

Scrutiny Review

Council Property Assets

RYEDALE
DISTRICT
COUNCIL



Scrutiny Committee
8 September 2016

Executive Summary

This Report sets out the results of a review of the property assets which constitute the Council's estate. This review has been carried out by Ryedale District Council's Scrutiny Committee.

The aim of the review was to try to answer the following questions:

1. What sort of property does the Council own or lease?
2. What do we use it for or how do others use it?
3. How much does the current property portfolio cost?
4. What is the condition of the property and the planned preventative maintenance?
5. How much income does the current portfolio of property assets generate and is there scope to generate additional income?
6. An appraisal of the options available to ensure the best use of these property assets now and into the future, linked to the future provision of council services
7. Current property portfolio and policy on property rationalisation

The outcomes of the review are recommendations for a new Asset Management Policy and supporting strategy including a vision, policy and principles, linked to the delivery of the Council's priorities.

The review involved:

- A full review of the Council's Register of Property Assets, categories of assets, location and current useage and tenure
- Identifying the Council's statutory requirements relating to asset management including:
 - Open Data Requirements
 - Requirements of the Accounting regulations for Local Authority Assets
 - Best Value
- A meeting to discuss asset management best practice and strategy development between lead officers and Leeds City Council Asset Management Team
- Analysis of the asset requirements for the delivery of the Towards 2020 programme
- Appraisal of options re use or disposal of property, including analysis of how properties are currently used and how that could alter to ensure their value is fully maximised.

Key findings included:

- That the Council has an asset register which has been fully reviewed which records the details of the 102 assets held by the Council
- That the assets the Council currently occupies to operate constitute a considerable liability in terms of the condition and cost of repairs. This represents a high risk to the sustainability of the Council.
- That the Council needs new a policy to be agreed by Council to enable the strategic management of assets and to deliver value for money services whilst fulfilling the best value duty and to enable the management of the risk to the council of underutilisation and increasing cost liabilities of assets currently occupied.

The Committee made the following recommendations to Council:

That the Council revise its policy on the management of property assets to read as follows:

Vision:

To optimise the use of the Councils property assets in supporting the delivery of the Councils priorities and delivering best value and value for money for the residents of Ryedale

Policy:

To achieve best value from each property asset by:

- Occupying an asset for the efficient delivery of Council services or
- Renting to another to generate revenue income for the Council or
- Disposing of any asset which achieves neither of the above and which could generate a receipt for the Council

Principles:

- To optimise the use of operational assets
- That fewer operational buildings is lowest cost and lowest risk to service delivery
- To manage the councils estate to achieve the best social, economic and environmental benefit for the communities of Ryedale
- to dispose of underutilised assets
- to acquire assets that would support the finances of the Council and delivery of the Council priorities
- that the proceeds of the sale of any of the assets be used to support the delivery of the capital programme.

The Task Group wishes to thank all those who gave their time in contributing to this review.

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2. Scope of the review

The terms of reference for the Review were agreed at the Overview and Scrutiny Committee on the 18 February 2016. (See Appendix A) in summary:

The review will make recommendations to Council, on a policy for the future management of the Councils property portfolio.

3. Membership of the Committee

Councillor G Acomb (Vice-Chairman)

Councillor D Cussons

Councillor K C Duncan

Councillor B Gardiner

Councillor T Jainu-Deen

Councillor E Jowitt

Councillor D E Keal (Chairman)

Councillor M Potter

Councillor J E Sanderson

Councillor CR Wainwright

Scrutiny Review Task Group supporting officers:

Clare Slater (Head of Corporate Services)

Beckie Bennett (Head of Environment, Streetscene and Facilities)

William Baines (Transformation Officer)

4. Methodology

The Task Group approached the review initially by considering the implications of the 2015 Local Government settlement, the implications for the Councils budgetary position to 2019/20 and delivery of Council Priorities

In considering the above the task group looked at:

- The portfolio of property currently owned by the Council
- The use made of Council property by the Council or others
- The net profit or loss of the current portfolio of property held by the Council

and also:

- A review of the corporate property asset register
- Categorising the assets as follows:
 1. Operational Assets
 2. Investment Assets
 3. Community Assets
- Reviews undertaken by other local authorities
- Government policy and the impact of reviews of funding arrangements
- Best practice regarding use of and disposal of assets and the practice of other Local Authorities
- Review of regulation relating to strategic asset management
- Open data requirements

The task group also considered the implications of information relating to the value and potential liabilities associated with the Council's operational assets

5 Findings

The research undertaken highlighted the following key findings:

Statutory requirements:

Best Value Duty:

‘Managing the Council estate to ensure we can achieve the best social, economic and environmental benefit for the people of Ryedale and managing our limited resources in an intelligent and integrated way to provide value for money for Ryedale taxpayers’

Best Value Duty for Local Authorities

Cipfa Code relating to reporting on assets in accounts:

‘Strategic Asset Management is the process which aligns business and property asset strategies, ensuring optimisation of an operations assets in a way which best supports its key business goals and objectives’

RICS Public Sector Asset Management Guidelines

Best practice:

Officers of the Council met with two of the lead officers from Leeds City Council, winner of Local Authority of the Year in the MJ Award and also of the award for Commercialism in the Property Estate. The approach taken in undertaking the review and forming a policy for the strategic management of the Council estate was informed by the advice shared during this meeting and subsequently.

5.1 The Councils Asset Register

Open data Requirements

[The Local Government Transparency Code 2015](#) is published, alongside a frequently-asked questions document for social housing. For all other parts of the code a [frequently-asked questions document](#) is available alongside the old part of the code. [The Local Government \(Transparency Requirements\) \(England\) Regulations 2015](#) regulates the Code.

The Code requires local authorities in England to publish information related to the following land and building assets.

The [LGA guidance](#) on the publishing of data relating to land assets is available online and advises as follows:

What land and building assets should be published

For the purpose of this guide, land and building assets include:

- all service and office properties occupied or controlled by local authorities, both freehold and leasehold
- any properties occupied or run under Private Finance Initiative (PFI) contracts
- all other properties local authorities own or use, for example, hostels, laboratories, investment properties and depots
- garages unless rented as part of a housing tenancy agreement
- surplus, sublet or vacant properties owned by local authorities
- undeveloped land
- serviced or temporary offices where contractual or actual occupation exceeds 3 months
- all future authority commitments, for example under an agreement for lease, from when a contractual commitment is made.

Properties must also be included even if they are part of a larger estate (for instance, a school caretaker's property on the site of a school, or a residential property on the site of a farm).

Any land or building where the council has currently a property interest should be included. This could include, for example, playing fields or buildings of church run schools.

There are some exclusions as stated in the Code:

- rent free properties provided by traders (such as information booths in public places or ports)
- operational railways and canals
- operational public highways (but any adjoining land not subject to public rights should be included)
- assets of national security
- information deemed inappropriate for public access as a result of data protection and/or disclosure controls (eg. such as refuge houses).

The headings under which data should be published are as follows, and these have been used to produce the list of assets attached at Annex B:

- UPRN
- Asset description, address, postcode, GEO code
- Tenure Type & Detail
- Other rights of way, way leaves
- Total Building Operational costs (revenue)
- Functional Suitability – fitness for purpose

5.2 The Councils Asset Portfolio

What sort of property does the Council own or lease?

The Council has an asset register which has been fully reviewed which records the details of the 102 assets held by the Council as follows (See Annex B):

Amenity Land and Buildings - 32

Includes cemeteries, POS, village greens and allotments

Operational Sites - 9

see later in the report for details

Investment properties - 4

Includes showfield lane, yorwaste and industrial units

Sports and Leisure - 4

Includes pools and leisure centres

Car Parking - 12

Includes all land used for car parking

Public Conveniences - 12

Includes all buildings

Social Housing - 2

Tara Park, Derwent Lodge

Public Open Space - 2

Riverside Walk Play Area and Staxton Brow Picnic site

Other Buildings and Land - 17

Miscellaneous land and buildings

The Council owns 97 of the property it manages freehold, with the other 5 being the Milton Rooms, Yorwaste and the public convenience buildings in Malton Market Place being leasehold and the Northern Ryedale Leisure Centre which is a joint use agreement.

Vat exemption rules don't apply to Harrison House and Ropery House and so if either property is leased to a community sector organisation then Council becomes liable for any vat associated with the leases on the buildings.

The operational assets were identified as those which had any potential for, or a current use as, an operational asset. Officers were advised that the following information should be gathered for these councils assets to enable the strategic management of the wider portfolio.

Operational Assets

The assets we currently operate from or we could operate from - summary attached at Annex C and include:

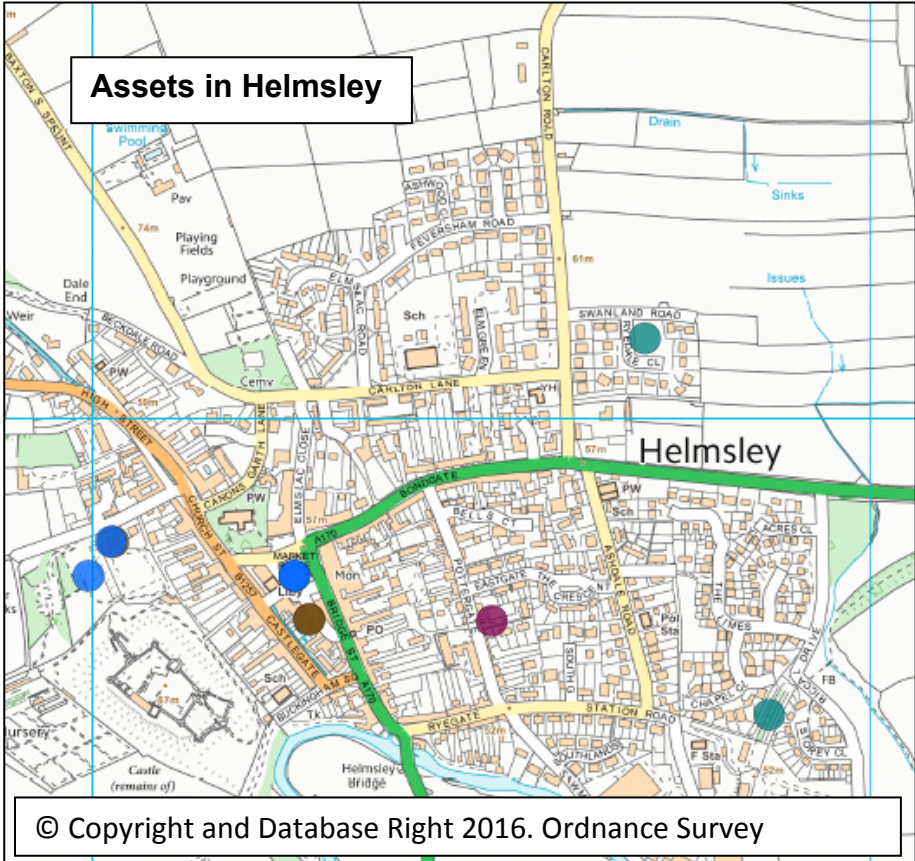
- Crown House, Kirkbymoorside
- Harrison House, Norton
- Showfield Lane Depot, Malton
- Ryedale House, Malton
- Community House, Malton
- Milton Rooms, Malton
- Howe Road Shops, Norton
- Ropery House, Pickering
- Pickering House, Pickering

The following information has been gathered for each operational asset as part for this review in order to answer the questions raised by members:

- Title report - held in Legal Services
- Condition survey - Held in facilities management
- Planned and preventative maintenance programme of works - held in facilities management
- Occupancy data - held in legal services
- Town Planning Opinion - held in facilities management
- Valuation - held in facilities management

Each of the assets held by RDC has been shown on a map on the following pages, the first map shows the whole of Ryedale and then a series of maps show each of the market towns. All of the properties the council holds are currently occupied except for the building in the Ropery that was previously the TIC. Some assets are occupied by voluntary sector organisations and so the Council does not achieve the market for these, or it may grant aid an organisation in order that this can then be used for the rental. Officers will be reviewing the community and investment properties following the conclusion of this review when a policy is in place for the strategic management of the Councils property assets.

All RDC Assets

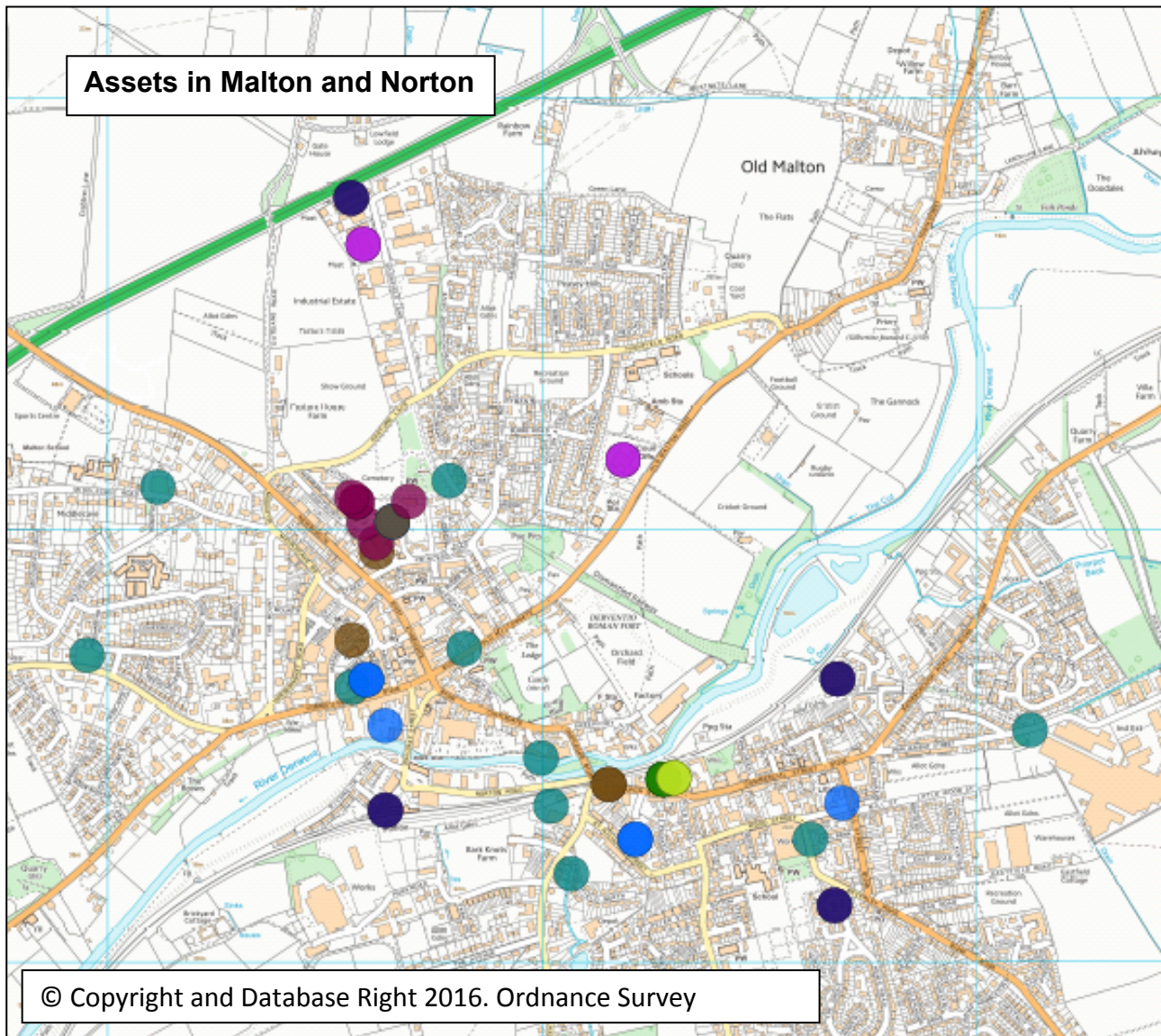


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Key for Map

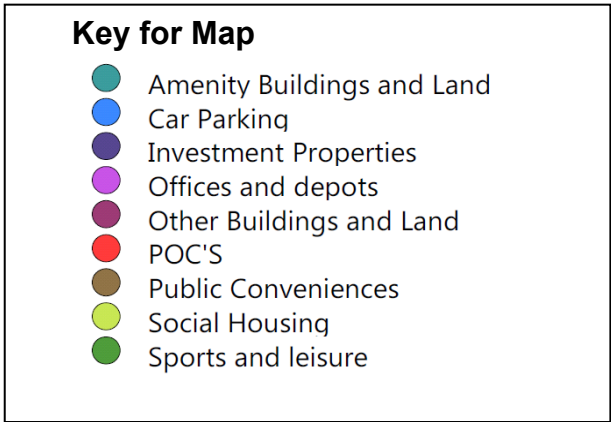
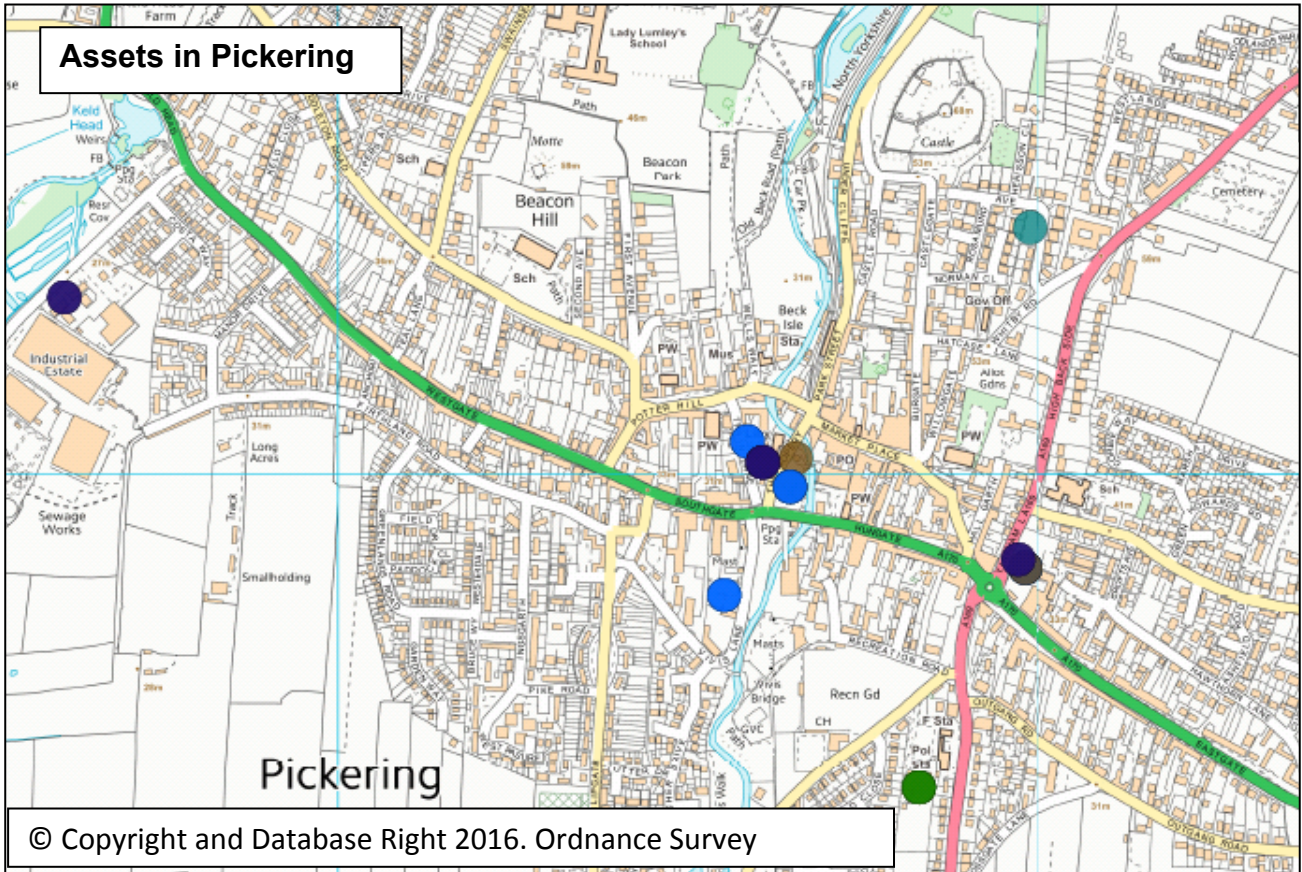
- Amenity Buildings and Land
- Car Parking
- Investment Properties
- Offices and depots
- Other Buildings and Land
- POC'S
- Public Conveniences
- Social Housing
- Sports and leisure

Assets in Malton and Norton



Key for Map

- Amenity Buildings and Land
- Car Parking
- Investment Properties
- Offices and depots
- Other Buildings and Land
- POC'S
- Public Conveniences
- Social Housing
- Sports and leisure



How much does the current property portfolio cost?

	Variable Costs	Income	Total
Harrison House	16,080	-40,490	-24,410
Community House	4,490	-2,000	2,490
Showfield Lane Depot	71,500	-13,770	57,730
Ryedale House	253,160	-91,080	162,080
Net Expenditure	345,230	-147,340	197,890

What is the condition of the property and the planned preventative maintenance?

The review has focussed on the assets the Council currently utilises for its operations or which have the potential to be utilised for council services. Detailed 30 year condition surveys have been completed for the assets included in the detailed analysis for the review.

A table summarising the property condition expenditure, valuation, estimated maximum rental potential and target ratios for key operational assets is being sent separately to this report as an exempt paper.

How much income does the current portfolio of property assets generate and is there scope to generate additional income?

The review highlights that the Council is clearly operating its key operational asset portfolio at risk of a significant loss if the works needed to bring the operational assets up to the standards required. The shortfall in the budget provision for the next six years is £1,226,498. This is on top of the saving requirement of £1.1 to £1.4 million resulting from the four year funding settlement received from the government. The challenge is more realistically therefore to manage the Council assets to generate income to ensure this position does not get any worse. See below for the possible alternative uses.

5.3 Best Use of Property Assets for the Delivery of Council Services

The options for the use of the operational assets has been assessed as part of the valuations undertaken and the summary is as follows:

Asset	Current Use	Alternative use potential
Ryedale House	Public Sector Offices	Residential Housing - hybrid
Community House	Offices	Residential Housing
Crown Square House	Retail with office and kitchen	Current use is highest and best
Howe Road shops	Neighbourhood retail and storage	Current use is highest and best
Harrison House	Offices	Current use is highest and best
Ropery House	Office and former TIC	Residential/civic/medical
Pickering House	Office and storage	Current use is highest and best
Malton Depot	Vehicle maintenance and storage	Current use is highest and best
The Milton Rooms	Community facility	N/A

Following the report to members on the future of Ryedale House, the agreement in principle to dispose, and the recent developments in the Towards 2020 programme, it is clear that Ryedale House is an under-utilised asset. The valuations are clear that there is very little prospect of

attracting tenants in the numbers and of the value from the public sector that would be required to provide a return on the investment required to rent the building in the first place.

The new operating model for the Council and the resulting proposals for a staffing structure which are currently being consulted upon with staff and their representatives, also make clear that Ryedale House will not be a cost effective option for the future delivery of services.

The Council already has the IT infrastructure to enable up to a hundred staff to work remotely at any time. The optimum number of locations from which the Council should run is to have a single building with the majority of the office based service staff. This support business continuity and is the most cost effective solution. This would also support the most effective and robust connectivity for mobile working and home working.

5.4 LEP Joint Assets Board

There is a proposal for the LEP to establish a Joint Public Assets Board. This is a strategic forum made up of public sector land and property holders within a specified area to promote joint working on asset management by the partners. The intention is to influence asset disposals and management in a way that supports the local economy. Possession of the assets would remain with the owning body however the Board would provide the opportunity to share information and make joint decisions on strategic objectives and priorities with assets in their ownership with partners and stakeholders. The Board would be expected to take a more collaborative approach to the management of assets and provision of opportunities for development to support the economy and deliver housing targets.

5.5 Recommendations

Policy for Management of the Property Portfolio

The recommendations arising from the review are in relation to establishing the policy for future strategic management of the Councils asset portfolio. It is suggested that the following recommendation should be made to Council by the Scrutiny Committee:

That the Council revise its policy on the management of property assets to read as follows:

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To optimise the use of the Councils property assets in supporting the delivery of the Councils priorities and delivering best value and value for money for the residents of Ryedale

Policy:

To achieve best value from each property asset by:

- Occupying an asset for the efficient delivery of Council services or
- Renting to another to generate income for the Council or
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Principles:

- To optimise the use of operational assets
- That fewer operational buildings is lowest cost and lowest risk to service delivery
- To manage the councils estate to achieve the best social, economic and environmental benefit for the communities of Ryedale
- to dispose of underutilised assets
- to acquire assets that would support the finances of the Council and delivery of the Council priorities
- that the proceeds of the sale of any of the operational assets be used to support the delivery of the transformation programme.

Appendix A Terms of Reference for a Scrutiny Review of Council Property Related Assets

<p>Aim of the Review</p>	<p>For the Council to have a clear understanding of its property portfolio, how properties are currently used and how that could alter to ensure their value is fully maximised.</p> <p>The review will make recommendations to the Policy and Resources Committee and will appraise the options available regarding; use or disposal of property within the Councils portfolio.</p> <p>Recommendations from the review could inform the development of :</p> <ul style="list-style-type: none"> • A new asset management strategy including vision, principles and strategic objectives, linked to the delivery of the Councils priorities and the Towards 2020 transformation programme.
<p>Why has this review been selected?</p>	<p>The property portfolio has not been reviewed recently. We need to refocus and redesign the Council including the property holding. The scope of the review is set within some uncertainty about the Councils financial position. Potential estimates calculate that the total cost that remains to be saved from the revenue budget through the Towards 2020 programme ranges from £1.2 million to £1.7 million from a £6.8 million net revenue budget. The additional saving being required from 2017/18 onwards.</p> <p>Changes have been introduced following the Chancellor's 2015 budget statement including how Councils can use proceeds from the sale of their capital assets, this now includes the ability to fund transformational projects. As such the review could usefully inform the development of a new asset management strategy</p>
<p>Who will carry out the review?</p>	<p>The review will be carried out by the Scrutiny Committee operating as a task group:</p> <ul style="list-style-type: none"> • A minimum of 2 members of the Scrutiny Committee must be present for the task group meeting, which will follow the scheduled meeting of the Scrutiny committee. • Head of Environment, Streetscene and Facilities • Head of Corporate Services • Building Surveyor • Support will be provided by members of the Asset Management Group and the Business Improvement Team • External support as required
<p>How the review will be carried out?</p>	<p>The task group will consider the implications of the 2015 Local Government settlement and delivery of Council Priorities</p> <p>In considering the above the review would need to analyse:</p> <ul style="list-style-type: none"> • The portfolio of property currently owned by the Council • The use made of Council property by the Council or others • The net profit or loss of the current portfolio of property held by the Council <p>This could include:</p> <ul style="list-style-type: none"> • Reviews of the asset management register. • Financial records regarding investment portfolio

	<ul style="list-style-type: none"> • Reviews undertaken by other local authorities • Government policy and the impact of reviews of funding arrangements • Best practice regarding use of and disposal of assets
<p>What are the expected outputs?</p>	<p>It is expected that the task group will produce a report, summarising the evidence they have gathered and containing specific recommendations for the Council including</p> <ul style="list-style-type: none"> • recommendations to Council for a new asset management policy to support the transformation of the Council and delivery of a future council which is efficient and fit for purpose. • A new asset management strategy for the Council - 6 October 2016 • A set of key recommendations for disposal of assets supported by a business case, to deliver the Towards 2020 programme.
<p>Timescale</p>	<p>It is anticipated that the group will conclude the outcomes of the review by 29 September 2016. Progress reports will be submitted to the committee throughout the review.</p> <p>Date of Scrutiny Committees:</p> <ul style="list-style-type: none"> • 18 February 2016 • 7 April 2016 • 23 June 2016 • 29 Sept 2016

Annex B

UPRN	Asset	Title No	Name	Street number and Name	Town	Post Code	Geo Code	Tenure Type	Other Tenure	Holding Type
AMENITY BUILDINGS AND LAND										
010007635119	T4250	NYK364968	Land Coneysthorpe (cemetery)	Cemetery Coneysthorpe Malton	Coneysthorpe	YO607DB	471700 471115	Freehold		LAND
010007632549	T5753	NYK370787	Garden Land Cntr Duggleby -pos resident	Land Adj To Red House Salents Lane Duggleby Malton North Yorkshire	Duggleby	YO178BL	467906 467150 ar	Freehold	Wayleave	LAND
010002319635	T4270	NYK374561	Village Green Fadmoor	Fadmoor Green The Green Fadmoor Kirkbymoorside	Fadmoor		467554 489384	Freehold		LAND
010007632208	T4251	NYK365061	Open space/w/land adj housing Foxholes	Land At OS Field 6500 Eastfield Foxholes Driffeld	Foxholes	YO25 3QW	501401 472764	Freehold		LAND
010090672297	T4271	NYK375367	Village Green/Amenity Land Gillamoor		Gillamoor	YO62 7HX	468401 490128, 4	Freehold		LAND
010007633291	T5000	NYK277942	5.5 Acres Gilling East	Land East Of Ampleforth Cottage Sports Field Pottergate Gilling East Heir Gilling			461021 476983	Freehold		LAND
010090672287	T4252	NYK365061	Grass areas/open space Rye Cise Helmsley	Land at Ryedale Close	Helmsley	YO625HS	461711 484104	Freehold		LAND
010090670223	T5754	NYK365131	Area Risewood Gate Helmsley	Land East Of No 7 Risewood Gate Helmsley	Helmsley		469303 455489	Freehold	Wayleave	LAND
010090672303	T4000	NYK379124/N1	Footpath & waste land Rall St'n Helmsley		Helmsley	YO62 5BZ	461871 483619	Freehold	Grant of Easemer	LAND
010090672288	T4254	NYK365028	Play area Ryedale Crescent Kirkbymoorside	Land at Ryedale Crescent	Kirkbymoorside	YO62 6EF	469143 486898	Freehold		LAND
Info	T4001		Land splay & seat Dale End Kirkbymoorside		Kirkbymoorside			?query?		LAND
010002319662	T4253	NYK176488	Public Park Orchard Field, old Malton Rd	The Castle Garden Site Old Maltongate Malton North Yorkshire	Malton	YO17 7EA	479021 471360	Freehold		LAND
010090672289	T4256	NYK176488	Land at Back of the Lodge Malton	Land North of Castlegate Malton	Malton	YO17 7EA	479021 471640	Freehold		LAND
010090672290	T4260	NYK366750	Garden/rest area Old Maltongate	St Leonard's Close, Greengate, Old Malton	Malton	YO17 7EW	478821 471724	Freehold		LAND
010007634778	T4262	NYK367622	Amenity Land Middlecave Road Malton	Land Adj Sycamore House Middlecave Road Malton North Yorkshire	Malton		478116 472098	Freehold		LAND
010090672291	T4263	NYK370560/N1	4 land areas O S Act Mount Park Estate	Land off Orchard Road, Malton/Land off Pear Tree Walk/Landd on the Sol Malton		YO17 7BH	477953 471709, 4	Freehold		LAND
010090672293	T4265	NYK370600	Wasteland Castlegate/River M	Land on the South Side of Chandlers Wharf, Castlegate	Malton	YO17 7YL	478998 471471	Freehold		LAND
200001273040	T4276	NYK277765	Land on west side Peasey Hills Rd	Land At Gilling Way Malton North Yorkshire	Malton		478787 472113	Freehold		LAND
Info	T5234		Wentwth St Isd Garage for Park Building		Malton			Freehold		LAND
requested		NYK268857	Land of the East Side of Ryngwoode Drive	Land	Malton		478764 472444	Freehold		LAND
010090672298	T4272	NYK375478	Village Green Newton on Rawcliffe		Newton on Rawcliffe	YO18 8QA	481218 490481	Freehold		LAND
Info	T4257	NYK155939	The Ings Norton	Land at The Ings, Norton	Norton			Freehold		LAND
010090672292	T4264	NYK120583	Verges Springfield Garth Norton	Land at Spring Field Garth, Norton	Norton	YO17 9EL	479068 471203	Freehold		LAND
010090672294	T4266	NYK375209	Beverley Rd/Mill St Norton Mill S elmnt	Land adjoining 13-16 Mill Street Norton	Norton	YO17 9JN	479618 471283	Freehold	Wayleave	LAND
010090672304	T4002	NYK366886	Highway/Factory ent Parliament St Norton	Land at Pallament Street, Estate Entrance to Norton Grove Inds Estate	Norton	YO17 9HE	480124 471536	Freehold		LAND
200001272275		NYK299751	Land to the East side of Welham Road, Norton	Land/Lake	Norton	YO17 9PG	479091 470971	Freehold		LAND
requested		NYK165687	Land to the north side of Mallard View, Norton	Land	Norton		479391 470670	Freehold		LAND
010090672302	T5759	NYK365139	Land Bank Top Oswaldkirk	2 x pieces of land East Newton & Lavsthorpe	Oswaldkirk	YO62 5YB	462646 479196	Freehold		LAND
010007631452	T4267	NYK370573/N1	Amenity land Rosamund Ave/Whitby Rd	Land Off Rosamund Avenue Rosamund Avenue Pickering North Yorkshir	Pickering		479990 484352	Freehold		LAND
Info	T4003		Roadside/highway Swainsea Lane Pickering		Pickering			?query?	Land registered to	LAND
		NYK369804	Vivas Park, Pickering		Pickering			Freehold		LAND
010090672300	T4274	NYK375433	Village Green Salton		Salton	YO62 6RN	471646 480060	Freehold		LAND

UPRN	Asset	Title No	Name	Street number and Name	Town	Post Code	Geo Code	Tenure Type	Other Tenure	Holding Type
010090672295	T4268	NYK365014	Allotments R/o Vicarage Lane Sherburn		Sherburn	YO17 8PL	495871 477197	Freehold		LAND
010090672299	T4273	NYK375399	Village Green Normanby Snington		Sinnington	YO62 6RH	473544 481486	Freehold		LAND
010090672301	T4275	NYK375450	Village Green Stonegrave		Stonegrave		465596 477844	Freehold		LAND
010007632615	T5001	NYK277951	0.661 Acres, Stonegrave	OS Field 7566 Carr Lane Stonegrave Helmsley	Stonegrave		465745 477684	Freehold		LAND
200001269242	T5762	NYK365021	Land East Bank Weaverthorpe	Land Adjacent To 8 East Bank Main Road Weaverthorpe Malton North Yo Weaverthorpe		YO17 8HB	497069 470878	Freehold	Wayleave	LAND
010090672296	T4269	NYK366371	Allotments Sand Lane West Heslerton		West Heslerton	YO17 8SG	491270 476678	Freehold		LAND
010090670222	T5763	NYK365032	Land Hillside Way West Lutton	Land At Hillside Way West Lutton Malton North Yorkshire	West Lutton	YO17 8TE	493224 469540	Freehold		LAND
Info	T4004	NYK374778	Broken access rd Airfield Wombleton	Land lying to east of 8 East Terrace, Wombleton	Wombleton			Freehold		LAND
OPERATIONAL SITES										
10007634245 and 1/1	T1750	NYK212673	Crown House - Buildings	The Shambles	Kirbymoorside	YO62 6AY	469664 486608	Freehold	None	BUILDING
100052157449	T0250	NYK366915	Malton Depot -Buildings	R D C Depot Showfield Lane Malton North Yorkshire	Malton	YO17 6BT	478589 472660	Freehold		LAND/BUILDINGS
100052209139	T0001	NYK363983	Ryedale House - Buildings	Ryedale District Council Ryedale House Old Malton Road Malton North Yo	Malton	YO17 7HH	479187 472161	Freehold	None	LAND/BUILDINGS
100052157586	T0003	NYK395120/N	Harrison House - Buildings	Station	Malton	YO17 9RD	478640 471350	Free/lease	Deed of Covenant	LAND/BUILDINGS
100052183446	T1751	NYK363063	Community House - Buildings	Ryedale Community House Wentworth Street Malton North Yorkshire	Malton	YO17 7BN	478618 471969	Freehold	None	BUILDING
200001270521	T4258		Milton Rooms Malton	Milton Rooms Market Place Malton North Yorkshire	Malton	YO17 7LX	478563 471635	Leasehold	None	BUILDING
no	T4750	NYK371932	3 shop & flats Howe Road Buildings	Shops and Flats Howe Road Norton	Norton	YO17 9BH	479674 471130	Freehold	Wayleave	LAND/BUILDINGS
200001272040	T4504	NYK172502	Ropery House Business Centre Building	The Ropery	Pickering	YO18 8DY	479608 484016	Freehold	None	LAND/BUILDINGS
10002319123	T4752	NYK367665	Pickering House - Buildings	Eastgate	Pickering	YO18 7DP	479973 483877	Freehold	None	BUILDING
INVESTMENT PROPERTIES										
200001271524	T4503	NYK366921	Showfield Lane -Buildings	Units 1 To 8 Showfield Lane Malton North Yorkshire	Malton	YO17 6BT	478561 472767	Freehold	6 x Wayleave 2 x	LAND/BUILDINGS
Info			Yorwaste	Showfield Lane	Malton	YO17 6BT		Leasehold		LAND/BUILDINGS
100052159471	T4500	NYK370668	Westgate Carr Ind. Units Building	Westgate Business Park Westgate Carr Road Pickering North Yorkshire	Pickering	YO18 8LX	478610 484252	Freehold		LAND/BUILDINGS
010000127048	T4502	NYK105928	Sheriff Hutton Rural Ind Units Buildings	Sheriff Hutton Industrial Estate Sheriff Hutton	Sheriff Hutton	YO60 6RZ	464438 465705	Freehold	Wayleave	LAND/BUILDINGS
SPORTS AND LEISURE										
Info 200001274944	T0501	NYK366716	Derwent Pool - Buildings	Derwent Pool And Fitness Centre Church Street Norton Malton North York	Norton	YO17 9HP	479280 471422	Freehold		LAND/BUILDINGS
200001268575	T4751	NYK366796	Richardson's Bowling Centre Building	Ryedale Indoor Bowls Club Bowling Lane Norton Malton North Yorkshire	Norton	YO17 8EG	479681 471654	Freehold		LAND/BUILDINGS
Info	T0500		Northern Ryedale Leisure Centre	Swainsea Lane	Pickering	YO18 8NF		Other	Joint use Agree	LAND/BUILDINGS
200001270602	T0502	NYK367640	Ryedale Pool - Buildings	Ryedale Swimming Pool Mill Lane Pickering North Yorkshire	Pickering	YO18 8DU	479831 483551	Freehold		LAND/BUILDINGS
CAR PARKING										
100052208956	T0753/00	NYK364002	Market Place Helmsley- Land	Car Park Market Place Helmsley York	Helmsley	YO62 5BH	461260 483798	Freehold	Grant of Easeme	LAND
100052208935	T0760/00	NYK364049	Cleveland Way - Land	Car Park Cleveland Way Helmsley	Helmsley	YO62 5AT	460995 483798	Freehold		LAND
100052209002	T0762/00	NYK155939	Town Farm - Land	Town End Car Park High Market Place Kirbymoorside	Kirbymoorside	YO62 8QA	469567 486613	Freehold		LAND
010002319197	T0751/00	NYK366361	Chancery Lane - Land	Car Park (RDC) Market Place Malton North Yorkshire	Malton	YO17 7HW	478596 471652	Freehold	Right of Way	LAND

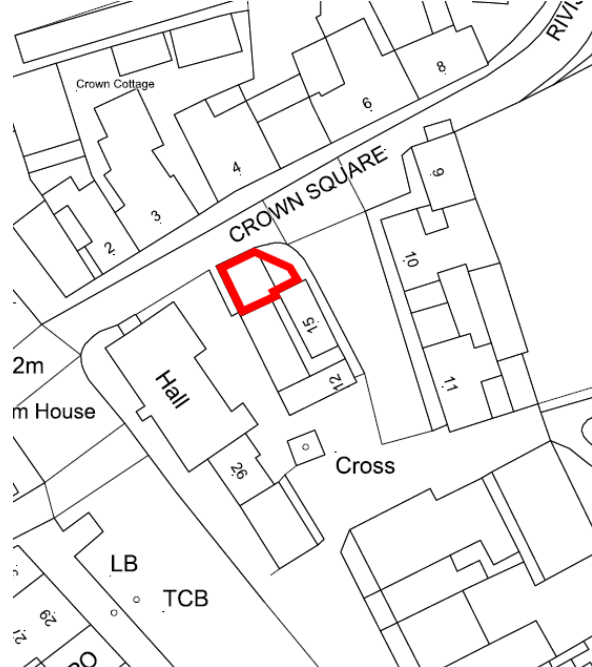
UPRN	Asset	Title No	Name	Street number and Name	Town	Post Code	Geo Code	Tenure Type	Other Tenure	Holding Type
100052209094	T0752/001	NYK363063	Wentworth Street - Land	Car Park Wentworth Street Malton North Yorkshire	Malton	YO17 7BN	478656 472018	Freehold	Right of Way/Way	LAND
200001274365	T0759/001	NYK367621	Water Lane - Land	Water Lane Car Park Railway Street Malton North Yorkshire	Malton	YO17 7NR	478639 471546	Freehold	Right of Way x 2/f	LAND
010007630682	T0754	NYK371974	Wood Street - Residential car park	Car Park Wood Street Norton Malton North Yorkshire	Norton	YO17 9BA	479691 471367	Freehold		LAND
100052209172	T0757/001	NYK366738	St Nicholas Street - Land	Car Park St Nicholas Street Norton Malton North Yorkshire	Norton	YO17 9ES	479215 471283	Freehold	Right of Way	LAND
010090672305	T0755/001	NYK366701	Train Lane - Car Park Land		Pickering	YO18 8DX	479686 484046	Freehold		LAND
200001269368	T0756/001	NYK367665	Eastgate Pickering - Land	Eastgate Car Park Eastgate Pickering North Yorkshire	Pickering	YO18 7DY	479983 483865	Freehold	Right of Way	LAND
010007631448	T0758/001	NYK172502	The Ropery - Land	The Ropery Car Park The Ropery Pickering North Yorkshire	Pickering	YO18 8DY	479647 483981	Freehold		LAND
010007631361	T0761/001	NYK123143	Vivis Lane - Land	Car Park Vivis Lane Pickering North Yorkshire	Pickering	YO18 8DL	479553 483826	Freehold		LAND
PUBLIC CONVENIENCES										
010007633840	T1007	NYK364049	Cleveland Way PC - Buildings	Public Conveniences Cleveland Way Helmsley	Helmsley	YO62 5AT	461027 483842	Freehold		BUILDING
010007631863	T1008	NYK364111	Borogate PC - Buildings	Public Conveniences Borogate Helmsley	Helmsley	YO62 5BN	461279 483742	Freehold		BUILDING
200001269743	T1009	NYK155939	Town Farm PC - Buildings	Public Convenience High Market Place Kirkbymoorside	Kirkbymoorside	YO62 8QA	469579 486600	Freehold		BUILDING
10007634468	T1000	NYK363063	Wentworth Street PC- Buildings	Public Conveniences Wentworth Street Malton North Yorkshire	Malton	YO17 7BN	478620 471948	Freehold		BUILDING
200001270523	T1001		Market Place Malton PC - Building only		Malton	YO17 7LX	478563 471744	Leasehold		BUILDING
100052209148	T1002	NYK365003	Church Street PC - Buildings	Public Conveniences Church Street Norton Malton North Yorkshire	Norton	YO17 9HS	479154 471410	Freehold		BUILDING
100052209194	T1004	NYK367665	Eastgate PC - Buildings	Public Conveniences Eastgate Pickering North Yorkshire YO18 7DY	Pickering	YO18 7DY	479983 483865	Freehold		BUILDING
010007635818	T1005	NYK358780	The Ropery PC - Buildings	Public Conveniences The Ropery Pickering North Yorkshire YO18 8DT	Pickering	YO18 8DY	479655 484022	Freehold		BUILDING
010007635214	T1006	NYK370550	Rosedale PC - Buildings	Public Conveniences Main Street Rosedale Abbey Pickering North Yorksh	Rosedale	YO18 6SA	472416 496031	Freehold		BUILDING
010007633126	T1754	NYK370579	Picnic Site /Car Park /w.c.- Staxton	Public Convenience Staxton Hill Staxton Scarborough North Yorkshire	Staxton	YO12 4TD	500969 477926	Freehold		
100052209349	T1003	NYK366364	Lakeside PC	Public Conveniences Whitbygate Thornton-Le-Dale Pickering North Yorks	Thornton le Dalee	YO18 7RJ	483410 483094	Freehold		BUILDING
			Whitbygate PC (closed)	Public Conveniences Whitbygate Thornton-Le-Dale Pickering North Yorkshire						BUILDING
SOCIAL HOUSING										
200001272754	T1500	NYK246555/Nh	Gypsy Site M - Buildings	York Road	Malton	YO17 6BT	476999 470778	Freehold		LAND/BUILDING
100052158304	T1501	NYK211780	Derwent Lodge - Buildings	Derwent Lodge 1 Commercial Street Norton YO17 9HX	Norton	YO17 9HX	479304 471425	Freehold		BUILDING
PUBLIC OPEN SPACE (POS)										
Info	T1753	NYK381351	Playground Old Goods Yard - Land	Riverside walk Malton (Dr)	Malton			Freehold		LAND
10007632133	T1754/001	NYK370579	Picnic Site /Car Park /w.c.- Staxton	Car Park Staxton Scarborough North Yorkshire	Staxton	YO12 4TD		Freehold		LAND
OTHER BUILDINGS AND LAND										
010090672307	T5752	NYK365163	Land Old Quarry Appleton le Street Street	Quarry Hill, Appleton le Street Street	Appleton le Street	YO17 6PQ	473971 473361	Freehold		LAND
010090672308	T5755	NYK364104	Garden land off Pottergate Helmsley	Land at Paddock Close, Pottergate	Helmsley	YO625BX	461514 483740	Freehold		LAND
Info	T5769		Compulsory Purchase Land at Helmsley	pending	Helmsley			pending		LAND
010090672312	T5765	NYK166798	Land at Adela Shaw Site Kirkbymoorside		Kirkbymoorside			Freehold		LAND
010090672309	T5756	NYK277943	Paddock Land Low Hutton.	Land to the South of Water Lane	Low Hutton	YO60 7HG	476371 467676	Freehold		LAND

Annex C - Operational Assets

Retail Unit, Crown Square, Kirkbymoorside

Area: 0.022 acres. 65.9 sqm GIA / 708 sqft NIA

Current Use: Retail with ancillary office and kitchen accommodation



Ropery House, Pickering

Area: 0.267 acres. 254 Sqm GIA/ 2,733 Sq ft NIA

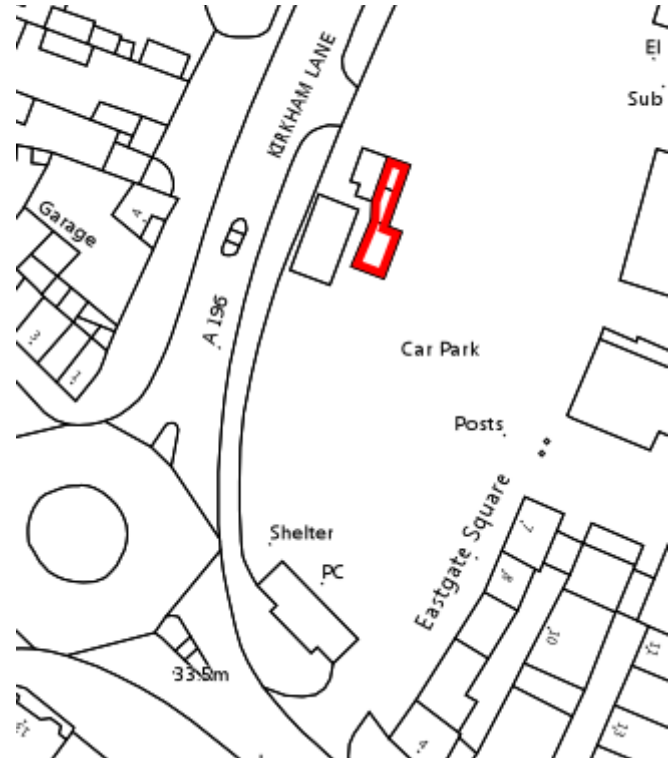
Current Use: Offices and former Tourist Information Centre



Pickering House, Eastgate Square, Pickering

Area: 0.016 acres. 71.3 Sqm GIA/768 Sqft NIA

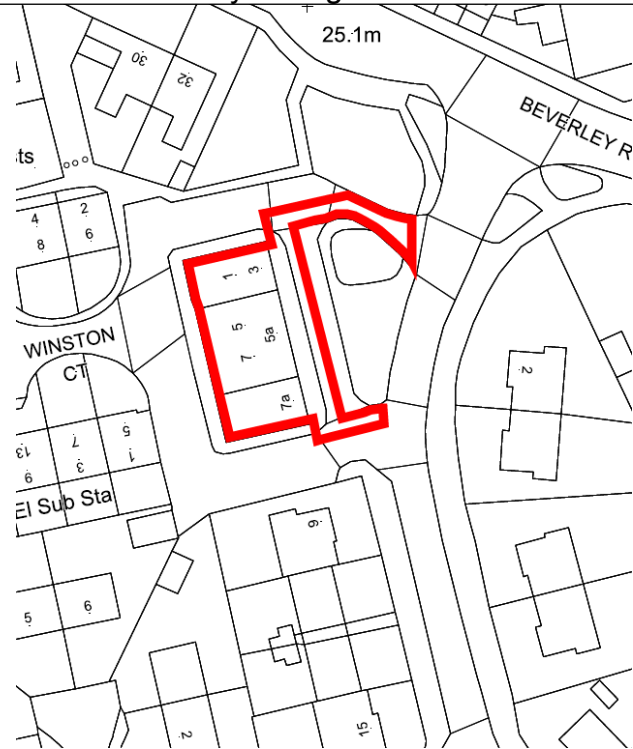
Current Use: Office Unit and ancillary store



X3 Units, Howe Road, Norton

Area: 0.15 acres. Combined total 252 Sqm NIA/ 2,713 Sq Ft NIA

Current Use: Neighbourhood retailing units and ancillary storage

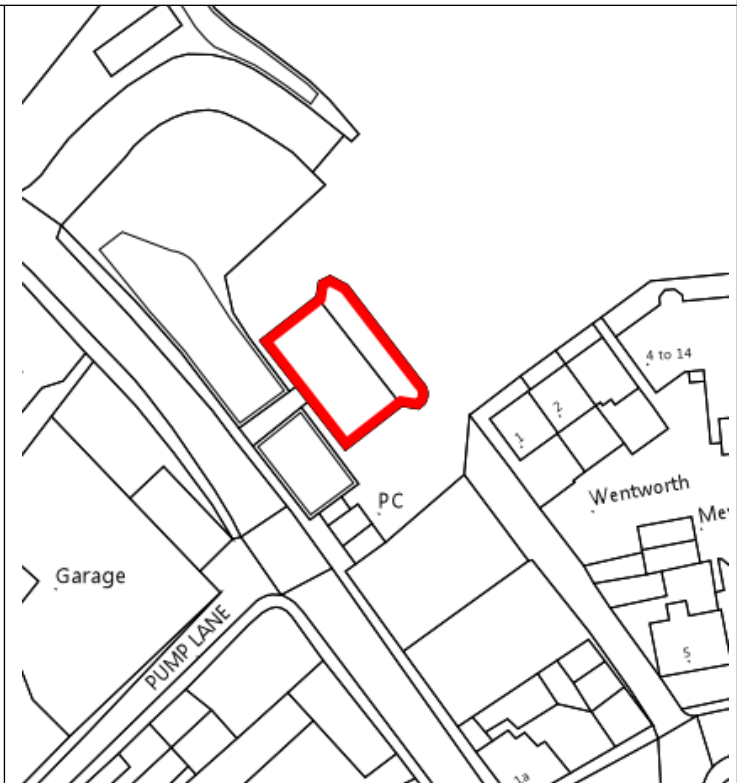


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Community House, Malton

Area: 0.120 acres 324.2 Sqm NIA/ 3,490 Sqft NIA

Current Use: Offices



Showfield Lane Depot

Area: 1.93 acres 23,187 Sqft GIA/2,154.2 Sqft NIA

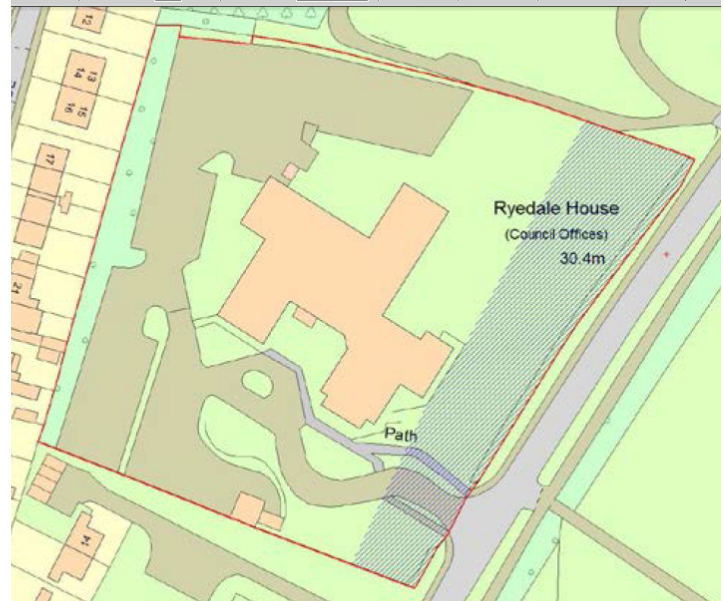
Current Use: Vehicle maintenance and storage depot



Ryedale House, Malton

Area: 1.41 ha (3.47 acres) GIA of 3,465.7m² (37,306 sq ft)NIA of 2,586.9 m² (27,846 sq ft). There is surface parking for approximately 140 cars.

Current Use: Offices



Harrison House, Norton

Area:

Current Use: Offices



Milton Rooms, Malton	
Area:	
Current Use: Community Facility	
