

Strategic Asset Management Plan



2024-2029



Foreword

This document outlines the approach that will be taken by the council with regards to the proactive management of its property assets in order to maximise the return from its estate.

Our estate has a value of approximately £86 million, bringing in rental income of nearly £5million during the last financial year.

It is essential that the council has a strategic approach in its management of its property assets; the Plan outlines a number of themes:

- Asset acquisition
- A delivery framework across three key workstreams
- Processes linked to taking decisions about current and potential assets
- Approaches to ensure successful implementation

This document should be viewed as a key partner document to our Council Plan, as it:

- a) clearly supports our ambitions to care for and develop our sense of place, and
- b) helps to implement actions that will support our work to tackle the climate emergency, and
- c) aids in our ambitions to manage our finances effectively.

I will seek to continue to work closely with our communities, partner organisations, elected members and officers to ensure the council maximises the benefits derived from the use of our property assets.

Cllr Stewart Dove
Lead Member for Finance & Asset Management

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Introduction

It is crucial that we use our assets to maximum effect in order to:

- offer effective efficient services for our communities; and
- support the decarbonisation objectives; and
- meet the continued pressure on our finances.

Our approach is to support the council's strategic objectives by providing quality, cost effective assets and to continue to build on our strong relationships with partners.

Tewkesbury Borough Council declared a climate emergency on 1 October 2019 and has committed to making its offices carbon neutral by 2030. More recently in May 2023, the council passed a motion to expand this declaration to a borough wide climate emergency, also declaring a nature (ecological) emergency. The aims and objectives of this plan are supportive of this ambition across the council's assets.

This plan is set in the wider context of ensuring a sustainable future for council expenditure. Ever tightening financial constraints on local government requires us to think differently on how we utilise our property assets. We must investigate all opportunities to raise income to offset budget reductions including generating capital receipts from the disposal of surplus assets whilst ensuring running costs are minimised and maintenance is programmed in.

The Strategic Asset Management Plan is for the five-year period from January 2024 to January 2029 and provides an overview of the approach to the on-going development of the council's property assets whilst setting the strategic direction of its small portfolio over that timeframe.

The council will continue to remain open to exploring new opportunities including acquisition of strategic property and land that make the case for social, environmental and economic benefits for the borough now and in the future.



Executive summary

Tewkesbury Borough Council's Strategic Asset Management Plan (SAMP) for 2024 - 2029 sets out its property strategy for managing its assets over this period to ensure they support the organisation in achieving its priorities. The SAMP has been developed to be flexible in order to adapt to council priorities as they develop and change, therefore ensuring the strategy is always relevant.

The SAMP also provides a framework for challenging and reviewing the reasons for continuing to hold these assets for the five year period it covers.

Tewkesbury Borough Council owns a property portfolio estimated to be worth approximately £86 million (as of March 2023), which produced an annual income of £4.8m in 2023/24. Rental income from property assets is a significant feature of the council's Medium Term Financial Strategy, contributing towards meeting the cost of operating council services.

Ongoing assessment of the use of operational assets ensures efficiency and maximised financial returns. This is demonstrated by the investment into the Public Service Centre main offices, which has undergone refurbishment and reconfiguration to enable the release of surplus space for third party letting to generate additional income and is currently being investigated to provide a modern, flexible office environment from which services could be delivered.

In line with the authority's carbon neutral aspirations a key element of the SAMP is to reduce the carbon footprints of the various council's assets through measuring emissions, introducing technologies and working practices that address climate change in the most cost-effective manner. The SAMP is based around three key areas:

- Proactive approach to asset management
- Identification and management of surplus property
- Using assets to support the delivery of organisational objectives

Asset management plans for individual assets within the council ownership will be drawn up and agreed with the Transformation Working Group during the period of this plan. They will cover a number of high level work streams and will be reviewed on an annual basis and updated as required to reflect any changing operational requirements of the organisation or emerging council plan objectives. An annual action plan will be developed to set out the activities that will be undertaken each year towards achieving the SAMP objectives.



Overview

What is a Strategic Asset Management Plan?

The Royal Institute of Chartered Surveyors (RICS) defines 'strategic property asset management' as: "the activity of aligning property assets with the strategic aims and direction of the organisation and adding both financial and non-financial value to the organisation as a result".

A SAMP describes the organisation's strategy to manage its assets. The RICS use the term 'Asset Strategy' to describe the general direction of an asset base over a set period of time. This plan details the approach the council will take during the plan period (2024 – 2029) to make decisions about its property assets, covering all operational, non-operational and investment stock.

The Strategic Asset Management Plan is based around five key sections which are:

- Overview
- Strategic Objectives
- Framework/work streams
- Decision Making/Governance
- Implementation

This plan considers the wider objectives of the Council Plan which will inform decisions affecting the council's asset base over the plan period.

The Strategic Asset Management Plan forms a central part of wider selection of plans and strategies the council has adopted to support its work streams including the Medium-Term Financial Strategy, the Carbon Reduction Action Plan and the Economic Development and Tourism Strategy.

Categories of council assets

A full list of council assets is set out at Appendix A. These assets fall into two broad categories:

1. Operational and community assets

These include the Public Services Centre, Tewkesbury Leisure Centre and The Roses Theatre. A number of these assets are let to local community groups and fulfil a community wellbeing service need, rather than being income producing. These assets are let in several ways from full repair and maintenance leases to full responsibility on the council clearly set out in the lease/licence terms.

These assets are held primarily for the provision of both statutory and discretionary public services. Service delivery from some of these sites are not only from the borough council but from partners. A secondary benefit is income generated from rental, fees and contract sums.

2. Investment assets

The investment assets 'Commercial Portfolio' has been purchased over numerous years, by taking professional advice to obtain a balanced portfolio to reduce the risk of voids and loss of the capital investment. This was financed through borrowing from internal and external sources.

i. Within the council's economic area, these are assets which are located within the borough and are let to businesses on commercial leases at market rents. There is a statutory requirement to achieve best consideration in respect of rental and other letting obligations. Where possible these properties are let with the tenant being responsible for all maintenance, repairs and insurance.

ii. Outside the council's economic area, these are assets located in other geographic areas within the UK. These assets are let on the same basis as the council's other investment properties i.e. on commercial leases at market rents to generate rental income for the council and the tenant is responsible for maintenance and compliance. Where this is not possible due to sites of multiple occupancy, we operate an inhouse management system where the tenants contribute towards a service charge which covers the cost of repairs and maintenance and other items of expenditure that are incurred for their direct benefit.

3. Surplus properties

Properties that do not fall into the two categories above would be considered 'surplus'. Surplus properties are formed of land and buildings that no longer have an operational use, are not effectively and efficiently contributing towards service provision or where they are at the end of their economic life and it is no longer cost effective to repair and maintain them. These surplus properties may be held to optimise their potential financial return and wider council objectives with a business case for holding.

This is applicable to both property types and in commercial terms results in them becoming unattractive to potential occupiers, so unless the council finds alternative uses, disposes of or redevelops the property they cost the council money with no benefit being returned.

In the case of operational and community assets each option/site will be assessed on its own merits and considered against the planning designation, financial viability and demand/need for specific types of development and the associated risk and/or benefits to the council which include:

- contribution towards the delivery of the council's priorities and the provision of its services.
- facilitate regeneration or economic development.
- generate capital receipts and/or income streams.

In the case of commercial properties each property will be assessed on its own merits and considered against the need of exploring opportunities for the capital funds in the interest of the council's priorities and local needs or if the disposal is in the treasury interest and any disposal would need to be completed at the optimum point to realise best value.

Periodically requests are received from residents to purchase areas of public open space, these will be considered on an individual basis, considering the community value or loss, planning implication and the change of use, all POS disposals must adhere to the section 123 of the Local Government Act 1972.



4. Asset acquisition

Acquisition of properties fall primarily within three broad categories.

A. Land and buildings are transferred under the planning obligations.

These are mainly public open space that is part of housing developments required as part of planning proposals and consents with an obligation for the local authority to hold these and maintain them in line with the original planning obligation. These are transferred when the developer informs the authority, all planning conditions are met and the authority agrees the land is ready for adoption. These also come with S106 payments that normally covers the maintenance of the land/buildings for 15 years.

B. Acquisition of properties to meet service demands and delivery.

These acquisitions are for land or buildings for services to continue to meet their operational needs and legal obligations. Each acquisition will be judged on the need, whether the property purchased best meets the operational and legal need whilst ensuring the legislative requirements for the purchase are met and council priorities and objectives are met or not impeded. All acquisitions will require a business case including and not limited to the environmental impact, financial implications, the proposed length of ownership and disposal at the end of requirement.

C. Speculative and opportunist purchases.

The authority has various statutory obligations across a broad subject area, these are primarily passed down by central government who recognise the importance of running our towns and villages at a local level. This ensures local people have a say in how services are delivered through the elected members.

It is recognised that to offer the best level of services across all these sectors may require speculative purchases, in supporting specific aims, for example economic growth, housing development and regeneration. These acquisitions will be judged on an individual basis, subject to a business case including the desired outcomes and cost implications any interim potential of the property purchase before any aspirations can be realised.

Strategic objectives

Tewkesbury Borough Council's asset strategy ensures its property portfolio is managed in a way that supports achievement of strategic objectives within the Council Plan.

This will include the adaptation and updating of the property portfolio to meet the council motion of achieving carbon neutrality by 2030. It will also include objectives aimed at supporting our local communities and the development of 'place.' Of critical importance is how the council uses its assets to deliver the best value from the portfolio, given the financial challenges facing local authorities.

The SAMP will support the delivery of the council priorities, as previously set and as new ones emerge, during the period of this plan.

Framework for delivery

The framework to support delivery of the council's strategic objectives are split into three work streams:

1. Proactive Approach to Asset Management
2. Identification and Management of Surplus Property
3. Use of Assets to support the delivery of organisational objectives

1. Proactive Approach to Asset Management

This is the building block to effective asset management. There are eight areas identified which will ensure that Tewkesbury Borough Council is able to deliver its asset strategy.

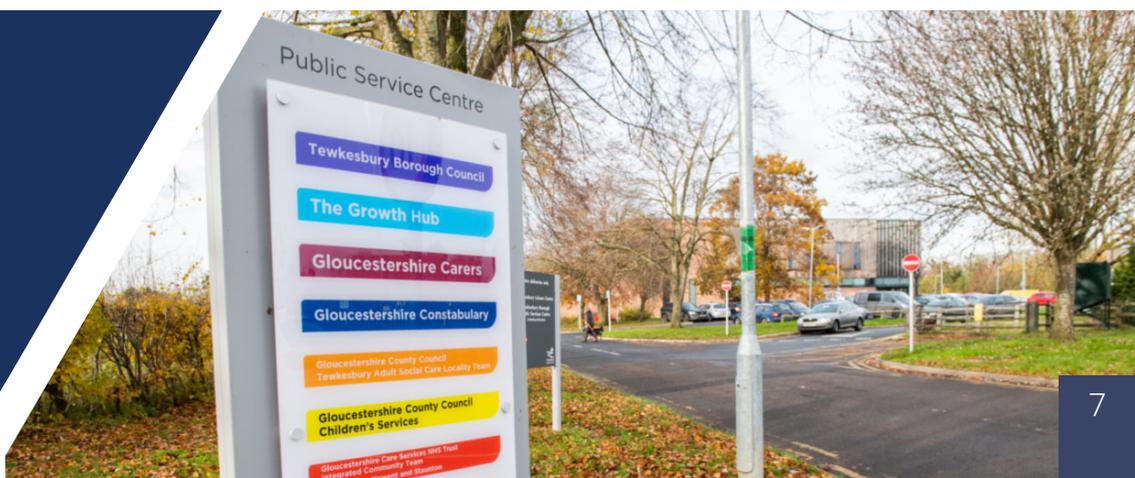
i Property team structure

To deliver the objectives of the SAMP, it is essential the property team has sufficient capacity and is aligned in an appropriate structure to deliver innovation and effective working. This will facilitate the implementation of a planned work programme for each asset during the course of 2024. Whilst these plans will be implemented in 2024, they will look forward over a rolling five year period and be subject to an annual review. Key elements to be included in these plans, in addition to the cost and maintenance appraisal, will be the a SWOT analysis on the property holding, that includes market influences, lifecycle of the asset, future needs, service provision – growth or reduction. If the function of the service is relevant and the property is suitable for the future service provision. This will inform the annual operational and service plan with regard to key requirements across the property portfolio.

ii Proactive management of investment property

The Investment property portfolio will be split between members of the Asset Management team with each taking full responsibility for the proactive asset management of their part of the portfolio. Specific areas of focus will include:

- maximising income and regular engagement with tenants to understand their business plans in relation to council leased premises,
- dialogue with an advisory agent to understand changes in the wider property sectors and impact on rent level and demand for certain types of property,
- annual inspections of all tenanted property and proactive management of lease events.



Operation in these specific areas will proactively highlight potential loss of income from failing tenants and/or potential voids and provide opportunities for early re-letting and mitigation of void costs, asset enhancement via lease re-gears, alternative use or redevelopment opportunities.

iii Operational and community property

The Asset Management team also has officers that manage services for the day-to-day operational aspects of cemeteries, car parks, corporate procurement and Public Services Centre. These officers also assist the dedicated asset officers.

Dedicated asset officer's work is largely around tenant management, repairs, maintenance and statutory compliance to enable on-going service delivery. The team seek external support when specialist advice is required.

iv Corporate landlord method of property management

Part of a cost effective and value for money management process of our operational stock will require the council to fully operate a corporate landlord approach. This will be across its portfolio irrespective of the service that operates from the specific asset.

This style of management allows for the aggregation of contracts where possible and works producing not only financial savings, but a central team with the knowledge and sector expertise to deal with all property related matters.

To ensure the operational part of our portfolio supports on-going service delivery it is essential that the property is fit for purpose and well maintained. Maintenance programmes will be set, covering a five year rolling period with annual reviews. The maintenance programmes will be informed by condition surveys of each premises, carried out annually to ensure the data held remains up to date and works are prioritised correctly. This rolling five year programme allows works to be undertaken as routine maintenance opposed to emergency repairs. The maintenance programme and continued liaison with the S151 officer will determine budget need over the medium term.

v Set informed income and expenditure budgets

Continued proactive asset management of the investment portfolio allows reductions in net income from break options and voids to be forecast significantly in advance and managed. This allows any future potential impact to be smoothly managed to ensure there is no adverse impact on income. In addition, forecasting of additional income from rent review increases, or lease renewals can be used to offset a reduction of income from other areas or provide additional revenue to support the delivery of additional or enhanced services.



Considering both income and expenditure targets/needs for the portfolio in advance, over a five year period will inform the council's wider budget setting process. Whilst annual reviews of budgets will need to be undertaken to ensure they remain accurate, forecasting in advance and over a longer period results in budgets being set for need. Sufficient budget provision will ensure that all property can be maintained to ensure it remains fit for purpose, in a cost efficient and value for money way.

Key benefits of advance budget setting include:

- Effective financial management
- Appropriate allocation of resources to projects
- Informed financial decision-making
- Identification of revenue shortfall in advance of occurrence
- Future planning

vi Statutory compliance

Compliance with numerous statutory procedures relating to maintenance and management of the portfolio will continue to be dealt with in-house by the asset team, supported by external consultants when necessary. The main legislative areas covered are:

- The Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015
- The Equality Act
- Control of Asbestos Regulations
- Health and Safety at Work Act
- Environment Protection Act (contaminated land)
- Control of Substances Hazardous to Health Regulations (Legionella)
- The Regulatory Reform (Fire Safety) Orders
- Gas safety and fixed wire testing
- Fire risk assessments
- Lifts and Lifting Operations Lifting Equipment Regulations (LOLER)
- EN 1176 play equipment safety

vii Introduce a high quality property and facilities management service

To ensure we continue to deliver a robust and quality service to support our teams and tenants, investment in a new property software system is required to support the various work streams described within this SAMP.

Main requirements of the software include:



- Holding all property information i.e. location, type, size and address.
- Holding all tenancy information to include rent, lease start and end dates
- All statutory compliance information for each property i.e. dates of testing, works needed and completed
- A Facilities Management Helpdesk facility

All internal clients can report and track the progress of faults with property, this system enables email notifications to staff, updating them of the progress of their job.

The helpdesk solution delivers a professional service on all facilities management matters in respect of repairs, maintenance, and compliance issues. It is proposed to roll this out further to all property customers.

viii Carbon reduction

The Council currently monitors the consumption of electricity, gas (and other fuels where appropriate) waste and water from buildings that are used to provide a public service. This information is publicised annually in its Greenhouse Gas Emissions Reporting.

A ten-year journey to make these buildings carbon neutral was established as part of the greenhouse gas baselining exercise in 2020 and a carbon reduction programme was developed to deliver this objective.

Following the expanded climate change declaration in May 2023, this strategy recognises that the council's wider assets should also be supported to become carbon neutral.

The council actively explores opportunities for funding to introduce sustainable practices that don't compromise on quality.

Other policies which support this process include the council's Electric Vehicle Infrastructure Strategy and the Tree Safety Management Policy.

The environmental performance of assets will be taken into account when considering new property investments.

2. Identification and management of surplus property

As outlined above the entire property portfolio will be managed between members of the Asset Management Facilities Management and Estates team. The two teams will work closely together to:

- Share their detailed knowledge enabling them to make early recommendations about property that will become vacant through tenant or operational vacation of space.
- Identify property in need of works and appraise whether the cost of works to maintain existing uses are viable or whether alternative options should be considered including disposal, redevelopment or other alternatives uses.
- Consider specific property requirements and shortages of certain property types within the Tewkesbury geographical area and target vacant property to support delivery of wider organisational objectives i.e. regeneration or provision of specific types or sizes of accommodation.



3. Use of assets to support the delivery of organisational objectives.

The SAMP will balance costs, risks, opportunities and performance in order to support delivery of the organisational objectives. It will develop and direct resources to assets, to support the organisation's objectives.

4. Work streams

Work streams to inform proposals about continued or future use of the council's property assets will include engagement with stakeholders, consideration of internal and external factors which affect the performance of property including its cost, value and other council priorities.

Engagement with internal stakeholders

Stakeholder engagement and management are a key part of successful strategic asset management both in terms of planning and delivery. Whilst the asset team may be responsible for the building structures and fabric, it is those departments who operate from the buildings and input into council decision making and other corporate priorities that need to be 'engaged' with the proposals, objectives, costs and recommendations that are made.

As part of any change or decision-making process, engagement with the following groups will be undertaken:-

- Business Manager's Team
- Regeneration Team
- Finance Senior Leadership Team
- Members

Organisational Influences

The objective of the Strategic Asset Management Plan is to provide the right property/asset, in the right location, at the right price and quality. To ensure we achieve this objective, other key work streams, themes and corporate priorities will be considered within the decision making process. For example:

- Regeneration opportunities
- Homeless property objectives
- Environmental objectives
- Medium Term Financial Strategy
- Local Plan
- Place Programme



Market and partnering organisation influences

As well as our internal considerations, the wider property market and more specifically other public sector partners and their property assets and requirements within our geographic area will need to be considered and will influence our property decisions:

National Public Sector property – In 2013 the One Public Estate (OPE) was introduced with the aim of transforming local communities and public services across the country. The OPE is a public sector partnership with the objective to support councils to deliver ambitious property-focused programs in collaboration with central government and other public sector partners. The anticipated benefits including:

- Creation of economic growth (new homes and jobs)
- Deliver more integrated, customer-focused services
- Generate efficiencies, through capital receipts and reduced running costs

County wide Public Sector Property – Working in partnership with Gloucestershire County Council and other public sector partners to use public sector land and property within the borough boundary exploring and identifying opportunities for better use of all public land and property. This will be a continuation of our current best practice as the Public Service Centre was one of the first adaptors of using public buildings for all government bodies, ensuring services were accessible and creating a ‘one stop shop’ experience for the community.

Decision making/governance

Asset management is governed in various ways i.e. legislation, central government policy, Tewkesbury Borough Council policies and constitution and contract procedure rules.

To ensure all council projects in respect of considerations, work streams, recommendations and decisions follow the same standardised approach, governance arrangements are in place. The diagram below shows how this interrelationship works prior to any formal, legislative requirements being processed.



Implementation

The success of the SAMP will be judged on the success of its real results, hence successful implementation is a crucial part of the process.

Key components of successful implementation include:-

- Correct support, ownership and leadership
- Funding
- Correct resources
- Project planning

Property leadership

The council's Head of Asset Management will 'champion' and guide all property related work streams and projects to ensure the correct support is provided within the organisation to overcome any hurdles and ensure the corporate objectives of the organisation are met within agreed timescales.

Funding

The council's base budget includes responsive maintenance budgets for specific assets. However, it would be prudent for the council to also have an annual contribution towards a programmed maintenance sinking fund within its base budget. Given the financial challenges that the council has continued to face, this is not currently viable and instead year end windfalls are used to top up asset management reserves as and when those windfalls occur.

In addition, the council does not currently hold any significant capital reserves to fund major capital projects. Projects of this nature are likely to require funding via external borrowing and therefore the revenue impact of external borrowing needs to be factored into each business case.

Each year, revenue and capital growth bids will be submitted for approval based on our asset management programme, as part of the budget setting process or as need is identified. All requests for capital funding will be considered by full council.

Projects within existing budgets or that have no net impact on revenue budgets can go ahead without additional budget approval being required.



Resources

Due to the challenges local authorities face it is unlikely all required knowledge and expertise will be located 'in house'. It's anticipated that expertise in a variety of forms will need to be 'bought in', in the form of professional services, external consultants and contractors.

For example if a redevelopment construction project was undertaken, the services of an Architect, Quantity Surveyor, Mechanical and Electrical Engineer and Structural Consultant are all key advisors that would be needed to inform a building design and cost both for planning approval and actual construction purposes.

It is an essential part of implementation and delivery of any project that the vision and purpose is understood from stakeholders by the internal project manager/lead who can then ensure independent consultants/advisors or internal project teams incorporate key aspects of design, budget and timeframes within project plans.

Project planning

Successful projects will require the agreement of programme board and/or members. Detailed project documentation will be submitted at initiation and throughout the project. Key considerations include:

- Project sponsor
- Project resources
- Project scope including desired outcomes.
- Financial implications
- Project arrangements i.e. milestones, monitoring and reporting
- Project business case i.e. budget, benefits, specialist advice
- Risk register
- Legal implications



Appendix one

Address	Description	SAMP Category
Gloucester Road, Tewkesbury	Operational Cemetery	Operational
Kayte Lane, Bishops Cleeve	Operational Cemetery	Operational
Roses Theatre Tewkesbury	Operational Buildings	Community Asset
Tewkesbury Leisure Centre	Operational Buildings	Community Asset
Spring Gardens Car Park, Tewkesbury	Car Parks	Operational
St Johns Avenue Community Parking Spaces	Car Parks & laybys	Community Asset
Railsmeadow car park, Tewkesbury	Car Parks	Operational
Vineyards Car Park, Tewkesbury	Car Parks	Operational
Gloucester Road Car Park, Tewkesbury	Car Parks	Operational
Oldbury Road Car park, Tewkesbury	Car Parks	Operational
St Mary's Lane Car Park, Tewkesbury	Car Parks	Operational
Station Road Car park, Tewkesbury	Car Parks	Operational
Lower Lode Lane car park, Tewkesbury	Car Parks & laybys	Community Asset
Bull Lane car park, Winchcombe	Car Parks	Operational
Back Lane car park, Winchcombe	Car Parks	Operational
Church Road Community parking, Bishops Cleeve	Car Parks & laybys	Community Asset
Chapel Hay car Park, Churchdown	Car Parks & laybys	Community Asset
Pipers Grove Car park Snowhill	Car Parks & laybys	Community Asset
Lancaster Road residents parking Tewkesbury	Car Parks & laybys	Community Asset
Ancillary Car Park Lankett Lane, Tewkesbury	Car Parks & laybys	Operational
Tudor Place Laybys Tewkesbury	Car Parks & laybys	Community Asset
Trent Road Laybys, Brockworth	Car Parks & laybys	Community Asset
Tamar Road Laybys, Brockworth	Car Parks & laybys	Community Asset
Clyde Road Laybys, Brockworth	Car Parks & laybys	Community Asset
Lower Lode Lane Depot , Tewkesbury	Depot	Operational
Council Offices, Tewkesbury	Operational Buildings	Operational
The Old Hat Shop, Tewkesbury	Operational Buildings	Operational
Tewkesbury Bowling Club	Operational Buildings	Community Asset
Lease of office space at Court Road, Brockworth	Operational Building	Community Asset
Land to the rear of the Royal Oak Public House, Church Road, Bishops Cleeve	Car Parks & laybys	Community Asset
Lease of Lassington Woods	Open space	Community Asset
Lease of land for Bishops Walk car park	Car Parks & laybys	Operational
Cleeve Hill Golf Club	Investment Property	Investment Asset
Land surrounding Tewkesbury Cricket Club	Operational land	Community Asset
Unit 1 Tweed Road Clevedon	Investment Property	Investment Asset
Unit 2 Tweed Road Clevedon	Investment Property	Investment Asset
M.A.F.F. Depot LAND	Investment Property	Investment Asset
Challenge House	Investment Property	Investment Asset
Cascades Pool LAND, Tewkesbury	Investment Property	Investment Asset
The Chase (Hertford)	Investment Property	Investment Asset
SPL House (Ellesmere Port)	Investment Property	Investment Asset
Wickes (Trowbridge)	Investment Property	Investment Asset
Edmund House (Lemington Spa)	Investment Property	Investment Asset
Walton on the Naze (M&S)	Investment Property	Investment Asset
Vaughan Park Units 1-5 (Tipton)	Investment Property	Investment Asset
Volvo Car UK Ltd, 1 Gatwick Road (Crawley)	Investment Property	Investment Asset
Old Baptist Chapel Burial ground	Closed Burial Ground	Community Asset
Kings John's Island, Tewkesbury	Public open space	Community Asset
Tewkesbury Riverside Walk	Public open space	Community Asset
LowerLode Picnic Area	Public open space	Community Asset
The Grangefield	Public open space	Community Asset
Blackberry Grove Flood Protection	Public open space	Community Asset
Pamington Flood Relief	Public open space	Community Asset
Tirley Pump Station	Flood Pumps	Operational
Deerhurst Pump Station	Flood Pumps	Operational
Oakridge Hignam Play Area	Play Area	Community Asset
NightJar, Brockworth Play Area	Play Area	Community Asset
Cowsley Drive, Brockworth Play Area	Play Area	Community Asset
Meadow View, Longford Play Area	Play Area	Community Asset
Cold Pool Lane, Badgeworth Play Area	Play Area	Community Asset
Desert Orchid Road, Prestbury Play Area	Play Area	Community Asset
Collyberry Road, Woodmancote Play Area	Play Area	Community Asset
Pennylands, Winchcombe Play area	Play Area	Community Asset
Saxon Park, Wheel Road Tewkesbury Play Area	Play Area	Community Asset
Ballandine, Stock Orchard. Play Area	Play Area	Community Asset
Beachamp Road, Wheatpieces. Tewkesbury Play area	Play Area	Community Asset
Central, Wheatpieces. Tewkesbury Play area	Play Area	Community Asset
Starling Road, Wheatpieces. Tewkesbury Play Area	Play Area	Community Asset
Vineyards Tewkesbury Play Area	Play Area	Community Asset
Adizone Tewkesbury Play Area	Play Area	Community Asset
Trafalgar Road, Mitton Play Area	Play Area	Community Asset
Melrose Walk, Mitton Play Area	Play Area	Community Asset
Link Road Tewkesbury Play Area	Play Area	Community Asset