

Appendix I

Asset Review - Initial Outcomes Property List

Category	Site Name	Ward
Industrial	White Hart Road Depot	Plumstead & Glyndon
Corporate	61 King George Street	Greenwich Park
Car Parks	Abery Street Car Park	Plumstead & Glyndon
Car Parks	Charlton Village Car Park	Charlton Village & Riverside
Car Parks	Old Dover Road Car Park	Blackheath Westcombe
Other	Eltham Tramsheds	Eltham Town & Avery Hill
Other	Knee Hill Public Toilet Block	Abbey Wood
Other	Rodmere Street Public Conveniences	East Greenwich
Industrial	Thistlebrook Industrial Estate	Abbey Wood
Other	Mortuary & Coroner's Office	Greenwich Park

Site: **White Hart Road Depot**
Address: White Hart Road, Plumstead SE18
Electoral Plumstead & Glyndon
Ward:



Site The site comprises a former Power station and adjacent land.

Description: The building is historic and is currently vacant and not operational. The asset backs onto trainlines to the south and is in close proximity to Plumstead station to the West. The site was temporarily used by Crossrail but has since been transferred back to the Council.

Comment: The site is currently vacant and RBG is seeking to secure a long leasehold tenant on the site for c. 125 years. Terms will likely include an upfront lump sum payment to RBG from the tenant alongside an annual rent.

Site: 61 King George Street
Address: 61 King George Street, Greenwich, SE10 8QB
Electoral Greenwich Park
Ward:



Site Description: The property is a former school caretaker's building on the grounds of James Wolfe School. It comprises an exposed ground floor with two floors of residential accommodation above, located on an attractive residential street near Greenwich Park.

Comment: This asset has previously been to Cabinet in 2019 when it was approved for disposal subject consent from the Dept. for Education which has now been sought. The Directorate for Regeneration, Enterprise and Skills continues to recommend the site for disposal. The asset has been considered by the Directorate of Housing and Safer Communities who have advised that the cost benefit analysis means that this site is recommended for sale.

Site: **Abery Street Car Park**
Address: Abery Street, Plumstead, SE18 1DB
Electoral Plumstead & Glyndon
Ward:



Site This is a c.0.19-acre car park located on Plumstead High Street, and within a 5-minute walk of Plumstead Station.

Description:

Comment: This is a relatively small car park generating very limited income. The Transport service have undertaken a review of usage alongside a review of costs and income. The area is well served by public transport and this proposal supports our transport strategy ambitions.

The small capacity means there will be limited displacement in surrounding roads. A review of parking controls in Plumstead area will be undertaken within the next 24 months, rationalising existing arrangements. Where required further cashless parking facilities over a timed period may be considered in areas where demand is recognised and identified through liaison with businesses and residents.

Disposing of this asset will have minimal revenue impact. It is adjacent to four-storey residential building and likely to generate a reasonable capital receipt for potential redevelopment.

Each car park will remain in use until sold.

Site: **Charlton Village Car Park**

Address: Torrance Close, Charlton, SE7 8UD

Electoral Ward: Charlton Village & Riverside



Site Description: This property comprises two small car parks, situated opposite the Charlton Assembly Rooms. The site itself is in a mixed-use area, characterised by both residential and commercial properties, and is located in close proximity to the A102 & A206.

Comment: Transport have undertaken a review of utilisation, and the area is well served by public transport and supports our transport strategy ambitions. The nearest station to the site is Charlton and there are several bus routes in the immediate area. The Council is experiencing ongoing problems at this site, in particular painting over signs and as a result the Council has installed cameras, incurring additional costs, which divert scarce resources from other services and is particularly unwelcome at a time of significant financial pressure. This is small car park has very limited income being generated. Disposing of this asset will have minimal revenue impact but will generate a capital receipt.

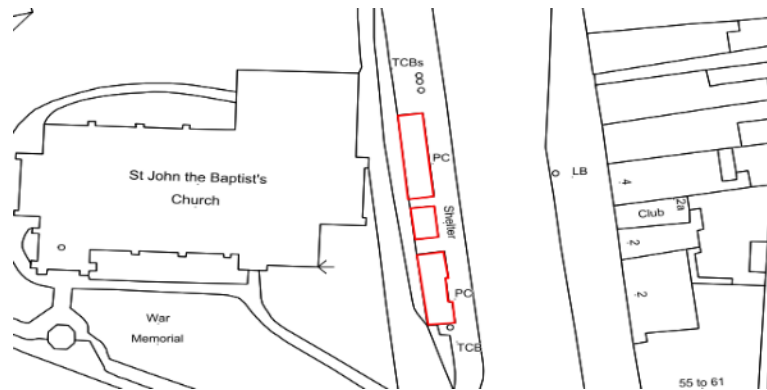
Site: Old Dover Road Car Park
Address: Old Dover Road, Blackheath, SE3 7JW
Electoral Blackheath Westcombe
Ward:



Site This is a small car park, which is currently underutilised by
Description: motorists. It is located in a mixed-use area in Blackheath Standard. It is situated within c.200m of the A2 and A102, and c.900m from Westcombe Park Station and well connected with several bus routes.

Comment: This is a relatively small car park with limited income being generated. Transport have undertaken a review of utilisation, and the area is well served by public transport and supports our transport strategy ambitions. Disposing of this asset will have minimal revenue impact but will generate a capital receipt, as it is well located with potential redevelopment value.

Site: Eltham Tramsheds
Address: Well Hall Road, Eltham, SE9 1DH
Electoral Eltham Town & Avery Hill
Ward:



Site The property is adjacent to St John the Baptist's Church
Description: and comprises public conveniences and a former tramshed. The properties are three single storey structures of similar construction and are on the Councils list of buildings of architectural interest. The assets are in poor condition with significant refurbishment required prior to any occupation.
Comment: The property is in poor condition. The capital expenditure would not be realised through rental revenue therefore a disposal is recommended.

Site: Knee Hill Public Toilet Block
Address: Knee Hill, Abbey Wood, SE2 0YS
Electoral Abbey Wood
Ward:



Site This former public convenience is closed and located next
Description: to Abbey Wood Community Centre and near Abbey
Wood town centre. The site is in close proximity to Abbey
Wood rail and Elizabeth Line station.
Comment: The site unlikely to be bought back into use and could be
disposed of to generate a capital receipt.

Site: Thistlebrook Industrial Estate
Address: Eynsham Drive, Abbey Wood, SE2 9RB
Electoral Abbey Wood
Ward:



Site The site comprises eight warehouse units built in the 1970s
Description: and associated car parking. The estate is in Abbey Wood directly to the north of the rail and Elizabeth line station.
Comment: The Council is the freeholder of the site which has a complex freehold/long leasehold and sub-leasehold structure and the various interests have been recommended for sale/assignment and letting.

Site: Rodmere Street Public Convenience

Address: Rodmere Street, Greenwich, SE10 9EF

Electoral East Greenwich

Ward:



Site Description: The property is a single storey, brick building situated just off the A206 and close to The Greenwich Centre. The Property was used as a public convenience but is in poor condition and has been closed for several years.

Comment: The public convenience is no longer in use and unlikely to be bought back into use by the Council. The site is recommended for disposal to generate a capital receipt.

Site: **Mortuary & Coroner's Office**
Address: Miller House, 3 Devonshire Drive, Greenwich, SE10 8LP
Electoral Greenwich Park
Ward:



Site Description: The period property is the current and operational Mortuary & Coroner's Office, located within 500m of both Greenwich and Deptford stations. The listed property is situated on 0.58 acres in an attractive and high value residential area.

Comment: This service is proposed to be relocated to the Eltham Crematorium which will require some capital investment to facilitate this.
The site is in a high value area of the borough and is recommended for disposal.