

APPENDIX 1



Asset Management Group Evaluation and Future of Major Assets

REF No	PROPERTY LOCATION	NAME OR DESCRIPTION	USE	PURPOSE	VALUE* £000	CHALLENGES /ISSUES	CORPORATE PRIORITY	KEY PRIORITY	OPTION APPRAISAL	CROSS AGENCY WORKING	FORWARD LOOKING STRATEGIC GOAL	FULL RECORD MAINTAINED
Commercial												
N-1	11 LODGE OAK LANE	Retail Shop	Retail	Investment	69.5	Low expenditure	12b Local Economy	N/A	Currently no other feasible	N/A	Maintain as investment	70/00032/TER
N-2	VALE RISE IND EST	Unit A	Industrial	Investment	244.4	Strong covenant	16 Resources Financial	N/A	Current lease restricts options	N/A	Maintain as investment	70C/00036/TERC
N-3	VALE RISE IND EST	Unit B	Industrial	Investment	50	Strong covenant	16 Resources Financial	N/A	Current lease restricts options	N/A	Maintain as investment	70C/00112/TERC
N-5	ANGEL LANE	Sainsburys/Bentalls	Retail	Investment	DM	Strong covenant	3b Planning & Development	Tonbridge Town Centre	Tonbridge Town Centre	N/A	Redvelopment	04/00002/TER
N-6	ANGEL LANE	Filling Station	Retail	Investment	DM	Strong covenant	3b Planning & Development	Tonbridge Town Centre	Tonbridge Town Centre	N/A	Redvelopment	04/00002/TER
N-7	RIVER WALK	Units 1-4	Office	Investment	192.5	CAB tenant	3b Planning & Development	Tonbridge Town Centre	Tonbridge Town Centre	CAB	Redvelopment	70/00059/TER
N-8a	1A DERWENT ROAD	Retail Shop	Retail	Investment	61.1	Strong covenant	12b Local Economy	N/A	Currently no other feasible	N/A	Maintain as investment	70C/00107/TERC
N-8b	1B DERWENT ROAD	Retail Shop	Retail	Investment	55.5	Strong covenant	12b Local Economy	N/A	Currently no other feasible	N/A	Maintain as investment	70C/00108/TERC
N-10	VALE RISE IND EST	Unit H	Industrial	Investment	95.5	High income	16 Resources Financial	N/A	Current lease restricts options	N/A	Maintain as investment	07/00037/TER
N-11	VALE RISE IND EST	Unit D	Industrial	Investment	152.7	High income	16 Resources Financial	N/A	Current lease restricts options	N/A	Maintain as investment	70C/00037/TERC
N-13	TWISDEN ROAD	Shops	Retail	Investment	385.2	Problems with rent payment	12b Local Economy	N/A	Currently no other feasible	Kent Police / MAVB	Maintain as investment	70/00051/TER
N-14	MARTIN SQUARE	Shops/Maisonettes	Retail/Residential	Investment	1246	Estate management issues	12b Local Economy	N/A	Currently no other feasible	Russet Homes	Maintain as investment	70/00034/TER
N-19	1-4 STRAWBERRY VALE	Industrial Units	Industrial	Investment	100	Strong covenant	16 Resources Financial	N/A	Current lease restricts options	N/A	Maintain as investment	70/00082/TER
N-20	LAMBERTS YARD	Scouts Hall	Community	Community	DM	No formal agreement	14 Partnerships	Promote Healthy Living	Currently no other feasible	Scouts	Maintain as community/review over time	70/00085/TER
N-21	BRADFORD STREET	Tops Club	Community	Community	DM	No formal agreement	14 Partnerships	N/A	Currently no other feasible	Age Concern	Maintain as community/review over time	05/00168/TER
N-22	CASTLE LODGE	Offices	Office	Investment	43	Grant aid	12b Local Economy	N/A	Currently no other feasible	WKCC	Maintain as investment	70C/00017/TERC
N-23	RIDGEWAY	Scouts Land	Community	Community	DM	No formal agreement	14 Partnerships	N/A	Currently no other feasible	Scouts	Maintain as community/review over time	70/00105/TER
N-24	RIVER LAWN ROAD	Teen & Twenty Club	Community	Community	DM	Low rent / holding over	14 Partnerships	Promote Healthy Living	Tonbridge Town Centre	N/A	Redvelopment	05/00170/TER
N-25	THE BRENT	Scouts Hut	Community	Community	DM	Lease not contracted out	14 Partnerships	Promote Healthy Living	Current lease restricts options	Guides	Maintain as community/review over time	07/00016/TER
N-26	VALE ROAD	St John Ambulance	Community	Community	DM	Low rent / long lease	14 Partnerships	N/A	Current lease restricts options	St Johns Ambulance	Redevelopment	70C/00114/TERC
N-27	NORTHWOOD ROAD	Six-in-One Club	Community	Community	24.5	Community use / lease	14 Partnerships	N/A	Current lease restricts options	N/A	Redevelopment	07/00015/TER
N-29	SHIPBOURNE ROAD	Cemetery Lodge	Residential	Investment	120	Exploring transfer to Russet Homes	N/A	N/A	Currently no other feasible	N/A	To transfer to Russet Homes	08/00011/TER
N-30	VALE RISE	Depot	Industrial	Investment	350	Maintenance issues	9 Recycling & Waste Collection	Involvement in Health Act (07)	Current lease restricts options	Veolia	Maintain as investment	70C/00113/TERC

Please note that this spreadsheet represents a sample of the Council's assets, the remainder of which can be viewed on request

*Please note that the asset value is not necessarily the open market value