



# **ASSET MANAGEMENT PLAN 2025-2030**

**June 2025**



# Foreword – Stephen Conway

I am pleased to present Wokingham Borough Council's Asset Management Plan for 2025-2030. This comprehensive document has been carefully considered by the Council's Community and Corporate Overview and Scrutiny Committee, ensuring that it aligns with our strategic objectives and Communities Vision.

The Asset Management Plan outlines our approach to the effective and efficient use of the Council's assets in pursuit of agreed corporate objectives. It provides a detailed framework for the strategic management of our land and building assets, ensuring they are utilised to support the delivery of services and contribute to the well-being of our community.

This plan includes a full list of the Council's assets as at the date of adoption, offering transparency and clarity on the resources available to us. By optimising the use of these assets, the Council aims to achieve best value, support service delivery, and foster a thriving, inclusive, and sustainable community.

We are committed to maintaining and developing our property portfolio to meet the evolving needs of our residents and to address the challenges we face, including climate change, rising social care costs, and the need for affordable housing. Through this Asset Management Plan, we will continue to work towards a fair, green, safe, and connected Wokingham Borough.

**Stephen Conway**

**Leader of the Council**



	<b>Page</b>
<b>1. Introduction</b>	<b>5</b>
<b>2. Strategic Context &amp; Challenges</b>	<b>6</b>
<b>3. Overview of the Estate</b>	<b>9</b>
<b>4. Asset Management Policy</b>	<b>13</b>
<b>5. Asset Management Strategy</b>	<b>15</b>
<b>6. Asset Management Action Plan</b>	<b>30</b>
<b>Appendix 1 - Commercial Portfolio Assets</b>	<b>36</b>
<b>Appendix 2 - Operational Portfolio Assets</b>	<b>44</b>
<b>Appendix 3 - Properties occupied by the Voluntary &amp; Community Sector</b>	<b>59</b>



# 1 Introduction



## Asset Management Plan Purpose

This Asset Management Plan (AMP) outlines the Council's approach to the strategic management of its land and building assets over a 5 year period (2025-2030) to ensure they are utilised in the most effective and efficient manner to support the delivery of Council services.

Under the Local Government Act 1999 Local Authorities have a legal obligation to achieve "best value" in the procurement and delivery of its services. The Act provides for authorities to continually improve in the way they exercise their functions, having regard to a combination of economy, efficiency and effectiveness.

The development and maintenance of a robust Asset Management Plan is recognised best practice and will provide a framework enabling the Council to ensure it meets its statutory obligations whilst aligning the strategic management of its land and building assets with the overarching policies and strategies of Wokingham Borough Council.

## Asset Management Plan Structure

To ensure this Asset Management Plan effectively links into the key drivers outlined above, it has been developed as a living suite of documents comprising of 3 distinct parts:



The Policy and Strategy elements of this Asset Management Plan will remain relatively consistent over the 5 year period it covers, and will require only periodic review. The Action Plan will be updated on a rolling basis to reflect the changing requirements and demands on the Council's property portfolio, with progress against actions continually monitored, and reported annually.

The list of Council assets will also be updated to reflect acquisitions, disposals and developments within the property portfolio.



## 2 Strategic Context and Challenges

The Asset Management Plan sits within the Council's wider strategic policy framework and this section sets out how the Asset Management Plan will work towards the delivery of the objectives within this policy framework. It also provides a high level overview of the key pressures and challenges the organisation is facing, in the context of providing appropriate and high-quality property assets.

### The Communities Vision 2035

*The Communities Vision 2035* outlines the Council's commitment to fostering a thriving, inclusive, and healthy community. It will be used to inform strategic planning and service delivery and comprises of 6 core ambitions:

- 1** - Protecting and improving our places
- 2** - Making it easy for people to access the things they want and need
- 3** - Building and maintaining great communities
- 4** - Providing fair opportunities for everyone
- 5** - Economic success that everyone is part of
- 6** - Living happy, healthy and independent lives

### The Council Plan mission, and 'Our Ambition for 2030'

The Council Plan is the mechanism by which Wokingham Borough Council will deliver its part of the Communities Vision. The draft plan, which it is anticipated will be adopted in the summer of 2025, outlines that we will work with and for our communities, to ensure everyone has the opportunity to thrive; being able to start well, live well and age well in Wokingham Borough.

To support the Wokingham Communities Vision 2035, our ambition over the next five years is to work towards a Thriving Wokingham Borough that is:

- **Fair** - everyone in Wokingham Borough has equitable access to opportunities, support and leisure, regardless of their circumstances.
- **Green** - the surroundings in Wokingham Borough are clean, sustainable and have plenty of green spaces for all to enjoy.
- **Safe** - everyone who lives, works and visits Wokingham Borough feels safe and is supported to live independently.
- **Connected** - strong communities, enabled by affordable, accessible travel, a resilient economy, opportunities for people to connect with one another and digital services which bring people together.

The Council wants Wokingham Borough to be a place where everyone can thrive and recognise that our ability to do so is shaped by the conditions in which we are born, grow, live, work and age.

### Marmot Borough

Whilst Wokingham is an affluent and healthy borough overall, not all have the things they need to thrive, and avoidable differences exist in people's opportunities. We are committed to reducing these differences; taking action to improve outcomes for everyone, with a focus on those who have the greatest need and the worst outcomes.

Wokingham Borough Council is working toward this commitment by becoming a Marmot Borough, adopting evidence-based principles for tackling inequalities in our council plan and strategies, and through partnership working.



The diagram below illustrates the positioning of the Communities Vision and Council plan as the fundamental building blocks of the Council's strategic approach and sets the context for the Asset Management Plan.



This Asset Management Plan (AMP) will directly support Wokingham Borough Council's **Communities Vision 2035** and **Council Plan**. It will help to ensure that asset-related decisions contribute to a **thriving, fair, green, safe, and connected borough**.

By aligning with the Council's six core ambitions, the AMP sets out to prioritise the protection and enhancement of community spaces, accessibility to services, and the sustainability of infrastructure.

The approach to asset management will consider the wider social, economic, and environmental outcomes, helping to reduce inequalities and improve quality of life for all residents. As Wokingham Borough progresses towards becoming a **Marmot Borough**, asset investments will be guided by evidence-based principles to address disparities and support those with the greatest needs. This strategic alignment ensures that assets are managed not only for operational efficiency but also to foster long-term community well-being and resilience.



## Challenges

Like all councils, Wokingham Borough Council faces significant financial pressures as it looks to set balanced budgets, protect services and invest in the future for the benefit of its residents. The effective, efficient use and management of the operational and commercial property portfolios will play a fundamental role in the Council's response to the challenges it will face over the period of the plan, including (but not limited to):

- **Climate Change** - The Council declared a Climate Emergency in 2019 and has developed A Climate Emergency Action Plan (CEAP) aimed at achieving carbon neutrality by 2030.
- **Rising Costs in Social Care** - Increased demand and escalating costs for adult and childrens social care, at a time when local authority financial resources are diminishing, is creating significant financial pressures for the Council.
- **Special Educational Needs and Disabilities (SEND) Provision** - Increased demand for SEND provision means the Council does not have sufficient provision to meet the needs within borough. This results in many pupils being forced to travel considerable distances to get to their special schools.
- **Cost of Living Crisis and Affordable Housing** - Global economic shocks have created a cost-of-living crisis. This coupled with the fact that Wokingham remains a borough of high unaffordability means there is a real requirement to address housing need.

The Council's land and building assets can be leveraged to support service delivery and lower costs by maintaining and developing appropriate accommodation that addresses the needs arising from the above and other pressures.

Although the Council's land and building assets can support service delivery, reduce costs, and generate revenue as part of a well-managed property portfolio, it's crucial to consider the rising expenses tied to property operations. Several factors contribute to this increase in costs:

- **Energy Prices:** One of the biggest drivers has been the increasing cost of energy. Utility bills for both heating and electricity have surged, impacting both residential and commercial properties.
- **Maintenance and Repairs:** Inflation has also affected the cost of materials and labour. Prices for building materials and labour costs have risen sharply, which has led to higher costs for ongoing maintenance and any necessary repairs.
- **Insurance:** Property insurance premiums have also risen, especially in areas prone to flooding or other natural disasters. Insurers are adjusting premiums to account for higher risks, and overall cost of coverage has gone up.
- **Regulatory Compliance:** An increase in regulatory requirements, such as the need to improve the energy performance of buildings in accordance with Minimum Energy Efficiency Standards regulations, and fire safety regulations.

Given the above considerations, it is vital Council assets are utilised and managed to their optimum capability, to fully support and enable service delivery, generate financial returns and achieve Best Value.



# 3 Overview of the Estate



Wokingham Borough Council has a significant property portfolio which contributes to the delivery of services either directly - such as libraries, schools, leisure centres, parks and open spaces - or, indirectly through the generation of revenue income from commercial properties which can be used to fund service delivery.

The Council's Estate has a net book value in excess of £500m (as at 31st March 2024) and can be considered to comprise of two broad portfolios, **Commercial** and **Operational**.

## Commercial Portfolio

Wokingham Borough Council holds a significant commercial property portfolio including office accommodation, retail space, industrial properties/business units, hospitality and leisure premises and agricultural land and buildings with a capital value in excess of £130m.

The overall aim of the commercial portfolio is to maximise the revenue income which will contribute to the Council's budget and support and finance the delivery of statutory services. In parallel, the commercial portfolio can also contribute to the delivery of other policy objectives, in particular regeneration, economic development and environmental benefits.

The commercial portfolio can be broken down into further sub-categories:

- Investment portfolio
- Commercial Estate portfolio

## Investment Portfolio

In September 2017 as a direct response to the proposed reduction in Central Government funding in future years, the Executive approved a property investment strategy aimed at generating revenue incomes from capital investment.

To fund investment opportunities, the Executive approved the utilisation of Public Works Loan Board borrowing of up to £100m (within the MTFP 2018/19). An additional £100M was approved in the MTFP 2019/20.

Since 2018 the Council has invested circa £85M and acquired ten assets into the Investment Portfolio. Eight are located within the Borough and two outside.

The investment strategy evolved from the original 2017 strategy following the government's Public Works Loan Board (PWLB) review and publication of Circular 162 of 26th November 2020.

Local Authorities may continue to borrow from PWLB to acquire property, but only for investments which contribute to specific permitted policy objectives related to Community Investment, being service delivery, housing, economic, regeneration, preventative action, treasury management. In July 2021 the Council's Executive approved a refocusing of the Investment Strategy to a Community Investment Strategy to reflect this change in policy. Following this change in Strategy the Council has purchased two Care Homes providing in excess of 100 beds.



## Commercial Estate Portfolio

The Commercial Estate portfolio includes various properties across office, industrial, retail, sports and leisure, and hospitality sectors. These properties are leased to a range of tenants who provide commercial rental income to the Council. Some of the assets have been in the Council's ownership since the establishment of the unitary authority, while others were acquired or developed in order to meet emerging service needs or undertake strategic developments, such as, the Wokingham Town Centre Regeneration project.

The Wokingham Town Centre Regeneration project delivered circa 60 commercial units across retail, office, leisure and hospitality sectors as well as a significant number of residential units and improved parks and open spaces within Wokingham town centre. The scheme is tenanted by a mix national and multinational operators (such as Everyman Cinema, Boots, Aldi and Premier Inn) and smaller independent occupiers across a mix of sectors including retail, leisure and hospitality and office accommodation.

The properties comprising the completed scheme remain in Council ownership and are managed alongside the pre-existing commercial portfolio which also includes retail, industrial, office and leisure uses.

The Council also owns seven farms within the Borough, as well as one out of Borough farm holding. The majority of the farms have been in Council ownership for a number of years having been transferred as part of the dissolution of Berkshire County Council. A number of the Council's farm holdings have been identified for alternative uses and projects are currently ongoing to deliver those.

The Commercial Estate performs well, with occupancy rates consistently in excess of 90% and strong rental returns. At the date of publication the Commercial Portfolio generates a gross annual income in excess of £8.25m, producing a net income in excess of £2m which can be used to support service delivery.

The portfolio also supports the wider economic performance of the borough by encouraging footfall into town centre locations which helps to support local businesses and the Economic Development and Town Centre Strategies. As outlined later in this plan, the Council also engages with voluntary and community sector partners to utilise vacant properties in order to support delivery of improved outcomes for residents whilst minimising holding costs and mitigating the potential impacts of empty properties on the surrounding areas.

A full list of the Council's Commercial property portfolio is included in Appendix 1.





## Operational Portfolio

The primary purpose of the Operational Property Portfolio is to support the service delivery functions of the authority. It is utilised as an enabler, ensuring the effective delivery of services and resources to and for the community.

Service delivery and operational assets can be categorised based on the service that is offered from each property. This is summarised below and a full list of assets is included in Appendix 2.

Service	Property Requirements	Number of WBC Owned Assets
Leisure	<p>The Council's main leisure sites are managed by Places Leisure, through a leisure management contract.</p> <p>In recent years there has been significant capital investment by the Council in its leisure facilities, including at Carnival Hub, Wokingham (circa £20m) and Bulmershe Leisure Centre Woodley (circa £13.5m).</p>	7
Libraries	<p>The Council operates 10 libraries across the Borough. There is variety in the size and scale of the library provision, including operational hours/days and staffing (use of volunteers) and physical space within the venues.</p>	7
Adult Social Care	<p>ASC faces significant and increasing challenges in providing cost effective services to older persons and to adults with physical disabilities, learning disabilities or physical or mental illnesses.</p> <p>Property has a vital role in providing suitable residential and day facilities to these different client groups.</p>	Care Facilities 7 Day Centres 3
Childrens Services	<p>The Council is responsible for the management and oversight of maintained schools across a range of phases, including primary, secondary, and special educational needs (SEN) provision.</p> <p>In addition to Education facilities, Childrens Services utilise properties located out in the community to deliver services to young people including through Early Intervention and Early Help.</p>	Maintained Schools 31 Childrens centres 6 Support facilities 5 Residential facilities 4 Childrens Homes 2



Service	Property Requirements	Number of WBC Owned Assets
Community	The Council owns a number of properties that are used for supporting and developing communities and provide services and facilities in the local area. Some of these properties are leased to partners - parish & town councils and community groups - who manage the day-to-day operation of the building. Some are retained and managed by WBC.	11
Corporate Offices	The Council has five corporate offices, all located within Wokingham town. The largest is the Council's main headquarters building at Shute End. The offices provide a combination of back-office support functions, and also Customer Services through front-facing customer interaction points.	5
Parks and Open Spaces	The Council operates around 334ha of public open space including parks, playing pitches and circa 100 play areas.	Major Sports hubs 5 Children's Play areas 100
Country Park and Nature Reserves	The Council operates in excess of 400Ha of Suitable Alternative Natural Greenspace (SANGS) and Nature Reserves. 2 Country Parks and numerous other parks and open spaces.	SANGS/Nature Reserves 25 Country Parks 2
Depots	The Council has depot requirements to accommodate services and contractors dealing with, amongst others, highways works, grounds maintenance and street cleansing.	2
Car Parks	The Council operates a number of public car parks across the borough to ensure accessibility to services and facilities.	27



# 4 Asset Management Policy



This **Asset Management Policy** sets out the key principles and considerations that will inform and shape the authority's decision making in respect of its property holdings.

The following principles will guide the strategic Asset Management planning of the Council's property portfolio.

## 1. Properties will be **Managed as a Corporate Resource**

A **Corporate Landlord Model** will be adopted, and will ensure:

- **Transparent corporate** decision making and governance on property matters.
- A **consolidated** approach to property investment and utilisation decisions to address current and future service needs.
- **Alignment** of Asset Management strategies and actions with the Communities Vision 2035.
- The Property portfolio is utilised to support and enable the success of Council Strategies. Including to:
  - Support the delivery of affordable houses and address the problem of homelessness.
  - Stimulate regeneration, development, and growth,
  - Support local business needs and encourage new businesses to the area.

## 2. Properties will be **Fit for Purpose**

- **Suitable and Sufficient** in the right place, aligned to current and future service delivery needs.
- **Compliant** in the right condition to comply with statutory Health and Safety, and Environmental Performance requirements
- **Right Sized and Flexible** of an appropriate scale and configuration to support service delivery and modern ways of working.



### 3. Properties will be **Appropriately Maintained**

- Management practices and processes will ensure properties are effectively maintained.
- Condition surveys will be used to inform a programme of planned capital investment over the plan period.
- Programme of work will ensure compliance with energy efficiency legislation and alignment with WBC's Climate Emergency declaration.

### 4. Properties will **Deliver Value for Money.**

The financial and social value of the property portfolio will be monitored and optimised through efficient, effective management, including:

- **Maintenance of Fixed Asset Register** in respect of land and buildings assets.
- **Asset Valuations** Cyclical valuations of the property portfolio will be carried out in line with the Code of Practice on Local Authority Accounting
  - Cyclical review and challenge of existing asset use to enable identification of underperforming assets,
  - Completion of options appraisal for future use(s)
  - Efficient disposal of Surplus Assets
  - Annual Asset Valuations in line with CIPFA guidance.
- **Achievement of Best Value** in all leasehold and freehold disposals of Council assets in accordance with provisions of section 123 of Local Government Act 1972.
- **Minimisation of void properties** through pro-active letting strategies and engagement with VCS partners
- **Consistent, transparent** application of property management policies and procedures.
- **Reduction of energy consumption** (and emissions) from Council properties (in line with Climate Emergency Action Plan).
- **Development of renewable** energy infrastructure.



# 5 Asset Management Strategy



## Governance

To ensure the most effective management of its assets and the achievement of “best value”, the Council manages its assets through a robust governance process. The Council's Constitution sets out the levels of decision-making and delegation that councillors and officers have in relation to the acquisition, change of use, granting of leases and disposal of assets.

The day-to-day maintenance and operation of the existing estate, including ensuring statutory compliance and facilities management, is undertaken by officers.

## Corporate Landlord Model

In line with good practice the Council will imbed a Corporate Landlord Model of operation. Under a Corporate Landlord approach the ownership of an asset and the responsibility for its management, maintenance and funding rests with a centralised corporate body - the Corporate Landlord.

The Corporate Landlord model of operation does not cover the management of the Housing Revenue Account portfolio or adopted highway infrastructure, each of which have their own management plans and strategies.

The Commercial Property Service undertakes the role of the Corporate Landlord. Working with Service departments to understand their property requirements Commercial Property will identify opportunities and solutions to ensure sufficient space is provided to support service delivery. Service departments will effectively take on the role of corporate tenants, occupying the authority's land and buildings in the delivery of their service.

The Landlords responsibility extends to the acquisition, development and disposal of land and property. The Commercial Property service is therefore responsible for co-ordinating asset review, feasibility and options appraisals across all departments.

The property functions centralised under the Corporate Landlord include:

- 1. Strategic Asset Management:** Engagement with the services to understand the wider priorities and key outcomes of the organisation and how these relate to the estate.
- 2. Statutory Compliance:** Technical expertise relating to the statutory and other responsibilities of the authority in respect of the occupation and operation of the property assets.
- 3. Facilities Management:** The provision of services necessary to ensure the effective operation of the estate to meet the specific requirements of the organisation.
- 4. Repairs and Maintenance:** Ensures all land and buildings are maintained to a safe, healthy and operational standard.
- 5. Estates Management:** The management of property related agreements and transactions.
- 6. Project Management and Delivery:** The co-ordination and project management of capital investment projects relating to the Estate.



The Corporate Landlord will have oversight of all necessary data relating to the property portfolio from a fully informed perspective, to:

1. Support organisational objectives and priorities
2. Enable effective, robust resource planning
3. Maintain clear and consistent policies and procedures in a strategic setting
4. Enable a comprehensive understanding of the performance of the portfolio and its use to inform strategic decision making
5. Ensure that the property portfolio is safe and fit for purpose
6. Develop and maintain a sustainable asset base.

The adoption of a Corporate Landlord Model of operation will be supported through officer and member working groups and boards to enable delivery of solutions to meet service needs.

**Officer Steering Group(s)** will give corporate technical consideration of the property requirements of services and identify solutions from both a planning policy and Strategic Asset Management perspective.

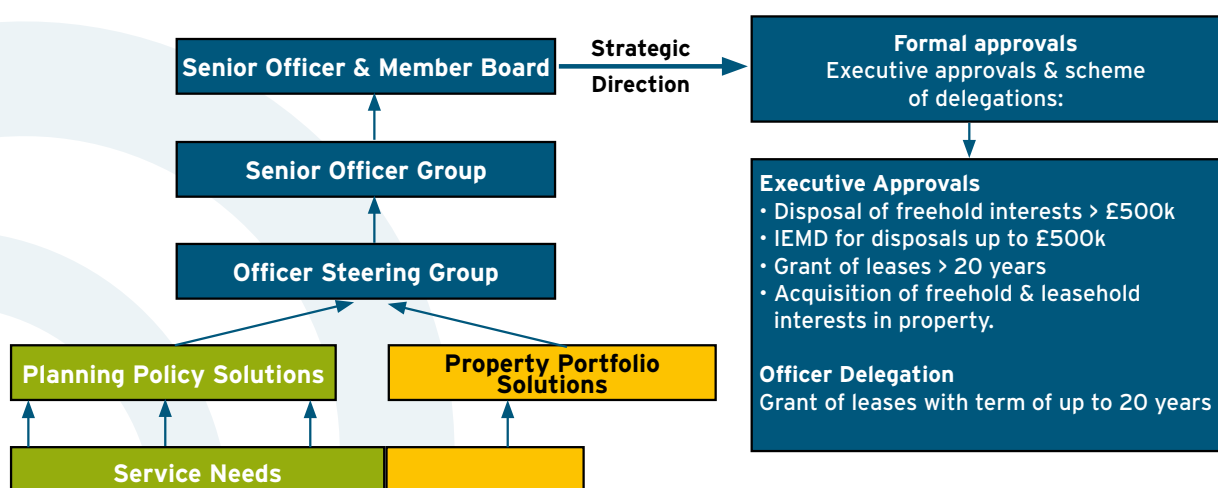
Service Needs will include current needs and growth assumptions and be recorded on a centralised needs register, from which the appropriate delivery route/mechanism will be determined based on:

- Required timescales for delivery, and,
- Alignment with planning policy in respect of planning gain (s106)

**Senior Officer Group(s)** will give strategic guidance, oversight and steer on projects and provide a mechanism for escalations.

Projects and initiatives presented to the group will be supported by Business Cases (developed as relevant to the stage of the project), including the identification of need evidenced by data and intelligence.

**Senior Officer and Member Board(s)** will give consideration and strategic direction for identified opportunities and, where appropriate, recommend progression of projects through formal approval processes in line with the Council's Constitution and Scheme of Delegations.







## Commercial Portfolio

The commercial property portfolio consists of income generating assets, including office accommodation, retail space, industrial properties/business units, hospitality and leisure premises and agricultural land and buildings. The overall aim of the commercial portfolio is to maximise the revenue income which will contribute to the Council's budget and support and finance the delivery of statutory services.

### Property Review

The performance of the Commercial property portfolio will be reviewed on an ongoing basis, and as part of business-as-usual management at key lease events.

The review will consider the opportunities and approach for the potential disposal of assets to generate a capital receipt. It will assess:

- the revenue income (rental value) generated by the asset
- capital value of asset
- tenancy security
- the policy objectives the asset contributes to
- the market attractiveness and liquidity potential of the asset
- the potential for alternative use (service or commercial use)

The key financial assessment is a comparison of the rental income generated by the asset, against the financing cost of holding the asset (interest & Minimum Revenue Provision (MRP)).

In circumstances where the rental income exceeds financing costs the asset is likely to be retained as an income generating asset. Underperforming assets will be reviewed and options considered to ensure continued achievement of best value.





## Operational Portfolio

### Corporate Landlord Matrix

While the Corporate Landlord Model (CLM) provides a centralised and strategic approach to asset management, it is not always efficient or practical to include all aspects of management for every asset within this framework. The matrix below outlines the division of responsibilities across directorates and services, clearly identifying which activities are managed under the CLM and which remain service-led to ensure operational effectiveness and flexibility.

#### Key:

**CLF:** Corporate Landlord Function, undertaken by Commercial Property working collaboratively but acting in the capacity of the Corporate Landlord.

**TDF:** Tenant Directorate Function, undertaken, or commissioned/contracted, directly by the 'Tenant' service

**LHF:** Leaseholder Function, Property has specific lease or Service Level Agreement in place which outlines undertaking is the responsibility of the Tenant (i.e. Leases to Optalis).

Property Type	'Tenant' Directorate	Estate Management Functions					
		Strategic Asset Management	Statutory Compliance	Facilities Management	Repairs and Maintenance	Estates Management	Project Management & Delivery
Libraries	Chief Execs	CLF	CLF	CLF	CLF	CLF	CLF
Care Facilities	Adult Services	CLF	LHF	LHF	LHF	LHF	CLF
Day Centres		CLF	LHF	LHF	LHF	CLF	CLF
Children's Centres	Children's Services	CLF	CLF	CLF	CLF	CLF	CLF
Support Facilities		CLF	CLF	CLF	CLF	CLF	CLF
Residential Facilities		CLF	CLF	CLF	CLF	CLF	CLF
Children's Homes		CLF	CLF	CLF	CLF	CLF	CLF
Corporate Offices	Resources & Assets	CLF	CLF	CLF	CLF	CLF	CLF
Community Facilities	Partners	CLF	CLF/LHF	LHF	LHF	CLF	CLF
Country Parks & Nature Reserves	Place & Growth	CLF	CLF	TDF	TDF	TDF	TDF/CLF
Parks & Open Spaces	Place & Growth	CLF	CLF	TDF	TDF	TDF	TDF/CLF



## Management of Existing Operational Portfolio

As part of the Corporate Landlord function, an overview of each asset occupied by a service will be maintained and will be included as part of an Asset Plan. The overview will include:

- Purpose - why do we hold the asset, what services are delivered from it.
- Location and layout plans
- Annual Operating Costs
- Suitability Assessment
- Leases in/out

The following actions will be undertaken on a cyclical basis as part of the strategic and operational management of the portfolios.

## Asset Maintenance

It is essential that the Council's assets are appropriately maintained in order to ensure continued fitness for purpose, value for money and compliance with legislation.

Maintenance is prioritised across the property portfolio through a programme of RICS compliant condition surveys which will identify necessary works to component parts:

Building, Mechanical, Electrical, and Roofing.

Condition of assets will be graded using an A-D rating:

**A** Good, **B** Satisfactory, **C** Poor and, **D** Failed or **Unserviceable**

And a **Priority** grading:

**1** Urgent, **2** Within two years, **3** three to five years, and, **4** beyond five years

Value for money will be achieved by directing tailored maintenance services in line with asset categorisations. Budgets will be informed by the Asset Management Plan in order to manage levels of maintenance and an understanding of the impact of expenditure on business continuity.

Statutory compliance across the Operational Property Portfolio will be ensured through appropriate/targeted training and guidance together with ongoing scrutiny and audit of sites.

The approach to property maintenance will:

- Be informed by accurate and reliable Condition Surveys
- Be undertaken proactively as part of a programme of backlog maintenance
- Ensure building statutory compliance including H&S for the estate
- Be tailored to the asset categorisation

As part of the maintenance programme condition surveys will incorporate building, mechanical, electrical, fire risk and asbestos disciplines.

As part of the Condition Surveys the council will review the Energy Performance Certificates for each property and ensure there is a programme of works to ensure the building will meet current and future legislative requirements in terms of Minimum Energy Efficiency Standards.



## Property Compliance

Ultimate responsibility for the safety of all Council employees and users of Council properties rests with the Chief Executive. This functional role is delegated to the Health and Safety team, and in turn to the Property Management Team.

Individual site management is delegated to Building Managers.

Building Managers are the organisation's day-to-day "eyes and ears" on the ground in our corporate sites. They are normally an officer from the service occupying the building.

The main responsibilities of the building managers are to ensure that the maintenance and inspections are completed as per the requirements. Building Managers can delegate certain tasks to other members of the team, however they are still the Responsible Person accountable.

## Meeting Future Service Need

Service asset need is identified by the services in line with their Service Plans and Strategies, and informed by the latest data. Service needs will encompass both business as usual and growth assumptions. Service need is described as an 'active' need (within 0-5 years). Asset Needs are recorded on a centralised asset needs register, co-ordinated by the Commercial Property team (The Corporate Landlord).

In consultation and collaboration with services, the Commercial Property team will give technical consideration of requirements and identify suitable property solutions that align with service needs, recommending the most effective delivery methods to achieve the desired outcomes.





## Delivering new assets

The main routes for the Council to deliver against the emerging property requirements of Services are:

- to secure delivery through the planning process as part of a section 106 obligation
- to self fund construction and delivery
- to acquire suitable properties.

The options present distinct financial and practical considerations that influence the approach the Council will take.

## Development under s106

Section 106 agreements are legally binding commitments between developers and local planning authorities, ensuring contributions to infrastructure, affordable housing, or community needs stemming from new developments.

To secure properties for service delivery through s106 agreements, 3 planning tests need to be met. The s106 requirements must be:

- Necessary to make the development acceptable in planning terms
- Directly related to the development; and
- Fairly and reasonably related in scale and kind of development

Securing completed properties through s106 agreements will be the most cost effective and efficient way of meeting emerging property needs and can help integrate service delivery within new and growing communities.

Subject to satisfaction of the planning tests outlined above, the Council is also able to utilise s106 sums and/or land to directly develop and/or acquire properties that meet emerging service needs.

## Self-Funded Development

Where needs are identified that don't meet the planning tests for the use of S106 monies, or where timescales/service pressures dictate a quicker method of delivery is required the Council can consider funding development through borrowing. There may also be opportunities for external grant and/or developer funding secured through CIL as part of a self funding package.

Where additional assets are required to meet service needs the capital budgets are approved as part of the Councils Capital Programme.

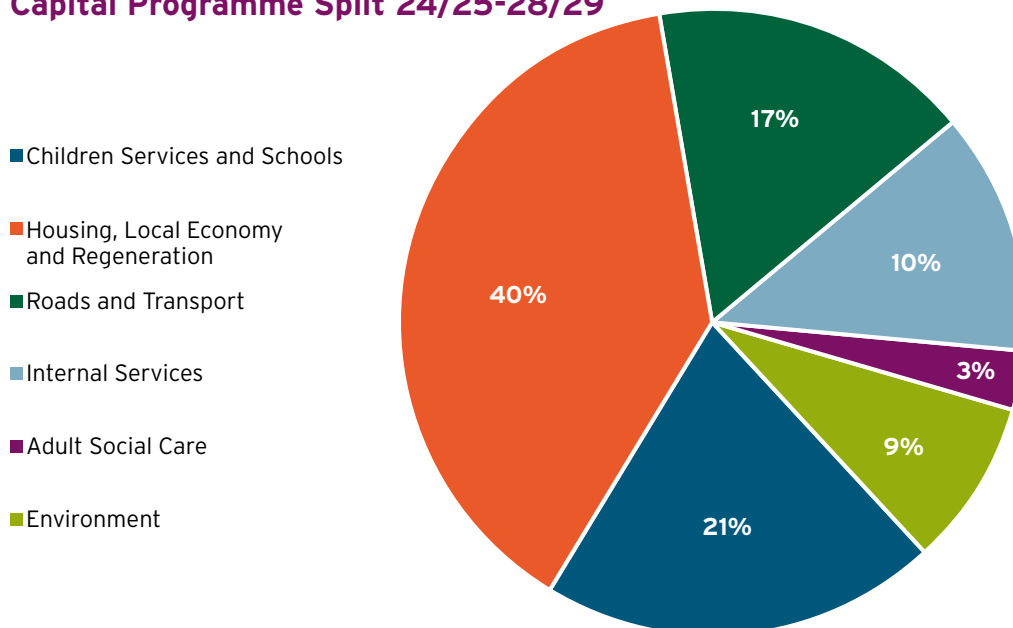
The Council's current Five Year Capital Vision (2024/25-2028/29) outlines expenditure of £315m over the next 5 years, and £90m in 25/26 alone.



The Capital Programme supports the delivery of the Council's adopted and emerging strategies and is split across the following key areas:

- £55m of total spend for the delivery of facilities to meet demand/need in **Children Services**, including the development of new SEND schools and resource bases and creation of additional secondary school places within the borough.
- £125m allocation against **Housing Delivery** as part of the Council's aim to support and enable delivery of good quality environmentally and financially sustainable homes in the right places. This includes the redevelopment of Gorse Ride in Finchampstead, delivery of specialist housing and development of temporary accommodation.
- £8m in **Adult Services** for the creation of additional supported living accommodation, improvement of day services and investment in dementia care accommodation.
- The improvement of **Road and Transport** infrastructure and development of Active Travel equates to £33m over the period.
- Circa £67m investment in the **Environment** including in the form of renewable energy infrastructure, the provision of SANGS and delivery of a Sports Hub to serve the North and South Wokingham SDLs.

#### Capital Programme Split 24/25-28/29



#### Aquisition of Properties

The Council has the ability to acquire properties from the open market when the need cannot be met by existing properties or s106 obligations. The Council will also continue to explore opportunities to draw down external funding and combine with Council finance to deliver developments that meet existing and emerging needs.

In 2023 the Council successfully secured £3.1m of Local Authority Housing Fund grant allocation and combined this with £2m of commuted sums to purchase 17 properties as part of the Ukrainian and Afghan resettlement scheme.



## Opportunity for rationalisation, consolidation and disposal through Asset Challenge

Asset Challenge will be an embedded process meaning we will review land and property asset usage across service areas on a cyclical basis.

The challenge process will ensure that only those assets that are needed are retained for use.

The ultimate aim of Asset Challenge is to ensure value for money is achieved across the property portfolio. It will enable the identification of assets that should be:

- Retained for use and /or invested in
- Repurposed to meet other Council wide service needs, or,
- Declared Surplus to requirements and disposed of.

Assets will be assessed on a rolling basis, considering sufficiency, suitability and building performance in terms of cost and energy efficiency.

The step-by step process, as outlined below, will ensure challenge against a common set of criteria.

### 1. Review of Strategic Purpose

Why do we have the asset? What do we expect out of it? Is it sufficient and suitable for its current use (right size right location)?

### 2. Performance Appraisal

What are the financial and non-financial outcomes being delivered from the asset? What are the costs of operation of the asset, how do they compare to other assets within the portfolio?

### 3. Identification of Opportunities

Could the use of the asset be widened, or consolidated with/into another existing asset(s)?

### 4. Option Appraisal

Consideration of purpose, performance and opportunities to include, where applicable, outline business cases covering, costs and benefits of options and any associated risks (financial and service delivery)

### 5. Pre-implementation Consultation

Review of option appraisal with internal and external stakeholders and partners.

### 6. Outcomes

Recommendations following steps 1-5 for future use of the asset including

- Retention - in existing use
- Replace/Remodel/Re-used (invest in)
- Surplus - Asset to be disposed of to generate a capital receipt and/or reduced running costs for the Estate.





## Disposal of Surplus Property

Surplus property is any council-owned land or building that is not required for operational or commercial purposes.

Once declared surplus the property will no longer be considered as an option for meeting service needs and an estimated revenue income stream, or capital receipt, will be included in the Council's financial planning processes.

Capital receipts from the disposal of surplus property assets are key to supporting the council's approved capital investment programme and the funding of service delivery.

A programme of disposals has been developed to enable the Council to drive best value out of capital receipts by treating them as revenue for the purpose of funding the Council's transformation programmes.

It is vital the Council dispose of assets in an efficient effective manner.

When disposing of surplus property assets, the council has a legal obligation to obtain "Best Value" under the Local Government Act.

Governance and approvals of the disposal of leasehold and freehold interests in land and/or buildings will be completed in accordance with the Council's constitution.







## Performance Management

To effectively manage the Council's Assets, it is necessary to have a robust performance management framework.

Performance indicators must be measurable, specific, and aligned with the Council's policy and strategy objectives.

Analysis of quantitative and qualitative data in respect of the performance of the Council's property portfolio will facilitate the identification of assets that no longer align with Council objectives, and inform the Asset Challenge process outlined above.

There are various types of performance indicators which, collectively, can provide valuable insight into performance. Some of these performance indicators are already included in the Council's Corporate Performance Monitoring (at March 2025).

**Financial Performance:** Maintenance and Lifecycle Costs of the Operational portfolio, and income generation of the Commercial portfolio (RA3).

**Environmental Performance (EPC and DECs):** % of WBC owned properties meeting current Energy Performance of Building Regulations, and in line with the authorities Climate Emergency Action Plans

**Operational Performance:** Performance of asset with statutory health and safety and compliance requirements (RA5) and suitability of assets to meet service need will be assessed.

**Occupancy and Utilisation:** Occupancy rate of WBC Commercial Property Portfolio is measured through (RA1) and will be reviewed alongside suitability scores to inform strategic decision making on continued use.

## Management Systems

Wokingham Borough Council utilises Civica Property Management to enhance the efficiency and effectiveness of managing its property portfolio. The system supports a range of activities, including rent collection, maintenance management, and financial reporting.

By leveraging Civica, the Council already streamlines processes, automates tasks, and ensures compliance with relevant regulations, enabling the management of commercial properties more efficiently whilst maintaining control over operations and finances

Over the life of this Asset Management Plan the Council will look to develop its use of Civica Property Management to enhance access to property data for a broader range of users.

We will aim to introduce self-service options for tenants, residents, and the general public wherever possible, allowing them to access key property information through a user-friendly online portal and set of dashboards.

By providing greater transparency, this initiative aims to improve communication, foster trust, and empower individuals to manage their property-related tasks independently. Additionally, various Council services will gain seamless access to relevant property data, enabling faster response times, better coordination, and improved service delivery. This phase of implementation is designed to promote efficiency, transparency, and enhanced customer satisfaction.



## Compliance with Minimum Energy Efficiency Standards

The UK has established Minimum Energy Efficiency Standards (MEES) as part of its efforts to improve energy efficiency and reduce carbon emissions across the building sector. These standards are designed to ensure that properties meet minimum energy performance criteria and will be taken into account in respect of the strategic management of the Council's property portfolio.

**Current MEES (2025):** MEES regulations primarily focus on commercial and residential properties in England and Wales. Regulations stipulate that all rental properties must have a minimum EPC (Energy Performance Certificate) rating of E for new tenancies and lease renewals.

Landlords who fail to meet the MEES can be fined. For residential properties, the fine can be up to £5,000, while for non-domestic properties, the fine can be as much as £150,000 for non-compliance.

**Future MEES (2025 onwards):** The UK government has outlined more ambitious energy efficiency targets that will come into effect as part of its net-zero strategy. The key points for future MEES include:

**Minimum EPC Rating of C by 2025:** Starting from 2025, all newly rented properties will need to meet a minimum EPC rating of C for new tenancies, and by 2028, the requirement will apply to all existing tenancies, with the aim to ensure that the private rented sector reduces its energy use and carbon emissions.

Whilst the government is yet to set precise dates for specific improvements, the goal of **achieving an EPC B rating by 2030** is part of the UK's broader climate action plan. This national approach is also reflected in the Council's Climate Emergency Action Plan (CEAP).

The Council will take a phased approach to adapting its Operational and Commercial Property stock in order to ensure continued compliance with MEES, we will:

- Establish baseline performance for Commercial and Operational Portfolios.
- Review options to bring properties up to required MEES (EPC C by no later than 2028).
- Undertake cost/benefit analysis for recommended works (capital cost vs loss of income/amenity) potential income generation from energy solutions (ie. retail of solar power from PVs) to inform business case for funding works.
- Declare surplus and dispose of non-viable properties.

A programme of works to implement the above will be outlined in greater detail in the Asset Management Plan Action Plan.

## Electric Vehicle Charging Points

Governments plan to ban the sale of new petrol and diesel vehicles from 2035 is likely to lead to growing demand for electric vehicle (EV) charging infrastructure. Reliable and accessible charging networks will be essential to support this transition, reduce range anxiety, and help meet national climate targets.

The council's operational and commercial property portfolios will likely require adaption to meet this need. Operational sites will need to support the electrification of fleet vehicles and provide charging for staff, while non-operational assets offer opportunities to expand public access and generate income.

The Council will assess the suitability of sites, explore funding and partnership options, and ensure our property strategy supports a low-carbon, sustainable future.



## Partnership Working

The Council recognises partnerships as a core requirement in delivering effective community services, and critical to addressing complex problems that cut across agencies, sectors and powers.

Through partnerships we can achieve better outcomes with everyone's effort; we can accelerate learning and distribute skills and knowledge; and we can add depth and breadth to our community impact to maximise social value.

Wokingham Borough Council has a clear aspiration to transform the way it collaborates with communities and partners—a vision that is equally shared by partner organisations. There is a strong shared belief that this transformation should encompass the following for both communities and partners:

- Adopting a strengths-based approach, recognising the assets, capabilities, skills, and experiences that exist throughout the borough to maximise social value
- Working in flexible and tailored ways, exercising discretion and judgement depending on each community or partners' unique circumstances
- Enabling and convening, not just delivering services, with the Council stepping back when it is right to do so, and allowing others (communities and partners) to step into their leadership role and to act as equal partners.

## One Public Estate (OPE)

Wokingham Borough Council will continue to work collaboratively with OPE partners to identify opportunities to maximise the potential of public land and buildings within the borough.

OPE brings together local authorities, healthcare services, police, fire services, and other public sector organisations with a view to improving the efficiency of public assets to create better outcomes for residents. The aim is to reduce costs, enhance service delivery, and stimulate community-focused development through the smarter use of public property.

The partnership seeks to optimise the use of public assets, identifying underutilised public buildings or land that can be repurposed for new uses, such as affordable housing, community facilities, or local business spaces, benefiting both residents and local services.

Key elements of the partnership include the exploration of projects relating to:

- Co-Location of Services
- Cost-Effective Solutions
- Community-Centred Development:
- Support of Economic and Social Regeneration:

Through this collaborative approach, Wokingham Borough Council, along with its OPE partners, will seek to enhance public service delivery, support regeneration efforts, and improve the overall quality of life for local communities.



## Local Housing Companies

The Council will continue to partner with its Local Housing Companies, Loddon Homes and Berry Brook Homes, to provide social and affordable housing in Wokingham.

Accredited by Homes England as a For-Profit Registered Provider in 2016, Loddon Homes delivers high-quality housing through land-based development opportunities, Section 106 agreements, and open market acquisitions. Loddon Homes is committed to providing affordable housing that meets high standards, is fit for purpose, and is built by partners who share our vision and values.

Berry Brook Homes is a private local housing company providing affordable, subsidised, housing to rent in Wokingham Borough. Berry Brook Homes is owned by Wokingham Borough Council who is investing in a new, commercial approach to housing for the provision of as many new homes as possible. It is achieving this by using its own land and money, along with commuted sums from developers (payments made in lieu for some of the affordable housing that would otherwise be required on new private housing sites).

## Community Asset Transfer

Community Asset Transfer is an established mechanism used by WBC to enable community ownership and management of publicly owned land and buildings. The aim is to ensure land and buildings are retained or repurposed and operated for public benefit through community asset ownership and management.

The General Disposal Consent allows the Council to transfer ownership and management of land and buildings to local communities by either freehold transfer or through long leases.

The potential opportunities and benefits of Community Asset Transfers were brought back into focus by national policy developments which encourage community self-help and ownership through initiatives such as the Big Society, and several powers introduced via the Localism Act 2011.

The Council has been operating a Model for Community Asset Transfer (MCAT) since 2016 and has entered into agreements in respect of 5 assets over that time.

The original MCAT agreements were in the form of 30 year leases. In 2024 following feedback from Towns and Parishes, the Council's Executive agreed to the extension of the lease term to 60 years.

The Council will continue to work with Towns and Parishes and Community Groups to consider Community Asset Transfer opportunities in order to enable and support the benefits of Community ownership and management.

## Charitable Lets Policy

The Council recognises the social and economic value the Voluntary Community Sectors (VCS) create by engaging, empowering and connecting our communities.

Increasing pressure on services and challenging financial conditions mean it is more crucial than ever that the Council leverage local strengths and foster successful partnerships with the local VCS.



To continue to strengthen and build relationships with partners and our communities, a Charitable Lets Policy has been developed to enable the allocation of suitable, available Council properties to voluntary sector partners.

The process is illustrated in the diagram below and comprises:

- 1 A register of Voluntary Sector Partners and their property requirements
- 2 A register of available Council owned properties and a pipeline of potential future opportunities.

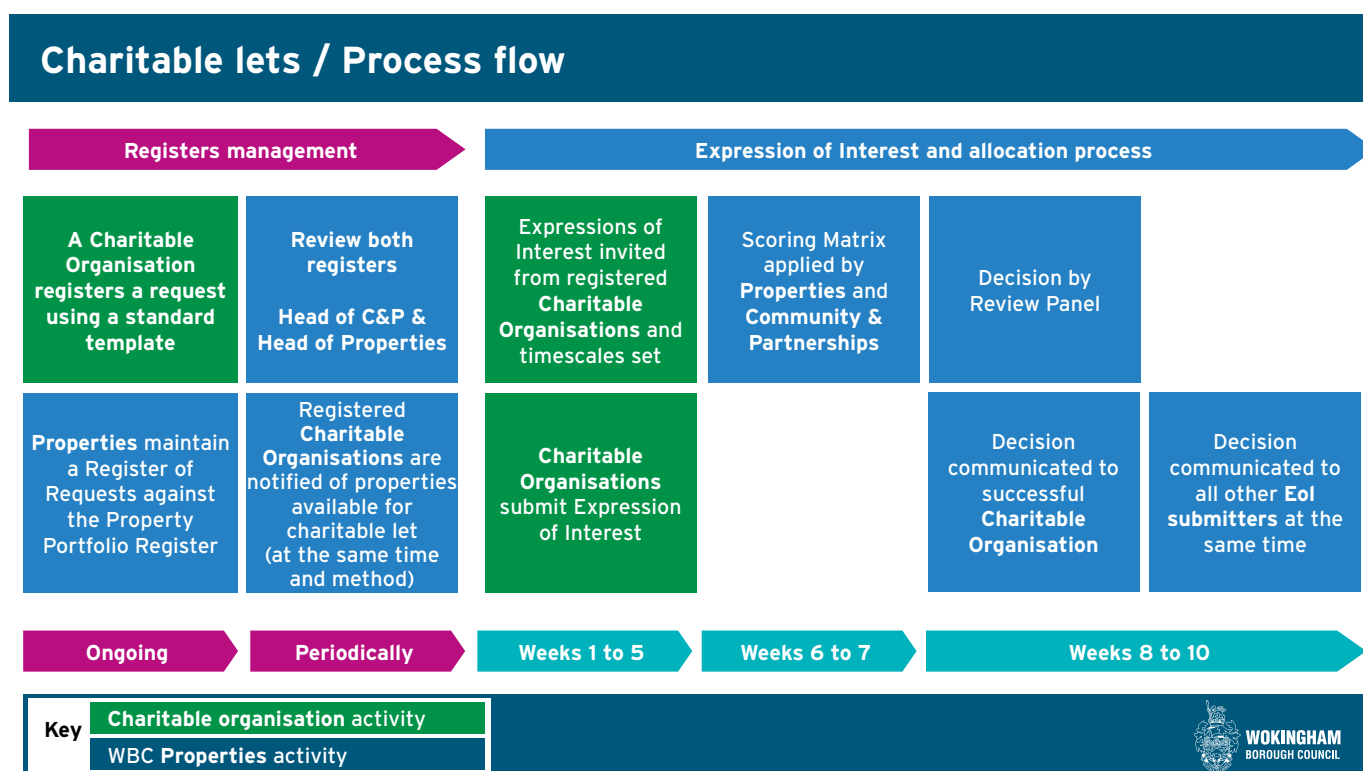
A regular review of both registers will enable the Council to promote opportunities to partners through an Expression of Interest for available properties in a clear, transparent and consistent manner.

Under this process properties will be offered to partners on a standardised set of heads of terms, including:

- Maximum lease length
- Annual mutual break clauses and
- Clear explanation of responsibilities of incoming tenants.

This approach is outlined in the diagram below and will enable the Council to support voluntary sector partners whilst they work to become self sustaining.

A list of properties occupied by VCS partners at the date of adoption of the Asset Management Plan is included in Appendix 3.





## 6 Asset Management Action Plan

This action plan sets out the various projects and undertakings that contribute to the achievement of objectives contained within the Asset Management Plan across the plan period.

This 'live' element of the Plan will be regularly updated so as to record progress against actions and changing requirements and undertakings as and when they occur.

Actions are categorised according to the following:

- Strategic
- Operational
- Service Needs

The actions outlined are also linked to the principles set out in the Policy section of this Plan:

1. Properties will be managed as a corporate resource
2. Properties will be fit for purpose
3. Properties will be appropriately maintained.
4. Properties will deliver value for money.

Action Category	Description	Policy Principles	SMART Objective(s)	Target Timescales	Milestones
Strategic	Adoption of Corporate Landlord Model	1	Formalisation of Corporate Landlord Model approach through approval and adoption of AMP 25-30.	June 2025	1. Draft AMP. -Mar 25 2. Complete governance processes Mar -Jun 25 3. Exec Approval June 2025.
Strategic	Asset Valuations.	3,4	Complete rolling programme of Asset valuations across a 5 year cycle.	Annual completion of valuations	Annual completion of Asset Valuations and response to queries from external auditors.



Strategic	Service Review	2,3,4	Undertake review of As Is of service occupancy across Operational Portfolio	Outline Assets Occupied with Services. <b>Summer 2025</b>  Undertake Suitability Assessments. <b>Autumn/Winter 25</b>  Complete overview of properties occupied <b>Spring 26.</b>	
Action Category	Description	Policy Principles	SMART Objective(s)	Target Timescales	Milestones
Strategic	Service Asset Plan	1,2,3,4	Develop Asset Plans with Services to include As Is, Needs and To Be Sections	Agreement of Service Asset Plans - <b>Winter 25/26.</b>	
Strategic	Performance Monitoring	1,2	Establish monitoring and reporting cycle and approach in respect of financial performance and energy efficiency.	Draft approach - <b>summer 25.</b>  Agree approach - <b>summer 25</b>	
Strategic	Asset Challenge	1,2,	Establish Asset Challenge and Surplus Property Declaration Approach	<b>Summer 25.</b>	
Strategic	Disposals Programme	1,4	Establish disposals programme	Agreement of disposal programme	





# Asset Management Action Plan

Strategic	Disposal of Surplus Assets	4	Undertake Disposal of identified Surplus Assets to generate Capital Receipts	On-going in line with programme	
Strategic	Fixed Asset Register Review	4	Review FAR to ensure up to date and agree structure and governance and process around updating.	Autumn 2025.	
Action Category	Description	Policy Principles	SMART Objective(s)	Target Timescales	Milestones
Strategic	Fixed Asset Register	1,4	Maintain an up to date asset register in accordance with Council's constitution.	Ongoing requirement.	
Operational	Condition Surveys	3	Undertake programme of condition surveys across operational portfolio.	Autumn 2025.	
Operational	Statutory Compliance	2	Ensure all statutory compliance check are undertaken on a cyclical basis.	Annual ongoing checks/testing	Reported in Corporate KPIs





Operational	Civica Property Management	1,4	Develop and further implement changes CPM to: <ul style="list-style-type: none"> <li>• Ensure data quality and information held in Property Management system is correct, comprehensive and complete.</li> <li>• Create clear ownership/responsibilities/accountabilities of the property management function and processes</li> <li>• Identify and deliver both system and process improvements to deliver efficiencies and improvements in service delivery.</li> <li>• Ensure accurate data informs decision making.</li> <li>• Improve user experience (both for internal officers and for customers).</li> </ul>		Winter 2026.
Action Category	Description	Policy Principles	SMART Objective(s)	Target Timescales	Milestones
Operational	Commercial Portfolio	4	Maximise income from commercial property portfolio over plan period.	Ongoing requirement.	
Operational	Park & Ride Solar Canopy	1,4	Development of Solar Canopy at MereOak Park and Ride.	Summer 26	



Action Category	Description	Policy Principles	SMART Objective(s)	Target Timescales	Milestones
Operational	Creation of Open Storage	4	<p>Open storage on land adjacent to Mere oak P&amp;R to generate additional revenue stream(s).</p> <ul style="list-style-type: none"> <li>• Submission of Planning Consents</li> <li>• Commencement of works</li> <li>• Completion of works</li> </ul>	<p>Summer 25</p> <p>Winter 25</p>	
Operational	Improve Energy Efficiency of Property Portfolio.	1,2,3,4	<ul style="list-style-type: none"> <li>• Complete EPC's for all operational, and where appropriate commercial properties. MEES requirements Cost/Benefits review</li> <li>• MEES works Option Review</li> <li>• MEES works programme development</li> <li>• Maintain schedule of EPC performance of each property.</li> </ul>	<p>Autumn-Winter 2025</p> <p>Winter 25 - Summer 26</p> <p>Summer 26</p> <p>Summer 26</p> <p>Ongoing.</p>	



Action Category	Description	Policy Principles	SMART Objective(s)	Target Timescales	Milestones
Service Needs	SEN Schools	1,2,4	development and subsequent operation of 2 X SEN Schools, Barkham	2028	
Service Needs	Care Homes	1,2,4	Acquisition and refurbishment of 2no. care homes	2024/5	Completed
Service Needs	Supported Accommodation	1,2,4	Understand requirement and undertake options review		Autumn 2025
Action Category	Description	Policy Principles	SMART Objective(s)	Target Timescales	Milestones
Service Needs	SEN Resource Bases	1,2,4	Construction of SEN Resource Bases:  Radstock Centre  Loddon Primary School	2025-2028  Operational Winter 2025  Operational Spring 2026	
Service Needs	SEN Post 16 Hub	1,2,4	Provision of SEND Hub at old Wokingham Library.	Operational Spring 2026	
Service Needs	Childrens Homes	1,2,4	Short Breaks provision	Operational 2027	
Service Needs	Crematoria	1,2,4	Undertake review of commercial viability and service requirement for creation of Crematoria		Autumn 2025
Service Needs	Sports Hub to support North and South Wokingham SDL	1,2,4	Provision of Sports Hub at Grays Farm to support SDL's.	Operational 2028	



# Appendix 1 - Commercial Portfolio Assets

Property Address	Sector
<b>Finchampstead:</b>	
Pipeyard (Open Storage Yard) Weller Drive Hogwood Lane Industrial Estate, Finchampstead, Wokingham, RG40 4QZ	Industrial/Storage
1-14 Weller Drive, Hogwood Lane Industrial Estate, Finchampstead, Wokingham, RG40 4QZ	Industrial
1a-9a Weller Drive, Hogwood Lane Industrial Estate, Finchampstead, Wokingham, RG40 4QZ	Industrial
Units 1, 3, 5, 7, 9, 11, 13 and 15 Marino Way, Finchampstead, Wokingham, RG40 4RF	Industrial
California Country Park - Cafeteria & Kiosk, Nine Mile Ride, Finchampstead, Wokingham, RG40 4HU	Leisure
Touring Caravan and Chalet Park - California Country Park, Nine Mile Ride, Finchampstead, Wokingham, RG40 4HT	Touring Park
<b>Earley/Lower Earley:</b>	
Chalfont Surgery, Lower Earley District Centre, Chalfont Close, Lower Earley, Reading, RG6 5HZ	Surgery/Medical
The Earley Retreat, Chalfont Close, Lower Earley, Reading, RG6 5HZ	Leisure
<b>Twyford:</b>	
Twyford Business Units 1-6, Twyford Business Park, Gas Lane, Twyford, Reading, RG10 9TU	Industrial
<b>Winnersh:</b>	
Grovelands Avenue Workshops. Units A1-A8, B1-B9, C1-C7 & Garages 1-12 and Open Storage, Grovelands Avenue, Winnersh, Wokingham, RG41 5LB	Industrial
<b>Wokingham:</b>	
Cantley House Hotel (Cantley Park), Milton Road, Wokingham, RG40 5QG	Leisure
Land to the rear of Station Road, Wokingham	Land
Wokingham Superbowl, Wellington Road, Wokingham, RG40 2AF	Leisure



1-13 Denmark Street (incl 1-7; 9-11,13), Wokingham 1-7 (odd) Denmark Street, Wokingham, RG40 2AR 9-11 (odd) Denmark Street, Wokingham, RG40 2AY 13 Denmark Street, Wokingham, RG40 2AY	Retail
The Plaza, Denmark Street, Wokingham, RG40 2LD	Mixed: Retail, Offices & Leisure

\*Various small sites are also leased to Telecommunications infrastructure companies

## Wokingham Town Centre Regeneration stock

Location	Address
Peach Place Regeneration - Wokingham	4 Peach Place, Wokingham, RG40 1LY
	11 Peach Place, Wokingham, RG40 1LY
	2 Peach St, Wokingham, RG40 1XG
	4 Peach St, Wokingham, RG40 1XG
	6 Peach St, Wokingham, RG40 1XG
	8 Peach St, Wokingham, RG40 1XG
	10 Peach St, Wokingham, RG40 1XG
	22 Peach St, Wokingham, RG40 1XG
	1 Rose Street, Wokingham, RG40 1XS
	3 Rose Street, Wokingham, RG40 1XS
	5 Rose St, Wokingham, RG40 1XS
	7 Rose St, Wokingham, RG40 1XS



Location	Address
Peach Place Regeneration - Wokingham	1 & 2 Peach Place, Wokingham, RG40 1LY
	3 Peach Place, Wokingham, RG40 1LY
	7 Peach Place, Wokingham, RG40 1LY
	8/9 Peach Place, Wokingham, RG40 1LY
	10 Peach Place, Wokingham, RG40 1LY
	6 Peach Place, Wokingham, RG40 1LY
	20 Peach St, Wokingham, RG40 1XG
	12 Peach Place, Wokingham, RG40 1LY
	12a Peach Place, Wokingham, RG40 1LY
Peach Place Redevelopment - Wokingham	36 Market Place, Wokingham, RG40 1AT
	36a Market Place, Wokingham, RG40 1AT
	38 Market Place, Wokingham, RG40 1BU
	39a Market Place, Wokingham, RG40 1AT
	39 Market Place, Wokingham, RG40 1AT
	40 Market Place, Wokingham, RG40 1AT
	41 Market Place, Wokingham, RG40 1AT
	42 (and first floor 41) Market Place, Wokingham, RG40 1AT
	Units 1 & 2 Bush Walk, Wokingham, RG40 1AT
	Unit 3 Bush Walk, Wokingham, RG40 1AT
	Unit 4 Bush Walk, Wokingham, RG40 1AT
	Unit 5 Bush Walk, Wokingham, RG40 1AT
	Unit 6 Bush Walk, Wokingham, RG40 1AT
	Unit 7/8 Bush Walk, Wokingham, RG40 1AT
	Unit 9 Bush Walk, Wokingham, RG40 1AT
	Unit 10 Bush Walk, Wokingham, RG40 1AT



Location	Address
Elms Field	Unit 1 Elms Walk, Wokingham, RG40 2FE
	Unit 2 Elms Walk, Wokingham, RG40 2FE
	Unit 3 Elms Walk, Wokingham, RG40 2FE
	Unit 4 Elms Walk, Wokingham, RG40 2FE
	Unit 5 Elms Walk, Wokingham, RG40 2FE
	Unit 6 Elms Walk, Wokingham, RG40 2FE
	Unit 7A Elms Walk, Wokingham, RG40 2FE
	Unit 7B Elms Walk, Wokingham, RG40 2FE
	Unit 7C Elms Walk, Wokingham, RG40 2FE
	Unit 8 Elms Walk, Wokingham, RG40 2FE
	Unit 9 Elms Walk, Wokingham, RG40 2FE
	Unit 10 Elms Walk, Wokingham, RG40 2FE
	Unit 11 Elms Walk, Wokingham, RG40 2FE
	Unit 12 Elms Walk, Wokingham, RG40 2FE
	Unit 13 Elms Walk, Wokingham, RG40 2FE
	Unit 14 Elms Walk, Wokingham, RG40 2FE
	Unit 15 Elms Walk, Wokingham, RG40 2FE
	Cinema (Everyman), Elms Walk, Wokingham, RG40 2FE
	Supermarket (Aldi), Wellington Road, Wokingham, RG40 2EX
	Hotel (Premier Inn), Wellington Road, Wokingham, RG40 2LD
	Unit 1 Southgate House, Alexandra Court, Wokingham, RG40 2SL
	Unit 2 Southgate House, Alexandra Court, Wokingham, RG40 2SL
	Units 3 & 4 Southgate House, Alexandra Court, Wokingham, RG40 2SL
26 Peach Street - Wokingham	26 Peach Street, Wokingham, RG40 1XG
28-38 Peach Street - Wokingham	28-38 Peach Street, Wokingham, RG40 1XG



## Investment portfolio

Site	Sector
<b>Basingstoke:</b>	
Churchill Way, Basingstoke, RG21 6AA	Retail warehouse
<b>Peterborough:</b>	
Cygnat Park, Peterborough, PE7 8JA	Industrial
<b>Twyford:</b>	
London Road, Twyford, RG10 9EH	Supermarket
Twyford House, London Road, Twyford, RG10 9EH	Mixed
<b>Wokingham:</b>	
31 Market Place, Wokingham, RG40 1AR	Retail
Units 1-6 Alexandra Court, Wokingham, RG40 2SL	Mixed
Fishponds Road, Wokingham, RG41 2QH	Industrial
Mulberry Business Park, Fishponds Road, Wokingham, RG41 2GY	Office
Resource House, Seymour House, 1-4 The Courtyard and 14-28 Denmark Street, Wokingham, RG40 2BQ	Mixed
<b>Woodley:</b>	
108-114 Crockhamwell Road, Woodley, RG5 3JW	Retail Supermarket





## Properties leased to rent-paying sports, social and community groups

Property Address	Sector/Use
<b>Crowthorne:</b>	
Pinewood Leisure Centre, Old Wokingham Road, Crowthorne, Wokingham, RG40 3AQ	Pinewood Leisure Centre
<b>Earley/Lower Earley:</b>	
Suttons Bowls Club, Land and premises at Chalfont Way, Chalfont Way, Lower Earley, Reading, RG6 5HQ	Leisure
Wokingham Waterside Centre, Land at Thames Valley Park, Thames Valley Park Drive, Earley, Reading, RG6 1PT	Leisure
Chalfont Park Pavilion (Yellow Brick Nursery), Chalfont Way, Lower Earley, Reading, RG6 5HQ	Nursery
Earley Day Centre, 1 Kenton Road, Earley, Reading, RG6 7LE	Day Centre
Pre-School Building at Hillside Primary School, Rushey Way, Lower Earley, Reading, RG6 4HQ	Pre School
Salvation Army Church, Chalfont Close, Lower Earley, RG6 5HZ	Church / Community Centre
<b>Emmbrook:</b>	
Premises at Emmbrook Sports Field, Lowther Road. Emmbrook Sports Pavilion, Lowther Road, Wokingham, RG41 1JB	Emmbrook Sports Club
<b>Finchampstead:</b>	
Land at California Country Park (Scout Hut - 1st Finchampstead Scouts), California Country Park, Nine Mile Ride, Finchampstead, Wokingham	Scouts Hut
<b>Sonning:</b>	
Royal County of Berkshire Sports & Social Club, Sonning Lane, Sonning, Reading, RG4 6ST	Leisure
<b>Twyford:</b>	
Land at Colleton School Twyford (Little Acorns Pre-School), Colleton Drive, Twyford, Reading, RG10 0AU	Pre School
<b>Winnersh:</b>	
Land at Woodward Close (Winnersh Farm Allotments), Winnersh, Wokingham	Land



## Appendix 2 - Operational Portfolio Assets

<b>Wokingham:</b>	
Land at Cantley Park - Wokingham Theatre, Twyford Road, Wokingham, RG40 5TU	Leisure
Cantley Park - Lease for use of Property for storage of materials and equipment, Twyford Road, Wokingham	Leisure
The Bungalow, Cantley House. Cantley House Bungalow, Milton Road, Wokingham, RG40 5QD	Leisure
Ashridge Nursery - Lease for nursery premises (Land at Keep Hatch Primary School). Ashridge Road, Wokingham, RG40 1PG	Nursery
Chestnut Park Pavilion (Yellow Brick Nursery), Ruskin Way, Wokingham, RG41 3BP	Nursery
Land at Elizabeth Park, Pyke Close, Wokingham	SERFCA
Land at Hawthorns Primary School, Scout Hut, Chestnut Avenue, Wokingham	Scout Hut
Ground Floor Office, 75 London Road, Wokingham, RG40 1YA	Office
<b>Woodley:</b>	
Berkshire Aviation Museum, Mohawk Way, Woodley, Reading, RG5 4UE	Museum
Land at Vauxhall Drive (2nd Woodley Scout Hut), Vauxhall Drive, Woodley, Reading, RG5 4EA	Scouts
Goals, 2 Woodlands Avenue, Woodley, RG5 3EU	Leisure
Land and premises at Sandford Mill Copse (Woodley ATC Hut - Off Mohawk Way), Cadet Centre, Mohawk Way, Woodley, Reading, RG5 4UE	Cadets Hut
Land at Bulmershe School, Woodley. Cadet Centre, The Bulmershe School, Chequers Way, Woodley, Reading, RG5 3EJ	Cadets Hut
Willow Bank Pre-School, Duffield Road, Woodley, Reading, RG5 4RW	Pre School
Land and Building at Bulmershe School (the Kingfisher Table Tennis Club - see also Site Code 1920), Woodlands Avenue, Woodley, Reading	Leisure
Land at Southlake Crescent (1st Woodley Scout Hut), The Close (off Southlake Crescent), Woodley, Reading	Scout Hut



## Farm Holdings

Name	Location	Size Ha
Brook Farm, Barkham Street, Barkham, Wokingham, RG40 4PJ	Barkham	32.3
Rooks Nest Farm, Barkham Ride, Barkham, RG40 4EU	Barkham	31.1
Mortimer Lodge Farm, Edneys Hill, Barkham, Wokingham, RG41 4DP	Barkham	10.1
High Barn Farm, Commonfield Lane, Barkham, Wokingham, RG40 4PR	Barkham	40.4
Church Farm, The Mount, Lines Road, Hurst, RG10 0RT	Hurst	44.4
Great Lea House Farm, MereOak Lane, Grazeley RG7 1LE	Grazeley	20.2
Grays Farm, Heathlands Road, Wokingham RG40 3AN	Wokingham	25.97



## LEISURE

<b>Arborfield:</b>
Arborfield Green Leisure Centre, Sheerlands Rd, Arborfield, Reading, RG2 9GB
<b>Earley/Lower Earley:</b>
Loddon Valley Leisure Centre, Chalfont Close, Earley, Reading, RG6 4GD
Laurel Park Pavilion, Marefield, Lower Earley
<b>Spencers Wood:</b>
Ryeish Green Sports Centre, Oakbank Secondary Free School, Hyde End Lane, Spencers Wood, Reading, RG7 1ER
<b>Wokingham:</b>
Cantley Park 3G and Grass Pitches, Cantley Recreation Ground, Twyford Road, Wokingham, RG40 5QD
Carnival Hub, Wellington Road, Wokingham, RG40 2AF
<b>Woodley:</b>
Bulmershe Leisure Centre, Woodlands Avenue, Woodley, RG5 3EU

## LIBRARIES

<b>Arborfield:</b>
Arborfield Library, Arborfield Green Community Centre, Sheerlands Road, Arborfield, RG2 9ND *Building not owned by WBC
<b>Earley/Lower Earley:</b>
Lower Earley Library, Chalfont Close, Lower Earley, Reading, RG6 5HZ
<b>Finchampstead:</b>
Finchampstead Library, FBC Centre, Gorse Ride North, Finchampstead, Wokingham, RG40 4ES
<b>Shinfield:</b>
Shinfield Library, School Green Centre, Shinfield, Reading, RG2 9EH
<b>Spencers Wood:</b>
Spencers Wood Library, Basingstoke Road, Spencers Wood, Reading, RG7 1AJ



<b>Twyford: Lease in</b>
Twyford Library, Old Polehampton Boys School, Polehampton Close, Twyford, Reading, RG10 9AD
<b>Wargrave: Lease in</b>
Wargrave Library, Church Street, Wargrave, RG10 8EP
<b>Winnersh:</b>
Winnersh Library, Robin Hood Lane, Winnersh, Wokingham, RG41 5ND
<b>Wokingham:</b>
Wokingham Library - Carnival Hub, Wellington Road, Wokingham, RG40 2AF
<b>Woodley:</b>
Woodley Library, Headley Road, Woodley, Reading, RG5 4JA

The following properties are not owned by Wokingham Borough Council

<b>Arborfield:</b>
Arborfield Library, Arborfield Green Community Centre, Sheerlands Road, Arborfield, RG2 9ND
<b>Twyford:</b>
Twyford Library, Old Polehampton Boys School, Polehampton Close, Twyford, Reading, RG10 9AD
<b>Wargrave:</b>
Wargrave Library, Church Street, Wargrave, RG10 8EP

## ADULT SOCIAL CARE CARE HOME

<b>Burghfield Common:</b>
The Hollies, Reading Road, Burghfield Common, Reading, RG7 3BH
<b>Earley/Lower Earley:</b>
Loddon Court (Ground Floor only), 289 Wokingham Road, Earley, Reading, RG6 7ER



<b>Wokingham:</b>
Suffolk Lodge, 18 Rectory Road, Wokingham, RG40 1DH
The Berkshire Care Home, 128 Barkham Road, Wokingham, RG41 2RP
Beeches Manor, Reading Road, Wokingham, RG41 1AA
<b>Woodley:</b>
Birches Extra Care, Englefield Place, off Woodlands Avenue, Woodley, Reading, RG6 1FR (asset not owned by WBC)
Fosters, Fosters Lane, Woodley, Reading, RG5 4SP

## DAY CENTRE

Location	Operator / Tenant
<b>Earley/Lower Earley:</b>	
Earley Day Centre, 1 Kenton Road, Earley, RG6 7LE	Age Concern
<b>Twyford:</b>	
Lady Elizabeth Day Centre (Land at Polehampton Close), Twyford RG10 9RP	Age Concern
<b>Wokingham:</b>	
Westmead Day Centre, Rances Lane, Wokingham RG40 2LH	Optalis



## CHILDRENS SERVICES

### CHILDRENS CENTRES

<b>Finchampstead:</b>
Finchampstead Childrens Centre, Finchampstead Baptist Church Centre, Gorse Ride North, Finchampstead, Wokingham, RG40 4ES
<b>Shinfield:</b>
Red Kite Childrens Centre, Shinfield St Mary's School site, Chestnut Crescent, Shinfield, RG2 9EJ
<b>Twyford:</b>
Starlings Childrens Centre, Colleton School Site, Colleton Drive, Twyford, RG10 0AX
<b>Winnersh:</b>
Rainbow Childrens Centre, Rainbow Park, Winnersh, Wokingham, RG41 5SG
<b>Wokingham</b>
The Brambles Children`s Centre, Budges Gardens, Wokingham, RG40 1PX
<b>Woodley:</b>
Ambleside Centre (Nurseries and Lend & Play Library), Ambleside Close, Woodley, Reading, RG5 4JJ

### SUPPORT FACILITIES

<b>Wokingham:</b>
Wokingham Youth & Community Centre, Reading Road, Wokingham, RG41 1EG ARC (youth counselling service) are co-located in this facility
The Palm Centre (formerly Wokingham Family Centre ), 12 Rectory Road, Wokingham, RG40 1DH
<b>Woodley:</b>
Woodley Airfield Youth & Community Centre, Hurricane Way, Woodley RG5 4UX
Here4U, 46 Church Road, Woodley RG5 4QJ
Bridges Resource Centre, Colemansmoor Road, Woodley RG5 4DA





## RESIDENTIAL

4no. Residential Properties across Arborfield, Wokingham & Reading.
2no. Childrens Homes within the borough

## DEPOTS

Wokingham	Tenant/Managed by:
Toutley Depot, Old Forest Road, Wokingham, RG41 1XA	Place and Growth
Grounds Maintenance Depot - Cantley Park, Twyford Road, Wokingham	Place and Growth

## COMMUNITY FACILITIES

Location	Tenant/Managed by
<b>Arborfield:</b>	
Arborfield Community Centre, Arborfield	Not yet complete. New facility to be provided as part of Arborfield Green development. Will be transferred to WBC.
<b>Charvil:</b>	
East Park Farm & Pavilion, Park Lane, Charvil RG10 9TY	Charvil Parish Council
<b>Crowthorne:</b>	
Pinewood Leisure Centre, Old Wokingham Road, Crowthorne, Wokingham, RG40 3AQ	Wokingham Without Parish Council
<b>Earley/Lower Earley:</b>	
Earley Centrepont Youth & Community Centre, Chalfont Close, Lower Earley, RG6 2HZ	Earley Town Council
Maiden Place Community Centre, Maiden Place, Earley, RG6 3HE	Earley Town Council
Radstock Lane Community Centre, Radstock Lane, Earley, RG6 5UZ	Earley Town Council



Bradbury Community Centre (Salvation Army), Chalfont Close, Lower Earley, RG6 5HZ	Salvation Army
Earley Crescent Resource Centre, Warbler Drive, Earley, RG6 4HD	Earley Crescent Community Association
<b>Twyford:</b>	
Twyford Youth & Community Centre, 3 Loddon Hall Road, Twyford, Reading, RG10 9JA	Twyford CIO
<b>Wokingham:</b>	
Woosehill Community Hall, Emmview Close, Woosehill, Wokingham, RG41 3DA	Wokingham Town Council
Acorn Community Centre, Fernlea Drive, Woosehill, Wokingham, RG41 3DR	Optalis (part)
Matthewsgreen Community Centre, , Howlett Grove, Wokingham, RG41 1BJ	Reading Rep selected as preferred operator. Expected to be operational from Autumn 2025

## CORPORATE OFFICES

<b>Wokingham:</b>
Wokingham Council Offices, Shute End, Wokingham, RG40 1BN
Waterford House (including VCS Hub, RG40 2AA), Efstadt Court, Denmark Street, Wokingham, RG40 2YF
Resource House, 20 Denmark Street, Wokingham, RG40 2BB
The Courthouse - Prevention and Youth Justice Service, Erftstadt Court, Denmark Street, Wokingham
Westcott Annex (1st Floor Offices) Westcott Road, Wokingham, RG40 2EN



## SCHOOLS

**List of Schools includes all non fee paying schools within the borough - not solely those where the Council has a legal interest in the land and/or buildings.**

School	Phase	Status/Organisation
<b>Arborfield:</b>		
Bohunt School Wokingham, Sheerlands Road, Arborfield, RG2 9GB	Secondary	Bohunt Trust
Coombes C of E Primary School, School Road, Arborfield, RG2 9NX	Primary	Keys Trust C of E
Farley Hill Primary School, Baston Road, Arborfield Green, RG2 9YW	Primary	Maintained
<b>Charvil:</b>		
Charvile Piggott Primary School, Park Lane, Charvil RG10 9TR	Primary	Maintained
<b>Crowthorne:</b>		
Hatch Ride Primary School, Hatch Ride, Crowthorne, RG45 6LP	Primary	Corvus
Oaklands Infant School, Butler Road, Crowthorne, RG45 6QZ	Primary	Corvus
Oaklands Junior School, Butler Road, Crowthorne, RG45 6QZ	Primary	Corvus
<b>Earley/Lower Earley:</b>		
Aldryngton Primary School, Silverdale Road, Earley, RG6 7HR	Primary	Maintained
Earley St Peter's C of E Primary School, Church Road, Earley, RG6 1EY	Primary	Keys Trust C of E
Hawkedon Primary School, Hawkedon Way, Lower Earley, G6 3AP	Primary	Orchard Learning Alliance
Hillside Primary School, Rushey Way, Lower Earley, Reading, RG6 4HQ	Primary	Orchard Learning Alliance
Loddon Primary School, Silverdale Road, Earley, Reading, RG6 7LR	Primary	Maintained
Maiden Erlegh School, Silverdale Road, Earley, Reading, RG6 7HS	Secondary	Maiden Erlegh Multi-Academy Trust
Radstock Primary School, Radstock Lane, Earley, Reading, RG6 5UZ	Primary	Maintained



<b>Emmbrook:</b>		
Emmbrook Infant School, Emmbrook Road, Wokingham, RG41 1JR	Primary	The Circle Trust
Emmbrook Junior School, Emmbrook Road, Wokingham, RG41 1JR	Primary	The Circle Trust
Emmbrook School, Emmbrook Road, Wokingham, RG41 1JP	Secondary	The Circle Trust
<b>Finchampstead:</b>		
Finchampstead C of E Primary School, The Village, Finchampstead, Wokingham, RG40 4JR	Primary	Maintained Cof E
Gorse Ride Infant School, Gorse Ride South, Finchampstead, Wokingham, RG40 4EH	Primary	Maintained
Gorse Ride Junior School, Gorse Ride South, Finchampstead, Wokingham, RG40 4JJ	Primary	Maintained
Nine Mile Ride Primary School, 430 Finchampstead Road, Finchampstead, Wokingham, RG40 3RB	Primary	The Circle Trust
<b>Grazeley:</b>		
Grazeley Parochial Primary School, Mere oak Lane, Grazeley, Reading, RG7 1JY	Primary	Maintained Cof E
<b>Hurst:</b>		
St Nicholas Primary School, School Road, Hurst, Reading, RG10 0DR	Primary	Keys Trust C of E
<b>Shinfield:</b>		
Alder Grove C of E Primary School, Alder Grove, Shinfield, RG2 9RA	Primary	Keys Trust C of E
Shinfield Infant School, School Green, Shinfield, Reading, RG2 9EH	Primary	The Circle Trust
Shinfield St Mary's Junior School, Chestnut Crescent, Shinfield, Reading, RG2 9EJ	Primary	Maintained Cof E
Whiteknights Primary School, Fair Lawn Green, Shinfield, Reading, RG2 8EP	Primary	Bellevue Place Education Trust
<b>Sindlesham:</b>		
Bearwood Primary School, Bearwood Road, Sindlesham, Wokingham, RG41 5BB	Primary	Maintained



<b>Sonning:</b>		
Sonning Primary School, Liguage Way, Sonning, Reading, RG4 6XF	Primary	Keys Trust C of E
<b>Spencers Wood:</b>		
Lambs Lane Primary School, Back Lane, Spencers Wood, Reading, RG7 1JB	Primary	Maintained
Oakbank Secondary Free School, Hyde End Lane, Spencers Wood, Reading, RG7 1ER	Secondary	Anthem Schools Trust
<b>Twyford:</b>		
Colleton Primary School Colleton Drive, Twyford, Reading, RG10 OAX	Primary	Maintained
Polehampton Infant School, Hermitage Drive, Twyford, Reading, RG10 9HS	Primary	Keys Trust C of E
Polehampton Junior School, Kibblewhite Crescent, Twyford, Reading, RG10 9AX	Primary	Keys Trust C of E
<b>Wargrave:</b>		
Crazies Hill CE School, Crazies Hill, Wargrave, Reading, RG10 8LY	Primary	Keys Trust C of E
Robert Piggott Infant School, Beverley Gardens, Wargrave, Reading, RG10 8ED	Primary	Maintained Cof E
Robert Piggott Junior School, School Hill, Wargrave, Reading, RG10 8DY	Primary	Maintained Cof E
The Piggott CE School, Wargrave Road, Wargrave, Reading, RG10 8DS	All through	Stand Alone Academy
<b>Winnersh:</b>		
Forest School, Robin Hood Lane, Winnersh, Wokingham, RG41 5NE	Secondary	Stand Alone Academy
Wheatfield Primary School, Woodward Close, Winnersh, Wokingham, RG41 5UU	Primary	GLF
Winnersh Primary School, Greenwood Grove, Winnersh, Wokingham, RG41 5LH	Primary	Maintained



<b>Wokingham:</b>		
All Saints CE Primary School, Norreys Avenue, Wokingham, RG40 1UX	Primary	Frays MAT
CAMHS Phoenix, Wokingham Community Hospital, Barkham Road, Wokingham, RG41 2RE	PRU Hospital	Maintained
Chiltern Way Academy, Gipsy Lane, Wokingham, RG40 2HR	Special	Chiltern Way
Evendons Primary School, Finchampstead Road, Wokingham, RG40 3HD	Primary	Bellevue Place Education Trust
Foundry College, Budes Gardens, Wokingham, RG40 1PX	PRU	Maintained
Hawthorns Primary School, Northway, Wokingham, RG41 3PQ	Primary	Maintained
Holt School, Holt Lane, Wokingham, RG41 1EE	Secondary	Stand Alone Academy
Keep Hatch Primary School, Ashridge Road, Wokingham, RG40 1PG	Primary	Frays MAT
Floreat Montague Park Primary School, William Heelas Way, Wokingham, RG40 1BG	Primary	GLF Trust
St Cecillas C of E Primary School, Howlett Grove, Wokingham, RG41 1BJ	Primary	Keys Trust C of E
St Crispins School, London Road, Wokingham, RG40 1SS	Secondary	The Circle Trust
St Paul's Junior School, Oxford Road, Wokingham, RG41 2YJ	Primary	Maintained Cof E
St Sebastian's Primary School, Nine Mile Ride, Wokingham, RG40 3AT	Primary	Keys Trust C of E
St Teresa's Primary, Easthampstead Road, Wokingham, RG40 2EB	Primary	Frassati Catholic Trust
Walter Infant School, Murray Road, Wokingham, RG41 2TA	Primary	Maintained
Wescott Infant School, Wescott Road, Wokingham, RG40 2EN	Primary	The Circle Trust
Westende Junior School, Seaford Road, Wokingham, RG40 2EJ	Primary	The Circle Trust
Windmill Primary School, Fernlea Drive, Wokingham, RG41 3DR	Primary	GLF



<b>Woodley:</b>		
Addington School, Woodlands Avenue, Woodley, Reading, RG5 3EU	Special	Maintained
Ambleside Centre, Ambleside Close, Woodley, Reading, RG5 4JJ	Nursery	Maintained
Beechwood Primary School, Ambleside Close, Woodley, Reading, RG5 4JJ	Primary	Frays MAT
Bulmershe School, Chequers Way, Woodley, Reading, RG5 3EL	Secondary	M The Corvus Learning Trust
Highwood Primary School, Fairwater Drive, Woodley, Reading, RG5 3JE	Primary	Maintained
Rivermead Primary School, Loddon Bridge Road, Woodley, Reading, RG5 4BS	Primary	BelleVue Place
South Lake Primary School, Campbell Road, Woodley, Reading, RG5 3NA	Primary	Orchard Learning Alliance
St Dominic Savio Primary School, Western Avenue, Woodley, Reading, RG5 3BH	Primary	Maintained Catholic
Waingels College, Waingels Road, Woodley, Reading, RG5 4RF	Secondary	The Orchard Learning Alliance
Willow Bank Infant School, Duffield Road, Woodley, Reading, RG5 4RW	Primary	Maintained
Willow Bank Junior School, Duffield Road, Reading, RG5 4RW	Primary	Maintained
Woodley Primary School, Hurricane Way, Woodley, Reading, RG5 4UX	Primary	Maintained Cof E

## CAR PARKS

<b>Car Park</b>	<b>Postcode</b>
<b>Earley/Lower Earley</b>	
Station Road Car Park, Station Road, Earley	RG6 7DY
Thames Valley Park and Ride, Thames Valley Park Drive, Earley	RG6 1PT
<b>Finchampstead:</b>	
Avery Corner Car Park, adjacent to 424A Finchampstead Road, Finchampstead	RG40 3RB
California County Car Park, Nine Mile Ride, Finchampstead	RG40 4HU





California Crossroads Car Park, Nine Mile Ride, Finchampstead	RG40 3RB
<b>Grazeley:</b>	
Mereoak Park and Ride, Mereoak Lane, Grazeley	RG7 1PB
<b>Hurst:</b>	
Dinton Pastures Car Park, Davis Street, Hurst	RG10 0TH
<b>Shinfield:</b>	
School Green Car Park, School Green, Shinfield	RG2 9EH
<b>Twyford:</b>	
Polehampton Close Car Park, Polehampton Close, Twyford	RG10 9RP
<b>Wargrave:</b>	
School Lane Car Park School Lane Car Park, School Lane, Wargrave	RG10 8JS
<b>Winnersh:</b>	
Winnersh Triangle Park and Ride, Wharfedale Road, Winnersh	RG41 5RD
<b>Wokingham:</b>	
Carnival Multi Storey Car Park, Wellington Road, Wokingham	RG40 2AG
Cockpit Path Car Park, Cockpit Path, Wokingham	RG40 2HD
Coppid Beech Park and Ride, Wokingham	RG40 1LH
Denmark Street Car Park, Denmark Street, Wokingham	RG40 2BB
Easthampstead Road East Car Park, Easthampstead Road, Wokingham	RG40 2EG
Easthampstead Road West Car Park, Easthampstead Road, Wokingham	RG40 2EH
Rose Street Car Park, Rose Street, Wokingham	RG40 1XS
Shute End Offices Car Park, Shute End, Wokingham	RG40 1BW
<b>Woodley:</b>	
Crockhamwell Road Car Park, Crockhamwell Road, Woodley	RG5 3LF
Headley Road Car Park, Headley Road, Woodley	RG5 4JB
Hudson Road Car Park, Hudson Road, Woodley	RG5 4EW
Kingfisher Drive Car Park, Kingfisher Drive, Woodley,	RG5 3SJ



Lytham Road East Car Park, rear of 117-129 Crockhamwell Road, Lytham Road, Woodley	RG5 3JH
Lytham Road West Car Park, Lytham Road, Woodley,	RG5 3JH
Pitford Road Car Park, Pitford Road, Woodley	RG5 4QF
Rickman Close Car Park, Rickman Close, Woodley	RG5 3LL

## PARKS AND OPEN SPACES

Site Name	Site Size (ha)
<b>Barkham:</b>	
Fox Hill, Barkham, Wokingham	6.43
<b>Earley/Lower Earley:</b>	
Lower Earley Community Woodland - (Riverside Park, Paddick Drive, Swallows Meadow (Part WBC Owned), Red House Close and Pearmans Copse area, nr Lower Earley Way, Lower Earley	42.08
Chalfont Woods, Chalfont Way, Lower Earley	4.2
Laurel Park, Marefield, Lower Earley	8.45
Chalfont Park, Chalfont Way, Lower Earley	5.6
<b>Finchampstead:</b>	
Burnmoor Meadow, Finchampstead, Wokingham	3.27
<b>Spencers Wood:</b>	
Ryeish Green Playing Fields, Spencers Wood	7
<b>Twyford:</b>	
Waltham Chase Amenity Space (Broad Hinton sites), Twyford	6.79
<b>Winnersh:</b>	
Winnersh Meadows, Winnersh, Wokingham	9.92
<b>Wokingham:</b>	
Emmbrook Walk, Emmbrook, Wokingham	5
Woosehill Meadows, Woosehill, Wokingham	18.24
Cantley Park (excluding playing pitches), Milton Road, Wokingham	26
<b>Woodley:</b>	
Ashenbury Park, Denmark Avenue, Woodley	24.91
Southlake, Woodley	12.4
Bulmershe Fields, Woodlands Avenue, Woodley	5.63
Sandford Park, Woodley	5.3



## COUNTRY PARKS

<b>Hurst:</b>
Dinton Pastures Country Park, Davis Street, Hurst RG10 0TH
<b>Finchampstead:</b>
California Country Park, Nine Mile Ride, Finchampstead RG40 4HU

## SUITABLE ALTERNATIVE NATURAL GREENSPACE (SANGS)

SANGS Site Name	Size (Ha)
<b>Arborfield:</b>	
Hazebrouck Meadows, Arborfield	14.2
<b>Barkham:</b>	
Rooks Nest Wood, Barkham Ride, Barkham, Wokingham	18.3
<b>Finchampstead:</b>	
Finchwood Meadows, Reading Road, Finchampstead, Wokingham	28.1
<b>Spencers Wood:</b>	
Mays Farm Meadows, Hyde End Lane, Spencers Wood	7.7
5 Acre Field, Spencers Wood	2
Clares Green Meadow, Spencers Wood	6.6
Parklands, nr Mayflower Meadow, Spencers Wood	1.75
<b>Winnersh:</b>	
Blackberry Gardens, Winnersh, Wokingham	1.75
Hatch Farm Dairies, Winnersh, Wokingham	25.5
<b>Wokingham:</b>	
Keephatch Meadows, Binfield Road, Wokingham	7.7
Old Forest extension	8.2
Kentwood Meadows, Warren House Road, Wokingham	7.8
The Grove	4.8
Old Forest Rd, Wokingham	6.7
Eldridge Park	9
Buckhurst Meadows, William Heelas Way, Wokingham	12.88
The Shaw	1.2



## NATURE RESERVES

Site Name	Size (Ha)
<b>Charvil:</b>	
Charvil Country Park, Park Lane, Charvil	75
Charvil Meadows, Old Bath Road, Charvil	9
<b>Crowthorne:</b>	
Heathlake, Nine Mile Ride, Crowthorne, Wokingham	21.2
<b>Earley/Lower Earley:</b>	
Pearmans Copse, nr Lower Earley Way, Lower Earley	2
<b>Finchampstead:</b>	
The Moors, Waverley Way, Finchampstead, Wokingham	3.11
<b>Hurst:</b>	
Lavells Lake, Sandford Lane, Hurstg	15
<b>Woodley:</b>	
Aldermoor, Denmark Avenue, Woodley	8.7
Highwood, Kingfisher Drive, Woodley	15.4

# Appendix 3 – Properties Occupied by Voluntary and Charitable Sector Partners



Property	VCS Tenant
<b>Barkham:</b>	
Land at High Barn Farm, Commonfield Lane, Barkham, Wokingham, RG40 4PR	Freely Fruity
<b>Crowthorne:</b>	
Bigshotte Park Pavilion, Holmebury Avenue, Crowthorne, RG45 6TQ	Men in Sheds
<b>Winnersh:</b>	
Unit 2A Grovelands Avenue Industrial Estate, Winnersh	Reading Ukraine Community Centre
<b>Wokingham:</b>	
The Hub, Waterford House, Denmark Street, Wokingham, RG40 2AA	VCS organisations (various)
Wokingham Citizen Advice Bureau, Waterford House, Denmark Street, Wokingham, RG40 2YF	Citizen Advice Bureau
Barkham Road Pavilion (also known as Latimer Park Pavilion), Latimer Road, Wokingham, RG41 2XX	Men in Sheds
28-38 Peach Street, Wokingham (Former M&S), RG40 1XG	Forces Support
Station House / Crisis House, Station Approach, Wokingham, RG40 2AP	Crisis House
RUBRA II, Mulberry Business Park, Fishponds Road, Wokingham, RG41 2GY	The Cow Shed
Seymour House, Denmark Street, Wokingham, RG40 2BB & 4 The Courtyard, Denmark Street, Wokingham, RG40 2AZ	First Days Childrens Charity
RUBRA I, Mulberry Business Park, Fishponds Road, Wokingham, RG41 2GY	Ichthyosis Support Group
(Part of) Wokingham Youth & Community Centre, 35 Reading Road, Wokingham, RG41 1EG	ARC (Youth counselling services)
<b>Woodley:</b>	
Woodley Citizen Advice Bureau, Headley Road, Woodley, RG5 4JA	Citizen Advice Bureau



# **ASSET MANAGEMENT PLAN 2025-2030**