

Appendix 1 – Community Assets Portfolio by category.

A: Sole Occupancy of a Building (not at full market rate)		
Building	Current occupants	Current / proposed occupation arrangements
A1: No Change		
Crofton Park Community Library Brockley Road, SE4 2AG	ECO Communities - community library	25 year peppercorn lease in place. Eco have full responsibility for all repairs and maintenance.
Sydenham Community Library Sydenham Road, SE26 5SE	ECO Communities - community library	25 year peppercorn lease in place. Eco have full responsibility for all repairs and maintenance.
Grove Park Community Library Somertrees Avenue, SE12 0BX	ECO Communities - community library	25 year peppercorn lease in place. Eco have full responsibility for all repairs and maintenance.
Abbotshall Playing Fields Abbotshall Road, SE6 1SQ	Teachsport - playing fields and healthy living centre	25 year peppercorn lease in place. Teach sport have full responsibility for all repairs and maintenance.
Firhill Playing Fields 140A Firhill Road, SE6 3SQ	Lewisham Sports Consortium - playing fields	Lease until with repairs and maintenance responsibility of Lewisham Sports Consortium.
Somerville Adventure Playground Queens Road, SE14 5JN	Somerville Youth and Play Provision	25 year peppercorn lease with full repairs and maintenance responsibility of Sommerville
Tenenbee Sports Development Centre 120A Old Bromley Road BR1 4JY	Tenembee Sports Development - playing fields	Lease on peppercorn with repairs and maintenance responsibility of Tenembee.
A2: New lease to be agreed		
Lewisham Art House 140 Lewisham Way SE14 6PD	Lewisham Art House - artist studios, art workshops and gallery	Retain as artist studios with current occupants having first option to agree lease.
MIDI Music Company 77 Watsons Street SE8 4AU	MIDI Music - music tuition rooms, recording and dance studio	Considered to be a specialist facility. Midi do not have a lease in place and this will need to be resolved. They have aspirations for an asset transfer and a long lease could be agreed. They currently receive a rent grant so do not bear the cost of rent on this premises. We will seek to negotiate a formal position with Midi at less than full market cost.

New Cross Learning 283-285 New Cross Road SE14 6AS	Bold Vision - community library	Current lease expires July 2016. Seek to negotiate a new lease to enable the continuation of the community library.
B: Voluntary and Community Sector Hubs		
Building	Current occupants	Current / proposed occupation arrangements
B1: Hub Premises		
Leemore Resource Centre 29 - 39 Clarendon Rise SE13 5ES	Day Services, Contact a Family Lewisham, Action for Refugees in Lewisham, Lewisham Community Transport	Directly managed. Being reconfigured with Day Centre space to provide a community hub. Current occupants will be offered space within the hub but may need to relocate within the building. Ground floor will become public advice drop in centre.
Mulberry Centre 15 Amersham Vale SE14 6LE	Day Services	Directly managed. Being reconfigured with Day Centre space to provide a community hub with office and rental space. VAL and other voluntary community sector organisations moving in once works complete.
B2: Moves agreed		
Bellingham Community Project 14a Randlesdown Road SE6 3BT	Bellingham Community Project	Bellingham Community Project have begun negotiations to leave the building and move to Fellowship Inn once completed. Phoenix are interested in a change of use to housing and are working with strategic housing to take this forward.
120 Rushey Green SE6 4HQ	Citizens Advice Bureau, VAL	Citizens Advice Bureau are moving to Leemore community hub and VAL to Mulberry Hub once works are completed.
2 Catford Broadway SE6 4SP	Lewisham Multi Lingual Advice Service	Already vacated, LMLAS currently sharing offices with Age UK but will be moving to Leemore hub once works are completed.
Sydenham Citizens Advice Bureau 299 Kirkdale, SE26 4QD	Sydenham Citizens Advice Bureau	Moving to Leemore community hub once works are completed.
2-4 Devonshire Road SE23 3TJ	Forest Hill Youth Project - Platform 1	Relinquished lease June 2015.
41 Rushey Green SE6 4AS	Lewisham Toy Library	Relocated to Lewisham Shopping Centre
Lewisham Young Women's Project 308 Brownhill Road SE6 1AU	Lewisham Young Women's Project	Lease in place until 2023. They currently receive a rent grant so do not bear the cost of rent on this premises. Seek to move lease on to full commercial market rent; or support organisation in finding alternative premises.

Voluntary Services Lewisham 300 Stanstead Road Crofton Park, SE23 1DE	Voluntary Services Lewisham, Talking Newspaper	Moving to Leemore community hub once works are completed.
C: Sole occupancy of a building at full market rate		
Building	Current Occupants	Current / proposed occupation arrangements
111 Randlesdown Road Bellingham, SE6 3HB	Lewisham Disability Coalition	10 year lease in place until 2025 £9,800 rent payable per annum, and responsibility for repairs and maintenance. LDC have only recently moved to this property after alterations were made to it to make it fully accessible and have a signed full lease in place. It may need further consideration in the future as they may find it more sustainable to move to one of the hubs.
124 Kilmorie Road SE23 2SR	Young Lewisham Project	8 year lease in place until 2021, £16,900 rent per annum payable, and responsibility for repairs and maintenance. There is no proposal to make any changes to the current lease arrangements for this property however if Young Lewisham Project wished to look at relocating to a shared facility in the future the council would help to facilitate this if possible.
Lewisham Way Y&CC 138 Lewisham Way SE14 6PD	Lewisham Way Youth and Community Centre	Negotiations commenced to move to full commercial lease with responsibility for repairs and maintenance. An alternative would be for the organisation to deliver its services from one of the other community premises in the area.
Etta Hall Centre Gosterwood Street SE8 5PA	Lewisham Somali Community Organisation	20 year lease in place until 2025, £4,000 rent per annum payable, and responsibility for repairs and maintenance.
LOPS Longbridge Way SE13 6PW	Lewisham Opportunity Pre-School	Full commercial lease in line with other nurseries to be negotiated.

D: Community Centres

D1: Core Community Centres

Building	Current Users	Current / proposed occupation arrangements
Sydenham Centre 44a Sydenham Road	Day Services Small number of hirers	Directly managed. Being reconfigured with Day Centre space to provide a

SE26 5QF		community centre with office and rental space. Sydenham Arts and other voluntary community sector organisations moving in once works complete.
The Moonshot Centre Angus Street, SE14 6LU	IRIE! Dance Theatre, Double Jab ABC	Directly managed
Evelyn Community Centre Kingfisher Square 1 Clyde Street, SE8 5LW	Bunny Hop Nursery, Somali and Somaliland London Community (SSLC), Federation of Refugees from Vietnam in Lewisham (FORVIL)	Directly managed
Sedgehill Community Centre 69-85 Sedgehill Road SE6 3QN	Happy Days Breakfast Club, Happy days after School Club, Sharon Abraham Dance School, Greater Faith Ministries	Directly managed
Scotney Hall 17 Sharratt Street SE15 1NR	REMEC	Directly managed
2000 Community Centre 199 Grove Street SE8 3PG	2000 Community Action Centre	Management Agreement, no rent and shared responsibility for repairs and maintenance.
Lochaber Hall Manor Lane Terrace SE13 5QL	Lochaber Hall Community Association	Management Agreement, no rent and shared responsibility for repairs and maintenance.
Barnes Wallis Community Centre 74 Wild Goose Drive, SE14 5LL	Barnes Wallis Community Centre Association	Management Agreement, no rent and shared responsibility for repairs and maintenance.
Honor Oak Community Centre 50 Turnham Road, SE4 2JD	Honor Oak Community Centre Association	Management Agreement, no rent and shared responsibility for repairs and maintenance.
Ackroyd Community Centre 14 - 20 Ackroyd Road SE23 1DL	Ackroyd Community Association	Lease with rent grant
Wesley Halls 2 Shroffold Road BR1 5PE	Downham Community Association	Lease with rent grant
Goldsmiths Community Centre Castilon Road, SE6 1QD	Goldsmiths Community Association	Lease with peppercorn rent
The Ringway Centre 268 Baring Road SE12 0DS	Grove Park Community Group	Grove Park Community group do not pay rent and receive no repairs and maintenance support from the council. There is no formal agreement in place currently but the council will seek to formalise arrangements on a subsidised basis.
Lewisham Irish Community Centre	Lewisham Irish Community	No rent currently paid and shared responsibility for repairs and

2A Davenport Road, SE6 2AZ	Centre	maintenance. Discussions in progress on how to formalise occupation with a lease or Management Agreement.
D2: Supplementary Community Provision		
Building	Current Users	Current / proposed occupation arrangements
Champion Hall 1 Holmshaw Close SE26 4TH	Champion Hall Community Association	Negotiations are ongoing to move from a Premises Management Agreement to a lease. The council would then cease to support repairs and maintenance and rent would be payable.
Venner Road Hall Venner Road SE26 5EQ	Venner Road Hall Community Association	Negotiations are ongoing to move from a Premises Management Agreement to a lease. The council would then cease to support repairs and maintenance and rent would be payable.
Brandram Road Community Centre 25-33 Brandram Road SE13 5RT	Brandram Road Community Association	Negotiations are ongoing to move from a Premises Management Agreement to a lease. The council would then cease to support repairs and maintenance and rent would be payable.
Ewart Road Clubroom 44 Wastdale Road SE23 1HN	Ewart Road Housing Cooperative Ltd	Negotiations are ongoing to move from a Premises Management Agreement to a lease. The council would then cease to support repairs and maintenance and rent would be payable.
Rockbourne Youth Club 41a Rockbourne Road, SE23 2DA	Everything My Life Matters; Special Educational Needs; plus voluntary youth provision including Walk in Space and Young Lewisham Project	Negotiations in place for 5 year licence with rent payable.