and property transactions are available through a combination of systems which provides a record of land ownership, as required by the Department for Communities and Local Government. The council's property information is shared with other public authorities in Hertfordshire, e.g. Hertfordshire County Council, Hertfordshire Constabulary, East and North Herts NHS Trust and other district and borough councils.

The results of condition surveys and maintenance works are held within the Compliance 365 system. This allows officers to identify outstanding issues and plan a programme of works.

Capacity management

Asset management is largely undertaken by the Assets and Estates team within Strategic Finance, supported by Property Services. The in-house resources are supplemented as appropriate by the appointment of specialist external consultants, for example in providing asset valuations each year.

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



Asset Management Plan Review

The success of the property asset plan 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 asset management plan to safeguard the return on investment for the council.

Opportunities to acquire or dispose of investment properties will be taken as appropriate to the development of the portfolio. Strategic opportunities to develop new income streams for the council through land and buildings, including development of land held or acquired and operating through local authority trading companies, will be explored subject to relevant legislation.

The asset management plan will be subject to annual review.

Risk analysis

An assessment of the risks associated with the property assets, either immediate term or longer term, for example, inappropriate property assets due to technological service delivery developments or demographic changes.

A risk assessment of other resource inputs including financial/budgetary cutbacks and shortage of property management expertise and the management of all shortfalls.

Contact details

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PROPERTY PLANT AND EQUIPMENT (PPE)

ASSET NO	ASSET	CORPORATE PRIORITY	REASON FOR HOLDING	CONDITION OF ANY BUILDINGS	SITE AREA	GROSS INTERNAL AREA	DESCRIPTION AND COMMENT
ADMINISTRATION CENTRES							
928	Ground Floor South, Charringtons House, The Causeway, Bishop's Stortford	1,2 & 3	Customer Service Centre	Good	N/A	430 sqm	Customer Service Contact for Bishop's Stortford part of larger freehold investment asset which is currently under review
178	Wallfields Pegs Lane, Hertford	1,2 & 3	Main administrative offices and customer service centre	Good	4.3 acres	2,800 sqm	Refurbished as principal office base in 2011
929	Buntingford Service Centre	2 & 3	Administrative offices for some council services and operating base for Contract Services	Good	2.6 acres	3,300sqm	Service Centre for front line services. Accommodation for waste service under review
CAR PARKS							
754	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
33	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
36	Jackson Square Multi Storey Car Park Bishops Stortford	1 & 3	Provide public car parking	Good	2.2 acres	17,800 sqm	2 decked car park within shopping centre fulfilling service requirement
39	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
41	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
615	Car Park, The Causeway, Bishop's Stortford	1 & 3	Provide public car parking	Satisfactory	1.5 acres	N/A	Surfaced car park which is part of Old River Lane redevelopment site. Asset will remain as car parking in short term but development likely to come in the medium term.
42	Car Park, Northgate End, Bishop's Stortford	1 & 3	Provide public car parking	Satisfactory	1 acre	N/A	Surfaced car park fulfilling service requirement may form part of larger redevelopment when Old River Lane site comes forward.
622	Rye Street 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
	Link Road Car Park, Bishop's Stortford	1 & 3	Provide public car parking	Satisfactory	0.6 acres	N/A	Surfaced car park fulfilling service requirement
917	Car Park, Rye Street, 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.
905	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
175	Gascoyne Way 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
194	St Andrews Street Car Park, Hertford	1 & 3	Provide public car parking	Good	0.75 acres	N/A	Surfaced car park fulfilling service requirement
193	Hartham Lane Car Park, Hertford	1 & 3	Provide public car parking	Satisfactory	1.55 acres	N/A	Surfaced car park. Fulfilling service requirement
197	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
609	Car Park, Port Vale, Hertford	1 & 3	Provide public car parking	Good	0.4 acres	N/A	Surfaced residents car park fulfilling service requirement
226	Bell Street Car Park, Sawbridgeworth	1 & 3	Provide public car parking	Satisfactory	1.6 acres	N/A	Surfaced car park fulfilling service requirement
301	Priory Street Car Park, Ware	1 & 3	Provide public car parking	Good	0.15 acres	N/A	Surfaced car park fulfilling service requirement
303	Kibes Lane Car Park, Ware	1 & 3	Provide public car parking	Satisfactory	1.1 acres	N/A	Surfaced car park. Fulfilling service requirement
304	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
305	Car Park, High Street, Ware	1 & 3	Provide public car parking	Good - improvement needed to small area at front	0.75 acres	N/A	Surfaced car park fulfilling service requirement
503	Car Park, High Street, Stanstead Abbots	1 & 3	Provide public car parking	Good	0.5 acres	N/A	Surfaced car park fulfilling service requirement
906	Car Park, Baldock Street, Ware	1 & 3	Provide public car parking	Good	0.6 acres	N/A	Surface car park fulfilling service requirement
PUBLIC CONVENIENCES							
19	Public Conveniences, Buntingford	1	Public facilities	Good	N/A	37 sqm	Male, Female, disabled toilets and baby changing facilities. Fulfilling service requirement - refurbished 2008/9

KEY
Action is underway or imminent
Under review but not imminent maybe awaiting other actions.
No action planned during this period - asset fulfilling requirement

PROPERTY PLANT AND EQUIPMENT (PPE)

ASSET NO	ASSET	CORPORATE PRIORITY	REASON FOR HOLDING	CONDITION OF ANY BUILDINGS	SITE AREA	GROSS INTERNAL AREA	DESCRIPTION AND COMMENT
563	Public Conveniences Castle Gardens, Bishop's Stortford		Under review	Satisfactory	N/A	60 sqm	Closed - future to be reviewed
184	Public Conveniences Hartham Common, Hertford	1	Public facilities	Satisfactory	N/A	45 sqm	Male, female, disabled toilets and baby changing facilities. Provision under review by service
222	Public Conveniences, Bell Street, Sawbridgeworth	1	Public facilities	Satisfactory	N/A	50 sqm	Unisex and disabled toilets fulfilling service requirement - Part used for storage. Possible management arrangement with Town Council being considered
SPORTS & LEISURE FACILITIES							
574	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
156	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
27	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
701	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
704	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
703	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
43	Sports Ground, Cricketfield Lane,	1, 2 & 3	Providing public sport and	Good	9 acres	N/A	Cricket, hockey and tennis facilities let to community sports trust
323	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
325	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
COMMUNITY & CULTURAL FACILITIES							
176	Hertford Theatre, The Wash, Hertford	1, 2 & 3	Provides leisure, community and cultural facilities	Good	0.6 acres		Refurbished 2011 providing theatre, function rooms dance studio and café in town centre
879	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
310	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
582	Bishops Park Community Centre, Bishop's Stortford	1, 2 & 3	Provides community facilities	Good	0.3 acres	375 sqm	Community hall leased to Town Council led Community Trust
100	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
839	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
177	Hornsmill Community Centre, Cecil Road, Hertford	1, 2 & 3	Provides community facilities	Good	0.1 acres	190 sqm	Community hall leased to residents association
919	Corn Exchange, Fore Street, Hertford	1, 2 & 3	Provides cultural and entertainment facilities	Fair	0.1 acres	300 sqm	Currently used as entertainment venue but leasing arrangements under review - proposals due early 2015
660	Sele Farm Community Centre, Hertford	1, 2 & 3	Provides community facilities	Good	0.6 acres	210 sqm	Community hall leased to trustees
HOSTELS							
918	Cedar Cottage, Thele Avenue, Stanstead Abbots	1	Provides temporary housing for vulnerable	Good	0.6 acres	45 sqm	House used as additional hostel accommodation

PROPERTY PLANT AND EQUIPMENT (PPE)

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571	Hillcrest Hostel, Spellbrook	1	Provides temporary housing for vulnerable	Good	1.15 acres	500 sqm	Large house converted to provide self contained flats for homelessness provision needs
RESIDENTS CAR PARKS							
588	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
590	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
810	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
597	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
765	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
659	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.
868	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
38	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 leased out on commercial basis
204	Residents Car Park, Crouchfields, Bengeo	1 & 2	Provides local resident car parking	Good	0.1 acres	N/A	Small residents car park part of larger asset that includes shops. Provides for local car parking need and for shoppers to neighbourhood shops
PARKS & OPEN SPACES							
BUNTINGFORD							
17	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
BISHOP'S STORTFORD							
23	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	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).
30	Formal Park, Castle Gardens	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.
31	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
40	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
44	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
45	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
46	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

PROPERTY PLANT AND EQUIPMENT (PPE)

ASSET NO	ASSET	CORPORATE PRIORITY	REASON FOR HOLDING	CONDITION OF ANY BUILDINGS	SITE AREA	GROSS INTERNAL AREA	DESCRIPTION AND COMMENT
49	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
50	Land of Jervis 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
560	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
743	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
745	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
747	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
748	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
749	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
751	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
830	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
831	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
833	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
835	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
836	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
841	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.
898	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	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	Amenity Land Windhill	1 & 2	Provide amenity land	N/A	0.06 acres	N/A	Small amenity verge. Managed on Grounds Maintenance Contract
844	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
846	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

PROPERTY PLANT AND EQUIPMENT (PPE)

ASSET NO	ASSET	CORPORATE PRIORITY	REASON FOR HOLDING	CONDITION OF ANY BUILDINGS	SITE AREA	GROSS INTERNAL AREA	DESCRIPTION AND COMMENT
848	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
838	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
875	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
578	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
914	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
915	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
HERTFORD							
854	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	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.
97	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.
561	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.
181	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
183	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
185	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
187	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.
192	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 and area beyond used for seasonal grazing.
200	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

PROPERTY PLANT AND EQUIPMENT (PPE)

ASSET NO	ASSET	CORPORATE PRIORITY	REASON FOR HOLDING	CONDITION OF ANY BUILDINGS	SITE AREA	GROSS INTERNAL AREA	DESCRIPTION AND COMMENT
201	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
202	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 currently being considered for new scout building on small area
655	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
777	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
778	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
781	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
784	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
787	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
790	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
791	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
779	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
783	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
816	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
817	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
818	Land adj 16 Welwyn Road	1 & 2	Amenity land	N/A	0.02 acres	N/A	Small area of land maintained as required
819	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
855	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	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
857	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
861	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
586	Allotments at Norwood Close	1 & 2	Provides amenity land	N/A	0.57 acres	N/A	Managed on Grounds Maintenance Contract

PROPERTY PLANT AND EQUIPMENT (PPE)

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872	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	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	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.
889	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	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
	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
	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
	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
SAWBRIDGEWORTH							
213	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	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	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
218	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
224	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.
225	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
871	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
WARE							
253	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
262	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
314	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
316	Land adj 81 Kingsway, Ware	1 & 2	Provides green amenity space	N/A	0.1 acres	N/A	Managed on Grounds Maintenance Contract

PROPERTY PLANT AND EQUIPMENT (PPE)

ASSET NO	ASSET	CORPORATE PRIORITY	REASON FOR HOLDING	CONDITION OF ANY BUILDINGS	SITE AREA	GROSS INTERNAL AREA	DESCRIPTION AND COMMENT
317	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
616	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
319	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
321	Scott's Grotto, Scott's Road, Ware	1 & 2	The Council acquired Grotto in 1974 to protect it and together with the Ware Society have carried programme of restoration.	N/A	0.25 acres	20 m	Created in 1760s by poet John Scott it is a Grade I listed structure consisting of 6 underground chambers lined with flint and shells. It is managed and maintained as required by Property Section
322	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
326	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
331	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
814	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
302	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.
811	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
862	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
866	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
867	9 Hampden Hill Ware	1 & 2	Small amenity area	N/A	0.01 acres	N/A	Maintained by resident
870	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
RURAL							
439	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
	Closed Church Yard, Holy Trinity Church Hertford Heath	2	Statutory requirement to maintain closed churchyards	N/A	N/A	N/A	Managed as required

PROPERTY PLANT AND EQUIPMENT (PPE)

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	Closed Church Yard, St Dunstons Church, Hunsdon	2	Statutory requirement to maintain closed churchyards	N/A	N/A	N/A	Managed as required
	Woodland, Mount Pleasant, Hertford Heath	1 & 2	Woodland belt with public access	N/A	0.41 acres	N/A	Managed as required
450	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
481	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
513	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
479	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
758	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
759	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
617	Landscaped 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
765	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
766	Land 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
767	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
775	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
776	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
618	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
774	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

PROPERTY PLANT AND EQUIPMENT (PPE)

ASSET NO	ASSET	CORPORATE PRIORITY	REASON FOR HOLDING	CONDITION OF ANY BUILDINGS	SITE AREA	GROSS INTERNAL AREA	DESCRIPTION AND COMMENT
804	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
822	Graveyard Froghall lane Walkern	1 & 2	Obligation for closed graveyards	N/A	0.09	N/A	Small graveyard.
823	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
755	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
756	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
757	Amenity Land Gladstone Road, Dane End	1 & 2	Residue of ownership provides green amenity space	N/A	0.08 acres	N/A	Amenity area managed on Grounds Maintenance Contract
796	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
797	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
798	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
799	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
800	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
803	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
806	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
808	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

PROPERTY PLANT AND EQUIPMENT (PPE)

ASSET NO	ASSET	CORPORATE PRIORITY	REASON FOR HOLDING	CONDITION OF ANY BUILDINGS	SITE AREA	GROSS INTERNAL AREA	DESCRIPTION AND COMMENT
809	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
810	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
826	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
828	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
738	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

INVESTMENT PROPERTIES

ASSET NO	ASSET	CORPORATE PRIORITY	REASON FOR HOLDING	CONDITION OF ANY BUILDINGS	SITE AREA	GROSS INTERNAL AREA	DESCRIPTION AND COMMENT
INDUSTRIAL & COMMERCIAL GROUND LEASES							
18	Watermill Industrial Estate, Buntingford - 2 plots of industrial land	3	Improving asset value - prospective disposal	N/A	1 acre in 2 parcels	N/A	Plots on industrial estate. Residue of larger historic ownership negotiations in progress for sale or long lease
35	Jackson Square, Bishop's Stortford - shoppers multi-storey car park	3	Strategic value	Good	4 acres	N/A	Covered shopping centre. Good investment currently performing well. Rent shown is a minimum figure
22	Land for Shoppers Car Park, Old River Lane, Bishop's Stortford	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
572	Land at 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
199	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
188	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
221	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
260	Church St Car Park, Ware	3	Strategic value	N/A	0.8 acres	N/A	Shoppers car park. Good investment performing well
509	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
SHOPS							
25	39 - 51 Elizabeth Road, Bishop's Stortford	1 & 3	Provision of local services	Satisfactory	0.45 acres	660 sqm (total)	Parade of 7 shops & 3 flats above. Reasonable investment scope for redevelopment when leases fall in
204	17 - 19 Crouchfield, Hertford	1 & 3	Provision of local services	Satisfactory	0.18 acres	340 sqm (total)	2 shops and 2 flats above. Reasonable investment currently performing well.
206	2 - 34 Fleming Crescent, Hertford	1 & 3	Provision of local services	Good	0.31 acres	575 sqm (total)	Good parade of 8 shops, community office, 1 flat and stores performing well and providing good service
207	1 - 5 Birdie Way, Hertford	1 & 3	Provision of local services	Satisfactory	0.06 acres	460 sqm (total)	1 shop and 2 flats above. Reasonable investment periodic review
299	111 - 125 Cromwell Road, Ware	1 & 3	Provision of local services	Satisfactory	0.19 acres	372 sqm (total)	Parade of 3 shops one shop marginal kept on periodic review.
416	19 Birch Green	1 & 3	Asset under review	Satisfactory	0.04 acres	75 sqm	Shop within housing block. Marginal investment will be reviewed when leases terminates
558	21 Bullfields, Sawbridgeworth	1 & 3	Provision of local services	Satisfactory	0.07 acres	88 sqm	Shop, flat and garage. Marginal investment will review when break occurs
MISCELLANEOUS							
928	Charrington's House, the Causeway, Bishop's Stortford		Provide revenue income for Council and part of larger land use in Town Centre	Good	0.7 acres	3,700 sqm	Newly acquired asset in 2015 as part of Old River Lane site. Under review to maximise rental income
930	1 - 3 Old River Lane, Bishop's Stortford		Provide revenue income for Council and part of larger land use in Town Centre	Good	0.1 acres	N/A	Newly acquired asset in 2015 as part of Old River Lane site. Under review as new asset
573	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
611	6 Water Lane, and Water Lane House, Hertford	1 & 3	Adj Castle grounds - former employee accommodation and residue of operational asset.	Satisfactory	0.06 acres	255 sqm	House let on secure residential tenancy rents reviewed annually in line with housing association rents and adj former stable building used for storage which is held on a lease.

KEY
Action is underway or imminent
Under review but not imminent maybe awaiting other actions.
No action planned during this period - asset fulfilling requirement

INVESTMENT PROPERTIES

ASSET NO	ASSET	CORPORATE PRIORITY	REASON FOR HOLDING	CONDITION OF ANY BUILDINGS	SITE AREA	GROSS INTERNAL AREA	DESCRIPTION AND COMMENT
99	Vale House, Hertford	1 & 3	Investment property and supports health and wellbeing objective.	Currently being refurbished	0.32 acres	530 sqm	New lease granted Jan 2015 for addiction centre
608	Courtyard Arts, Port Vale, Hertford	1 & 3	Supported service	Good	0.05 acres	155 sqm	Arts Centre and venue. Lease under discussion with Tenant
186	Pinders Lodge, 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
196	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
245	Southern Maltings, New Road, Ware	1 & 3	Residue of larger ownership	Fair	0.38 acres	620 sqm (total)	Former maltings which is to be let to community group as an arts centre.
311	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

COMMUNITY LETTINGS

ASSET NO	ASSET	CORPORATE PRIORITY	REASON FOR HOLDING	CONDITION OF ANY BUILDINGS	SITE AREA	GROSS INTERNAL AREA	DESCRIPTION AND COMMENT
585	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
21	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
568	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
40	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
572	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
570	Bishop's Stortford Community Football Club, Friedberg Avenue, Thorley	1 & 2	Community facility within open space	Satisfactory	5.4 acres (clubhouse and open space)	140 sqm	Football changing rooms with shared use of open space for pitches. Lease currently under review with Engagement and Partnership Team
182	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
97	Bowling Club, Hartham Common, Hertford	1 & 2	Community facility within open space	Good	0.6 acres (clubhouse and green)	50 sqm	Small club building on public open space - under review
97	Tennis Club, Hartham Common, Hertford	1 & 2	Community facility within open space	Satisfactory	0.9 acres	45 sqm	Club facility on public open space
97	Canoe Club, Hartham Common Hertford	1 & 2	Community facility within open space	Satisfactory	0.04 acres	100 sqm	Club facility on public open space
202	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
792	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.
894	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
893	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
208	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
349	Bowling Club, Brookfield, Aston	1 & 2	Residue of ownership provides community facility	N/A	0.32 acres	N/A	Community use on ground lease
504	Open space r/o High Street, Stanstead Abbots	1 & 2	Residue of ownership provides community facility	N/A	0.80 acres	N/A	Community facility in Green Belt
864	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
314	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
309	Bowling pavilion, The Priory, Ware	1 & 2	Community facility	Good	1.82 acres	100 sqm	Club facility with public use reserved

KEY
Action is underway or imminent
Under review but not imminent maybe awaiting other actions.
No action planned during this period - asset fulfilling requirement

COMMUNITY LETTINGS

ASSET NO	ASSET	CORPORATE PRIORITY	REASON FOR HOLDING	CONDITION OF ANY BUILDINGS	SITE AREA	GROSS INTERNAL AREA	DESCRIPTION AND COMMENT
252	82 Park Road, Ware	1 & 2	Acquired after rationalising nearby ownerships to accommodate community facility	Good	0.14 acres	147 sqm	Community facility lease due to be reviewed
916	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
541	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
439	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
504	Land at rear of High Street, Stanstead Abbots	1 & 2	Residue of ownership provides community facility	N/A	0.52 acres	N/A	Leased to Parish council as play and recreation area
	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

SURPLUS ASSETS

ASSET NO	ASSET	CORPORATE PRIORITY	REASON FOR HOLDING	CONDITION OF ANY BUILDINGS	SITE AREA	GROSS INTERNAL AREA	DESCRIPTION AND COMMENT
928	Vacant building purchased in 2015 as part of Old River Lane Site	Under review whether to refurbish and let or demolish and redevelop	Purchased as part of larger investment	Poor	0.49 acres	1600 sqm	Newly acquired asset in 2015 as part of Old River Lane site. Building vacant and in poor condition future under review. Change in use likely rather than sale
559	22 Great Innings North, Watton at Stone	No longer fulfilling priorities identified as surplus to requirements	Formerly investment property	Poor	0.3 acres	N/A	Site vacant sale been on hold because of market conditions - review 2016.17
880	Land at King George Road Ware	No longer fulfilling priorities identified as surplus to requirements	Residue of ownership	N/A	0.2 acres	N/A	Site vacant suitable for affordable housing currently under review with housing association
853	Land at Braziers Field, Hertford	No longer fulfilling priorities identified as surplus to requirements	Residue of ownership	N/A	1.45 acres	N/A	Site vacant suitable for possible residential development feasibility needed review 2016.17
409	Land at Amwell lane, Stanstead Abbots	No longer fulfilling priorities identified as surplus to requirements	Formerly investment property	Poor	0.47 acres	N/A	Vacant site with pumping station within site. Surveys needed to ascertain location of services and suitability for development.
738	Land at Ashdene Road, Bayford	No longer fulfilling priorities identified as surplus to requirements	Residue of ownership	N/A	0.24 acres	N/A	Site let on licence for conservation use. May have potential for small development but need to assess impact of conservation areas - review 2016
764	Land at Widford Road, Hunsdon	No longer fulfilling priorities identified as surplus to requirements	Residue of ownership	N/A	0.1 acres	N/A	Vacant site. Suitable for residential development sale been on hold because of market conditions review 2016.17
569	Land at Poplar Close, High Cross	Holding until asset value improves	Residue of ownership	N/A	1.4 acres	N/A	Currently agricultural land maybe relaxation in planning constraints in future
219	Land at Reedings Way, Sawbridgeworth	Potential for asset to improve in value	Residue of ownership	N/A	2.2 acres	N/A	Grazing/amenity land. Planning consent for development not likely in immediate future so in best use at the moment part recently been leased for new scout building
395	Land at Park Cottages, Eastwick	Potential for asset to improve in value	Residue of ownership	N/A	0.65 acres	N/A	Land used for agricultural/grazing use. Maybe potential longer term.

KEY
Action is underway or imminent
Under review but not imminent maybe awaiting other actions.
No action planned during this period - asset fulfilling requirement