

<b>HRA ASSETS TO BE TRANSFERRED TO GENERAL FUND</b>			
<b>ASSET</b>	<b>REASON FOR TRANSFER</b>	<b>PASSING RENT</b>	<b>VALUE</b>
<b>Commercial Retail Portfolio</b>			
1 Rowanfield Exchange	Retail shop premises constructed underneath residential property which is let on a commercial lease and has no direct correlation to the residential element of the building.	£5,750	
6 Rowanfield Exchange	Retail shop premises constructed underneath residential property which is let on a commercial lease and has no direct correlation to the residential element of the building.	£8,250	
11 Rowanfield Exchange	Retail shop premises constructed underneath residential property which is let on a commercial lease and has no direct correlation to the residential element of the building.	£5,000	
12 Rowanfield Exchange	Retail shop premises constructed underneath residential property which is let on a commercial lease and has no direct correlation to the residential element of the building.	£2,790	
18/19 Rowanfield Exchange	Retail shop premises constructed underneath residential property which is let on a commercial lease and has no direct correlation to the residential element of the building.	£10,000	
24 Rowanfield Exchange	Retail shop premises constructed underneath residential property which is let on a commercial lease and has no direct correlation to the residential element of the building.	£7,125	
52 Windermere Road	Retail shop premises constructed underneath residential property which is let on a commercial lease and has no direct correlation to the residential element of the building.	£6,635	
93 Tewkesbury Road	Retail shop premises constructed underneath residential property which is let on a commercial lease and has no direct correlation to the residential element of the building.	£10,500	
94 Tewkesbury Road	Retail shop premises constructed underneath residential property which is let on a commercial lease and has no direct correlation to the residential element of the building.	£12,113	
95 Tewkesbury Road	Retail shop premises constructed underneath residential property which is let on a commercial lease and has no direct correlation to the residential element of the building.	£9,800	
96/97 Tewkesbury Road	Retail shop premises constructed underneath residential property which is let on a commercial lease and has no direct correlation to the residential element of the building.	£17,000	
3/4/5 Lynworth Exchange	Retail shop premises constructed underneath residential property which is let on a commercial lease and has no direct correlation to the residential element of the building.	£11,500	
19 Lynworth Exchange	Retail shop premises constructed underneath residential property which is let on a commercial lease and has no direct correlation to the residential element of the building.	£5,000	
20 Lynworth Exchange	Retail shop premises constructed underneath residential property which is let on a commercial lease and has no direct correlation to the residential element of the building.	£5,800	

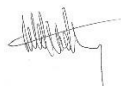
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<b>ASSET</b>	<b>REASON FOR TRANSFER</b>	<b>PASSING RENT</b>	<b>VALUE</b>
21 Lynworth Exchange	Retail shop premises constructed underneath residential property which is let on a commercial lease and has no direct correlation to the residential element of the building.	£7,250	
34 Grasmere Road	Retail shop premises constructed underneath residential property which is let on a commercial lease and has no direct correlation to the residential element of the building.	£6,200	
35 Grasmere Road	Retail shop premises constructed underneath residential property which is let on a commercial lease and has no direct correlation to the residential element of the building.	£7,000	
8 & 10 Hesters Way Road	Retail shop premises constructed underneath residential property which is let on a commercial lease and has no direct correlation to the residential element of the building.	£16,750	
16-18 Hesters Way Road	Retail shop premises constructed underneath residential property which is let on a commercial lease and has no direct correlation to the residential element of the building.	£2,160	
3 St Georges Place	Retail shop premises constructed underneath residential property which is let on a commercial lease and has no direct correlation to the residential element of the building.	£12,000	
266 High Street	Retail shop premises constructed underneath residential property which is let on a commercial lease and has no direct correlation to the residential element of the building.	£17,500	
	Total Rental Income	<b>£186,143</b>	
	Yield (taking into account tenant covenant strength, lease terms and locations)	<b>10%</b>	
	<b>Gross Market Value of Commercial Retail Portfolio</b>		<b>£1,861,430</b>

<b>SUNDRY HRA ASSETS TO BE TRANSFERRED TO GENERAL FUND</b>			
<b>ASSET</b>	<b>REASON FOR TRANSFER</b>	<b>PASSING RENT</b>	<b>VALUE</b>
The Knole, Griffiths Avenue	Property set within nature reserve that is let on a commercial lease to The Trustees of Langley House Trust for the provision of supported care for vulnerable people who are either ex-offenders or at risk of offending. The tenant is responsible for providing housing for occupants and providing the services associated and comes under the supervision of the Care & Quality Commission; it is therefore a health provision/service. Property is let on virtual ground lease, i.e. at a rent below market value to reflect historic capital expenditure by the tenant into the building. Rent review overdue.	£3,565	£396,826

<b>SUNDRY HRA ASSETS TO BE TRANSFERRED TO GENERAL FUND</b>			
<b>ASSET</b>	<b>REASON FOR TRANSFER</b>	<b>PASSING RENT</b>	<b>VALUE</b>
The Granleys, Griffiths Avenue	Property set within nature reserve that is let on a commercial lease to T L Care Homes LLP for the provision of supported care for vulnerable people with learning difficulties. The tenant is responsible for providing housing for occupants and providing the services associated and comes under the supervision of the Care & Quality Commission; it is therefore a health provision/service.	£55,000	£627,407
172 Swindon Road	Residential property let on a commercial lease to Advance Housing And Support Ltd for the provision of elderly people (over 65) with learning disabilities. The tenant is responsible for providing housing for occupants and providing the services associated and comes under the supervision of Gloucestershire County Council; it is therefore a social services provision/service.	£12,627	£126,270
	<b>Gross Value of Sundry HRA Assets</b>	<b>£71,192</b>	<b>£1,150,503</b>
		<b>Gross Value of All HRA Assets</b>	<b>£3,011,933</b>

<b>GENERAL FUND ASSETS TO BE TRANSFERRED TO THE HRA FUND</b>			
<b>ASSET</b>	<b>REASON FOR TRANSFER</b>	<b>PASSING RENT</b>	<b>VALUE</b>
Tramway Cottage	2 bedroom detached house set in 0.45 acre plot within Leckhampton Hill, currently occupied by a residential tenant.	n/a	£725,000
9 Grasmere Road, Hatherley, Cheltenham,	The freehold property, 9 Grasmere Road, Cheltenham was bequeathed to Cheltenham Borough Council as a residuary beneficiary of the estate of the late Eileen Mary Lawrence ('Mrs Lawrence') and has an estimated value of £170,000.	n/a	£170,000
	<b>Gross Value of All General Fund Assets</b>		<b>£895,000</b>

SUMMARY	
Gross Value of All HRA Assets	<b>£3,011,933</b>
Gross Value of All General Fund Assets	<b>£895,000</b>
Balance Required – GF to HRA	<b>£2,116,933</b>



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