



CHELTENHAM

BOROUGH COUNCIL

Notice of a meeting of Cabinet

Tuesday, 12 December 2017
6.00 pm
Pittville Room - Municipal Offices

Membership	
Councillors:	Steve Jordan, Flo Clucas, Chris Coleman, Rowena Hay, Peter Jeffries, Andrew McKinlay and Roger Whyborn

Agenda

	SECTION 1 : PROCEDURAL MATTERS	
1.	APOLOGIES	
2.	DECLARATIONS OF INTEREST	
3.	MINUTES OF THE LAST MEETING The minutes of the meeting held on 5 December will be considered at the January 2018 meeting of Cabinet.	
4.	PUBLIC AND MEMBER QUESTIONS AND PETITIONS These must be received no later than 12 noon on the fourth working day before the date of the meeting	
	SECTION 2 : THE COUNCIL <i>There are no matters referred to the Cabinet by the Council on this occasion</i>	
	SECTION 3 : OVERVIEW AND SCRUTINY COMMITTEE <i>There are no matters referred to the Cabinet by the Overview and Scrutiny Committee on this occasion</i>	
	SECTION 4 : OTHER COMMITTEES <i>There are no matters referred to the Cabinet by other Committees on this occasion</i>	
	SECTION 5 : REPORTS FROM CABINET MEMBERS AND/OR OFFICERS	
5.	PUBLIC REALM PLANTING STRATEGY REVIEW	(Pages

	Report of the Cabinet Member Clean and Green Environment	3 - 32)
6.	PROPERTY PORTFOLIO ASSET REVIEW Report of the Cabinet Member Finance	(Pages 33 - 64)
7.	GENERAL FUND REVENUE AND CAPITAL-INTERIM BUDGET PROPOSALS 2018/19 FOR CONSULTATION Report of the Cabinet Member Finance-TO FOLLOW	
8.	HOUSING REVENUE ACCOUNT REVENUE AND CAPITAL-REVISED BUDGET 2017/18 AND INTERIM BUDGET PROPOSALS 2018/19 FOR CONSULTATION Report of the Cabinet Member Finance-TO FOLLOW	
	SECTION 6 : BRIEFING SESSION • Leader and Cabinet Members	
9.	BRIEFING FROM CABINET MEMBERS	
	SECTION 7 : DECISIONS OF CABINET MEMBERS Member decisions taken since the last Cabinet meeting	
	SECTION 8 : ANY OTHER ITEM(S) THAT THE LEADER DETERMINES TO BE URGENT AND REQUIRES A DECISION	

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Cheltenham Borough Council Cabinet –12th December 2017 Public Realm Planting Strategy Review

Accountable members	Councillor Chris Coleman, Cabinet Member Clean & Green Environment
Accountable officer	Mark Sheldon, Director of Resources
Ward(s) affected	All
Key/Significant Decision	Yes
Executive summary	<p>This report outlines proposals to adopt an alternative planting strategy for Cheltenham’s public realm.</p> <p>This report considers the business case for the change in approach which compares three options for the council’s future planting strategy.</p> <p>Each option assesses the community, economic, environmental, legal, HR and technological implications. A detailed financial assessment of each option is also provided.</p> <p>The proposals have generated significant public interest resulting in 2 petitions, one against the proposals specifically in the Imperial Gardens and the Long Gardens and one in favour. The petition against the proposals received 2,436 signatures and triggered a debate in council and further work being undertaken on the options.</p> <p>As a result of the opposition, an option 2, to move to perennial planting in all locations except Imperial Gardens and the Long Gardens was developed. The business case comparing all options was considered by the Overview and Scrutiny committee on 27th November 2017 and the committee were broadly in support of option 2.</p> <p>The Cabinet acknowledges the concerns and objections raised during the review, and is mindful that moving to a perennial planting in all locations requires further work and consultation, and as such is recommending an interim proposal which moves towards more perennial planting.</p>
Recommendations	<p>Cabinet is recommended to:-</p> <ol style="list-style-type: none"> 1. Approve option 2 i.e. retain seasonal bedding in the Long Garden and Imperial Gardens, change to perennial planting in all other locations over a phased period of 3 years. 2. Undertake further work and consultation in respect of the Imperial Gardens and the Long Gardens.

<p>Financial implications</p>	<p>A summary of the business case that has been created for the 3 options is included at section 5 and a detailed analysis of the business case is set out at Appendix 2.</p> <p>Contact officer: Andrew Knott andrew.knott@cheltenham.gov.uk</p>
<p>Legal implications</p>	<p>Any purchasing requirements of the Council will need to be carried out in accordance with the Council's contract rules and the Public Contracts Regulations 2015.</p> <p>Contact officer: Donna Ruck donna.ruck@teWKesbury.gov.uk</p>
<p>HR implications (including learning and organisational development)</p>	<p>There are no direct HR implications arising from this report for employees of Cheltenham Borough Council.</p> <p>Contact officer: Julie McCarthy julie.mccarthy@cheltenham.gov.uk</p>
<p>Key risks</p>	<p>If the public do not support the move to perennial planting then the council may suffer negative publicity.</p>
<p>Corporate and community plan Implications</p>	<p>This review supports our environmental and corporate outcomes within the corporate strategy, specifically:</p> <ul style="list-style-type: none"> • “vision for Cheltenham’s town centre and its public realm” (ENV2); • Place Making strategy, “a place where everyone thrives” by demonstrating creativity and nurturing a sustainable environment.
<p>Environmental and climate change implications</p>	<p>The recommendation to move to perennial planting supports environmental benefits of greater ecological biodiversity throughout the town and a reduction in energy and water requirements.</p>
<p>Property / Asset implications</p>	<p>Significant and immediate investment is essential in order to keep Arle Nursery fit for purpose.</p> <p>Contact officer: David Roberts david.roberts@cheltenham.gov.uk</p>

1. Background

- 1.1 Unchanged since the 1950's, Cheltenham's current approach to planting is to use spring and summer bedding plants. Town floral displays have won many awards in the past from Britain in Bloom and have been well supported. However Britain in Bloom judging criteria has changed over recent years. The judging guidelines specifically state "Seasonal displays are an important element but must be proportionate to areas of sustainable planting and permanent landscaping within your entry."
- 1.2 The Green Space Commissioning Review of 2013 identified that the appeal of high maintenance floral bedding within townscapes is diminishing and many towns and cities in the UK and across Europe have moved away from this style of planting to alternative more sustainable planting regimes in order to improve the environment, increase biodiversity, reflect changing trends and reduce costs.
- 1.3 Since the review of 2013, bedding plant revenue sales, supplied from the nursery for commercial use, have reduced year on year as public sector cuts drive reductions in contracts. The seasonal bedding plant displays currently produced and featured in much of Cheltenham's public realm, are becoming more expensive to produce, are resource hungry and short lived. They need a substantial quantity of water to maintain them in healthy conditions, especially in periods of dry and hot weather; conditions that are on the increase due to climate change.
- 1.4 The three planting strategy options identified have been subject to a detailed appraisal and a business case developed. A financial summary can be seen in section 5 and the full business case can be found in Appendix 2.
- 1.5 Perennial planting is a type of planting which uses perennial herbaceous plants, shrubs and grasses that are suited to the local climate, soil, site ecology and improve biodiversity in a number of ways, i.e. supporting the bee and insect population. The multiple benefits of these long lived plant species provide increased interest, structure and visually pleasing results all year round.
- 1.6 The council has recently submitted two European Structural and Investment Fund (ESIF) bids to help fund development of schemes to improve biodiversity. The aim of each bid is to create and connect habitat in central Cheltenham, thereby increasing biodiversity and enhancing flood resilience in the much wider context of a very urban environment. If successful the council would build small scale 'nature refuges' through Cheltenham's urban core to form a network allowing species migration, linking each refuge into a single sustainable system.

2. Reasons for recommendations

- 2.1. The council is committed to development of the Place strategy. A move to a perennial planting strategy provides the opportunity to reflect new planting trends and make a significant contribution to the core values of a creative, nurturing, pioneering spirit within Cheltenham's Place making agenda.
- 2.2. Revenue savings identified through changes to planting regime will contribute to MTFS targets.
- 2.3. The council is committed to delivering on the environmental outcomes within its strategy.

3. Key recommendations

- 3.1. The recommendation is to adopt a more sustainable perennial public realm planting strategy phased in over a three year period.
- 3.2. Hanging baskets and window boxes are proposed to be retained along with some existing seasonal floral displays in key locations, in keeping with Cheltenham's recent heritage.
- 3.3. The proposal provides for an attractive public realm that can incorporate both formal and informal planting styles.
- 3.4. The business case demonstrates that adoption of option 3, perennial planting in all public realm locations, is the lowest cost solution and most environmentally friendly outcome. However, this option has met with some opposition, specifically in two locations within the borough.
- 3.5. Option 2 provides an opportunity to move towards more wide spread use of perennial plants in all other locations except for the Long Gardens and Imperial Gardens, where it is proposed that seasonal bedding is retained. This allows further time for additional stakeholder engagement and the development of option 3.

4. Options considered

Option 1: Retain all seasonal bedding.

Option 2: Retain seasonal bedding in the Long Garden and Imperial Gardens, change to herbaceous perennials in all other locations.

Option 3: Change to herbaceous perennials in all locations.

5. Financial summary

- 5.1. A high level summary is stated below. A full assessment detailing the planting cost projections over the next 10 years is captured in the business case at Appendix 2.

PLANTING COST PROJECTIONS SUMMARISED 2017-2027						
	OPTION 1:	Option 1	OPTION 2:	Option 2	OPTION 3:	Option 3
	Retain all seasonal bedding plant schemes in all gardens		Retain seasonal bedding in the Long Garden & Imperial Gardens, change to herbaceous perennials in all other locations		Change to herbaceous perennial planting in all locations	
ESTIMATED ONGOING COST OF SERVICE FOR 10 YEARS		2,362,150		1,942,968		1,358,128
ADDITIONAL BUDGETARY REQUIREMENTS (AFTER 10 YEARS)						
ANNUAL BASE BUDGET 2017/18		101,638		101,638		101,638
ANNUAL ESTIMATED INCREASE IN COST OF SERVICE IN 2027/28	* based on assumptions regarding future costs and income levels.	115,791	* based on assumptions regarding future costs and income levels.	56,277	* based on assumptions regarding future costs and income levels.	-21,329
ANNUAL BASE BUDGET 2027/28		217,429		157,915		80,309

- 5.2. The adoption of a perennial planting strategy presents a significant opportunity to reduce costs over the next ten years against the current planting regime.
- 5.3. Option 1, retaining the existing seasonal bedding, will cost £2.3m over a ten year period from 2017/18.
- 5.4. Compared to option 1, the projected saving in option 2 is £419,182 over a 10 year period from 2017/18.
- 5.5. Compared to option 1, the projected saving in option 3 is £1,004,022 over a 10 year period from 2017/18.
- 5.6. All options assume that Arle Nursery is retained as a going concern.
- 5.7. The cost of plant production, nursery income, planned maintenance and inflation are factored in to all options.
- 5.8. Hanging baskets and window boxes are retained in all options.

6. Consultation and feedback

- 6.1. For the purposes of a high level view to assist in informing the report, a number of stakeholders including Friends groups, community groups and commercial groups, were approached for initial feedback on the option to move to public realm perennial planting. Feedback is captured in the business case at Appendix 3.
- 6.2. A member seminar was held on 11th October 2017 to provide members with a detailed understanding of the proposal to adopt a perennial planting strategy.

Page 8

- 6.3. A petition signed by over 2,436 people, requesting the council to “continue to plant Imperial Gardens and the Promenade Long Gardens with formal seasonal flowers in October and June” was discussed in Council on 16th October. In direct response, option 2 was developed as part of the options assessment within the business case at Appendix 2.
- 6.4. A second petition requesting the council to “promote and implement, where practicable, sustainable planting across all of Cheltenham’s parks and gardens including Imperial Gardens and the Promenade Long Garden” is due to close on 30th November 2017.
- 6.5. Initial feedback from stakeholders has raised opposing views on the proposal. There is strong support for the proposal to adopt perennial planting, based on aesthetic, environmental and financial benefits and the subsequent enhancement of Cheltenham. There is also strong support from a number of groups who have concerns relating to heritage, visual impact and maintenance levels from the proposed planting strategy and potential adverse effect on Cheltenham.
- 6.6. Information on perennial planting has been available on the council website with the aim of informing the public on the proposals, in greater detail.
- 6.7. An Equality Impact Assessment has also been undertaken to assess the impact of moving to perennial planting. The assessment indicates that for people experiencing sensory challenges or disabilities, this style of planting would be of greater benefit as, unlike, seasonal bedding it engages all the senses, smell, sound, touch and even taste, rather than just visual.
- 6.8. The council’s own conservation officer was been asked to look at the history of planting schemes within the town and found that the image of Cheltenham’s Regency terraces with large numbers of colourful bedding plants is largely a late Victorian fashion and not the original intentions of its architects and designers. In Regency times it is likely that lightly wooded, sinuous shrubberies, with beds of herbaceous perennials would have been used in areas such as the Long Gardens, and in the gardens once found on the Promenade. The proposed approach, therefore, strongly links back to the town’s original heritage. A full report can be found in Appendix 4.
- 6.9. The business case comparing all 3 options was considered by the Overview and Scrutiny committee on 27th November 2017. Whilst there were still concerns about the change in approach to planting, the committee were supportive of option 2 i.e. to retain seasonal planting in the Imperial gardens and the Long Gardens and to move to perennial planting in all other locations.

7. Performance management –monitoring and review

- 7.1 The project team have provided regular updates to the lead Cabinet member to ensure their draft output has been within the requirements of the brief.

Report author	Contact officer: Emma Morgan emma.morgan@cheltenham.gov.uk
Appendices	<ol style="list-style-type: none">1. Risk assessment2. Options appraisal and business case3. Equality impact assessment4. History & conservation planting report

Appendix 1: Risk Assessment

The risk				Original risk score (impact x likelihood)			Managing risk				
Risk ref.	Risk description	Risk Owner	Date raised	Impact 1-5	Likelihood 1-6	Score	Control	Action	Deadline	Responsible officer	Transferred to risk register
AN005	If cabinet members decide not to select option with greatest financial benefit then the MTFS will be negatively impacted	Mark Sheldon	19.7.17	4	2	8	Reduce	Ensure the options appraisal covers all options, considerations and assumptions to enable an informed decision to be made	12.12.17	Andrew Knott	no
SP001	If cabinet members decide not to select option to move towards perennial planting then the reputation of the council as a supporter of environmental sustainability may be damaged	Mark Sheldon	19.7.17	2	3	6	reduce	Ensure the options appraisal gives a detailed understanding of the environmental benefits of perennial planting	21.11.17	Emma Morgan	no
SP002	If the public do not support the move to perennial planting then the council may suffer negative publicity that will impact its appeal as a destination for visitors	Mark Sheldon	19.7.17	3	4	12	reduce	Ensure a robust stakeholder engagement plan is in place that presents perennial planting proposals and enables discussion and feedback from key groups, the media and the public.	30.9.17	Emma Morgan	no
	If the alternative approach to planting is unsuccessful it may have a negative impact on residents and visitors perception of Cheltenham.	Mark Sheldon	19.7.17	3	4	12	reduce	Ensure that the design of alternative planting schemes are high quality and meet public expectations.	30.9.17	Adam Reynolds	no
<p>Explanatory notes</p> <p>Impact – an assessment of the impact if the risk occurs on a scale of 1-5 (1 being least impact and 5 being major or critical)</p> <p>Likelihood – how likely is it that the risk will occur on a scale of 1-6 (1 being almost impossible, 2 is very low, 3 is low, 4 significant, 5 high and 6 a very high probability)</p> <p>Control - Either: Reduce / Accept / Transfer to 3rd party / Close</p>											

Business Case

Project Name:	Public Realm Planting Strategic Review		
Date:	20th November 2017	Release:	Final
Author:	Emma Morgan		
Owner:	Emma Morgan		
Client:	Mark Sheldon		
Document Number:	V7.2		

Revision History

Revision Date	Previous Revision Date	Summary of Changes	Changes Marked
1 st Aug 2017		Comments and rewording of draft	Y
3 rd Aug 2017	2 nd Aug 2017	New graphs added by Myn – tracked changes accepted by EM.	Y
8 th Aug 2017	3 rd Aug 2017	Comments and rewording of draft	Y
11 th Aug 2017	8 th Aug 2017	MTFS summary tidied up - MC	Y
16 th Aug 2017	11 th Aug 2017	Amendments to herbaceous perennials notes - AR	Y
23 rd Aug 2017	16 th Aug 2017	Amended options with comments from JM	Y
30 th Aug 2017	23 rd Aug 2017	Added comments on potential Council Tax - MC	Y
6 th Sep 2017	30 th Aug 2017	Revised treatment of capital receipt	Y
13 th Sep 2017	27 th Sep 2017	Reordered options	Y
27 th Sep 2017		Added revisions proposed by MS	Y
31 st Oct 2017		New tables added by MC	
14 th Nov 2017		Revisions by EM	Y

Approvals

This document requires the following approvals.

Name	Signature	Title	Date of Issue	Version
Mark Sheldon		Director of Resources		
David Roberts		Head of Property Services		

Distribution

This document has been distributed to:

Name	Title	Date of Issue	Version
Councillor Chris Coleman	Cabinet Member Clean & Green Environment		
Adam Reynolds	Green Space Development Manager		
Ralph Pullin	Environmental Maintenance Officer - Ubico		
Andrew Knott	Finance Business Partner		
Julie McCarthy	GOSS HR Manager		
Donna Ruck	One Legal Business Partner		

Contents

1	Executive Summary	3
2	Strategic Fit.....	4
2.1	Supporting Council Strategy	4
2.2	Delivering Outcomes	4
2.3	Working with partners to review options.....	4
2.4	National Strategic Drivers	5
3	Options Appraisal	6
3.1	Option 1: Retain all seasonal bedding	6
3.2	Option 2: Retain seasonal bedding in the Long Garden & Imperial Gardens, change to herbaceous perennials in all other locations.....	7
3.3	Option 3: Change to herbaceous perennials in all locations	7
4	Financial Assessment.....	11
4.1	Working assumptions	11
4.2	Implications of retaining, mixing or changing the planting scheme	11
4.3	Conclusion of financial evaluation	12
5	Key Risks Summary	12
6	Critical Success Factors	12
7	Officer Time and Costs.....	12
8	Timescale	12
	Appendix A: Stakeholder Engagement	13

1 Executive Summary

- 1.1 Cheltenham's current approach to planting using spring and summer bedding has not changed since the 1950's. Local displays have won many awards in the past from Britain in Bloom and are well loved. The Britain in Bloom judging criteria has changed over recent years. It now advocates sustainable planting and does not reward schemes that solely use bedding plants.
- 1.2 Many towns and cities in the UK and across Europe have moved away from this style of planting in order to improve the environment, biodiversity, reflect changing tastes and save money. Given that the council is at a point where it needs to make significant investment in Arle nursery, it is an appropriate time to undertake a review of the public realm planting strategy.
- 1.3 The seasonal bedding plant displays currently featured in much of Cheltenham's public realm, are expensive to source, resource hungry and short lived. They need a substantial quantity of water to maintain them in healthy conditions, especially in periods of dry and hot weather; conditions that are on the increase due to climate change.
- 1.4 The aim of this strategic review is to evaluate the approach taken to Cheltenham's current public realm planting regime and assess the impact of an alternative, more sustainable, town planting strategy.

Sustainable planting is a style of planting which uses perennial herbaceous plants, shrubs and grasses that are suited to the local climate and site ecology, are better for the environment i.e. bee and insect population, are attractive, have long life cycles and require significantly reduced resources to grow and maintain.

- 1.5 Plant species that thrive for a number of years can increase the amount of interest and structure to provide visually pleasing results all year round, improve biodiversity and can be divided to fill gaps in planting. There are multiple benefits associated with this increasingly popular style of planting, all of which are captured herein.
- 1.6 Management of herbaceous perennial schemes are continually assessed to optimise outcomes i.e. high quality displays, environmentally friendly, cost-efficient and easily maintainable. The approach adopts the principals of preservation of limited and costly resources, waste and water reduction, air and soil pollution.
- 1.7 This business case compares options for planting approaches, all of which preserve some existing seasonal bedding floral displays in key locations, in keeping with Cheltenham's heritage. The proposals provide for an attractive public realm that can incorporate both planting styles.
- 1.8 Hanging baskets and window boxes are proposed to be retained in all the options considered.

This document explains how the review will contribute to the delivery of the council's strategy. It states its objectives, projected benefits, critical success factors and financial implications.

2 Strategic Fit

A number of emerging factors have prompted the opportunity to review the planting strategy.

- The 2013 Green Space Commissioning Review identified that the appeal of high maintenance floral bedding within townscapes is diminishing in favour of more herbaceous perennial schemes.
- Revenue from Arle nursery bedding plant sales supplied for commercial use has reduced year on year as organisations move to alternative more sustainable regimes, and public sector cuts drive reductions in contract values. This reduction in income means there is less to subsidise the Council's bedding plant provision, and therefore the cost to the council for its own planting is increasing.
- The council has submitted two bids to the European Structural and Investment Funds Growth Programme to request grant funding to create and connect habitat in central Cheltenham, thereby increasing biodiversity.
- Planting and landscaping play an important part in delivering the place making agenda for Cheltenham. Public realm planting touches upon our ambition for Destination Cheltenham, economic development, inward investment, culture and tourism.

2.1 Supporting Council Strategy

This review supports our 2017-18 corporate strategy;

- Our environmental strategy, to protect maintain and enhance environmental quality and heritage, specifically to develop a "vision for Cheltenham's town centre and its public realm" (ENV2);
- Our economic strategy, to sustain and grow Cheltenham's economic and cultural vitality, specifically, to develop a "longer term strategy for place making" and a "strategic approach to tourism" (ECON 1 & 4). The Place strategy core values of creativity, pioneering and nurturing are reflected in the review and subsequent recommendation.

2.2 Delivering Outcomes

The options appraisal assesses Cheltenham's public realm planting schemes and aims to;

- Reflect contemporary landscape trends.
- Improve and enhance biodiversity opportunities.
- Protect, maintain and enhance Cheltenham's environmental quality and heritage (a statement of intent within the Corporate Strategy).
- Enhance the townscape for residents and visitors.
- Make the best use of publicly owned sites.

2.3 Working with partners to review options

In order to fully explore landscape trends and opportunities for herbaceous perennial planting schemes, the project team has worked closely with representatives of the Green Space Development Team within Warwick District Council (WDC) to learn from their lived experience. Leamington Spa, a town with similar history and architectural style to Cheltenham, commenced a three year phased move towards this style of planting in 2010. Hanging baskets were retained.

The project team visited Leamington Spa in June to view perennial displays that have matured in the town's parks, gardens, cemetery, at the front of the Town Hall, war memorial and pump room. WDC estimate that 85% of residents and visitors to the town were positive about the change in planting style. Anecdotally they claim that the remaining 15% became more accepting of the initiative once they understood the concept and rationale for it. Since the herbaceous perennial planting schemes have matured, the feedback has been that should the town planting policy be to return to all seasonal bedding, objections on the grounds of cost and diminished biodiversity would be anticipated.

A diverse range of stakeholders have been informed of the scope of this review. Features of both planting schemes, seasonal bedding and herbaceous perennials, have been shared with them all. Two engagement sessions were held in September 2017 in order to generate debate and seek feedback from interested parties. As expected, some strong views were expressed in respect of each scheme. The feedback was mixed.

Information on the planting proposals was presented to members on 11th October 2017.

Two separate petitions launched as result of this review: one to campaign for the retention of seasonal bedding in specific public realm gardens; the other in support of herbaceous perennials. The former triggered a full council debate on 16th October 2017.

As part of the engagement activity, a CBC web page has been set up to inform residents of proposals for flowering perennial planting. The content of presentations made to stakeholders has been uploaded to the web page. The Gloucestershire Echo published a series of articles in September outlining the pros and cons of the proposals being considered.

The options appraisal and business case was shared with, and debated by members at the Overview and Scrutiny Committee meeting on 27th November 2017.

Appendix A captures the feedback from the foregoing engagement sessions.

2.4 National Strategic Drivers

All local authorities continue to face severe budget constraints. Against this backdrop, CBC is still keen to lead on initiatives aimed at safeguarding and enhancing biodiversity, protecting our environment and reducing adverse impacts on natural systems and resources.

The promotion of biodiversity and local eco systems are deemed to be particularly important in areas where urban expansion consumes land. In light of the JCS recommendations, this is of high consideration within Cheltenham. By cultivating resilience with the town, a pathway towards a more sustainable future is created. Improved biodiversity helps to address climate change, and can inspire town planners to innovate and positively develop the creation of a more sustainable town.

These factors have played a role in our thinking when considering a change to the way in which the public realm planting is managed. Greater variety of plant choice within perennial schemes supports increased biodiversity through improved pollination levels, longer flowering and fruiting periods and habitat diversity. As previously mentioned, there is European funding available to support environmental and biodiversity improvements.

3 Options Appraisal

3.1 Option 1: Retain all seasonal bedding

Retain existing seasonal bedding planting regime: Implications	
Community	<p>Existing planting regime is popular with some communities, and preserves the town's reputation for aesthetically pleasing floral displays.</p> <p>Seasonal bedding plants are a convenient solution to managing the need for park spaces required for different purposes during public events e.g. marquees erected in Imperial Gardens for the Science and Literature Festivals.</p> <p>Imperial Gardens were redesigned in 2010 as part of a strategy to establish a one site "Festivals Village" approach to the running of the Jazz, Science and Literature Festivals. Both Imperial and Montpellier Gardens have planning consent to allow up to 70 days of event structures (including setting up and taking down). Designated flower beds can be removed prior to an event and replaced afterwards. This flexibility drives a need for some bedding plant provision, or a change to the existing layout of beds, both of which incur cost.</p> <p>There are opposing views between those that wish to see the current planting regime continue and others that consider it to be outdated and not reflective of more current planting styles being implemented across the country. This potentially exposes CBC to criticism that we lag behind the trend by failing to adopt a more economically and environmentally viable solution.</p>
Economic	<p>The nursery is operating in a shrinking market place, confirmed by reduced demand for bedding plants from other local authorities. Net profit for the last five years has progressively declined towards only breaking even, meaning the cost to the Council for its own plant requirements has been increasing.</p> <p>In addition to the point above, significant and immediate investment is essential in order to keep the nursery fit for purpose and grow bedding plants for our own public realm planting. A substantial programme of planned and reactive maintenance is required.</p> <p>Recruitment of a manager is necessary in order to continue to run the nursery on a commercial footing (the previous manager has retired).</p>
Environment	<p>Bedding plants are the most resource hungry of all planting types, incurring higher usage costs for clean water, compost, energy and labour.</p> <p>In preserving the traditional approach to municipal planting, the potential to modernise and revamp the planting regime is deferred, removing biodiversity and ecological enhancement opportunities. Longer term, we risk falling behind our peers.</p> <p>Commercially grown bedding plants are hybridised, typically producing tighter flowers and less pollen, which discourages wildlife.</p>

Retain existing seasonal bedding planting regime: Implications	
	Spring bedding plants are susceptible to frost, prompting a replacement need for which there is a cost. The glasshouse used to grow the public realm bedding plants is inherently energy inefficient, and it is further compounded by obsolete climate control requirements.
Legal	No implications.
HR	No implications.
Technological	Nursery plant and machinery is considered to be 'end of life'. High ticket items include the automated and complex gas heating system.

3.2 Option 2: Retain seasonal bedding in the Long Garden & Imperial Gardens, change to herbaceous perennials in all other locations

Retain seasonal bedding in the Long Garden & Imperial Gardens, change to herbaceous perennials in all other locations: Implications															
Community Environment Legal HR Technological	For each, the implications of each respective planting scheme are already articulated at 3.1 and 3.3.														
Economic	The following annual bedding plant statistics have been factored into the financial assessment; <table style="margin-left: 20px;"> <tr> <td>Spring numbers</td> <td>87,000</td> </tr> <tr> <td>Summer numbers</td> <td>89,000</td> </tr> <tr> <td>Total</td> <td>176,000</td> </tr> <tr> <td>Of which:</td> <td></td> </tr> <tr> <td>Imperial Gardens</td> <td>52,000</td> </tr> <tr> <td>Long Gardens</td> <td>41,000</td> </tr> <tr> <td>Total</td> <td>93,000</td> </tr> </table>	Spring numbers	87,000	Summer numbers	89,000	Total	176,000	Of which:		Imperial Gardens	52,000	Long Gardens	41,000	Total	93,000
Spring numbers	87,000														
Summer numbers	89,000														
Total	176,000														
Of which:															
Imperial Gardens	52,000														
Long Gardens	41,000														
Total	93,000														

3.3 Option 3: Change to herbaceous perennials in all locations

Change to herbaceous perennials in all locations: Implications	
Community	<p>Critically, herbaceous perennial planting supports the council’s strategy ENV2, ECON1 and ECON4, and protects Cheltenham’s town within a garden reputation.</p> <p>Visually there would be an improvement in the appearance of winter beds with careful choice of plants. A wide spectrum of plant choice provides for design schemes with year round interest, encompassing foliage, flower, seed heads, structure, height, form and seasonal variation. More plant species diversity can reflect the visual trend in landscaping.</p> <p>There is a greater tolerance of plant species to recover from damage / vandalism. Examples quoted by Leamington Spa colleagues include plants being sat on by children, run over by park vehicles, and youths kicking floral displays in green spaces.</p>

Change to herbaceous perennials in all locations: Implications	
	<p>Perennials present the opportunity for CBC to modernise its’ planting style. Berkeley Gardens already has sustainable plants within it. A new approach would complement the wild meadow areas already created across the Borough and very positively responded to on social media, most notably the poppies planted at Cox’s Meadow. Prestbury Road roundabout has been replanted, in June 2017, using sustainable plants with no adverse public reaction.</p> <p>Perennial herbaceous plants may be viewed as more subtle in appearance. Whilst they may not be bred to be as high yielding in flower heads compared to bedding, there are plenty of colourful varieties that can be incorporated into more prestigious and prominent places where vibrant colour is required. Appropriate planting becomes a design requirement.</p> <p>Herbaceous perennial regimes enable a return to the original intentions of the architects and designers of the Regency period for open green spaces within the town. The postcard image of Cheltenham today is undoubtedly the Regency terraces with large numbers of colourful bedding plants that are replaced regularly throughout the spring and summer. This however, is largely a late Victorian fashion and not in keeping with original historical context. In Regency times it is likely that lightly wooded, sinuous shrubberies, with beds of herbaceous perennials would have been used in areas such as the long gardens, and in the gardens once found on the Promenade. Many of these therefore strongly link into the idea of herbaceous perennials today.</p> <p>Feedback from engagement with local community groups suggests that there is support for the adoption of herbaceous perennials. Further opportunities exist to educate the community on herbaceous perennials through exhibits and engagement.</p> <p>Provision for hanging baskets and some key floral bedding displays has been made in the financial calculations. This overcomes those scenarios where park spaces, occupied with plant beds, are needed for a different use during events and festivals.</p> <p>As an indication of best practice in landscape design, Britain in Bloom in conjunction with the RHS, advocates that planting activities should be effective year round; Bloom is not just a campaign for the summertime. It deems that whilst seasonal displays are an important element, entries must be proportionate to areas of herbaceous perennials and permanent landscaping. Any local Bloom campaign should consider the entire community, not just specific / prominent areas. Key considerations include conservation and biodiversity, resource management and local heritage. Successful Bloom campaigns will have a year-round programme of activity to keep the community engaged and the area looking its best throughout the year, not just in spring/summer.</p>
Economic	Perennials require less upkeep, and negate the need for some beds to be replanted, therefore delivering annual maintenance savings.

Change to herbaceous perennials in all locations: Implications	
	<p>There is potential to produce more plant material through plant division, negating a procurement need. The prospect to reduce overall costs significantly over a ten year period exists, based on both reductions in number of plants purchased and level of maintenance required.</p> <p>Supply of hanging baskets, window boxes and bedding plants in designated areas has been provisioned for within the calculations for this option.</p>
Environment	<p>Perennial schemes support biodiversity, ecological enhancement and climate change through a reduced carbon footprint. Plant diversity attracts insects and other invertebrates (including butterflies, bees, spiders and millipedes), birds and mammals. Over the winter season, and with the right plant selection, dead flowers act as a source of food for wildlife, thus creating a stronger urban green infrastructure. Herbaceous perennials typically produce more pollen, essential to supporting the bee population, known to be under threat.</p> <p>The bee population is at risk. A significant reason for this is the loss of their natural habitat; 97% of their grassland habitat has been lost in the past 60 years. Source: Friends of the Earth.</p> <p>Herbaceous perennials would lead to a reduction in usage of clean water, energy and compost usage in production and maintenance, supporting the environmental agenda.</p> <p>Herbaceous perennials require fewer resources to maintain. This was illustrated by the Leamington Spa Green Space Team who showcased many roundabouts where herbaceous perennials thrive in harsher surrounding conditions to accommodate spaces with tarmac and increased road traffic. Designs for such spaces can include drought tolerant plants. They explained that the annual cost of planting their 'Sainsbury's' roundabout has reduced from £3000 to £200 pa, is visually attractive, seasonal grasses provide structure, is now very low maintenance, only requiring 10 additional plants in a 5 year period, whereas originally bedding plants struggled on it. Their Sandy Lane roundabout was planted up 8 years ago and is thriving, having "stood the test of time" in all weather conditions.</p> <p>Maintenance practices greatly influence the waste produced and maintenance cost itself. Less time is required to water displays. Weeding is not necessary for all areas; dead flowers are deliberately left in more discreet beds to provide food for wildlife, leaving only prime flower displays to be trimmed. As a direct result, the Leamington Spa Green Space Team has reduced their annual maintenance regime of 12-14 sessions to 10 shorter visits. These are undertaken by the permanently employed core team, thus reducing reliance upon temporary workers to supplement their resources. A corresponding labour reduction has been reflected in staff costs accordingly.</p> <p>Landscape maintenance practices for successful herbaceous perennial schemes demand a different approach, and can positively influence the waste produced and the cost of the maintenance itself.</p>
Legal	No implications.
HR	New planting schemes provide the opportunity for the Green Space Development Team gardeners to develop their skills.

Change to herbaceous perennials in all locations: Implications	
	There is likely to be less reliance upon seasonal agency staff required to plant and maintain alternative herbaceous perennial schemes.
Technological	No Implications.

4 Financial Assessment

4.1 Working assumptions

All options assume that Arle Nursery is retained as a going concern.

Nursery income, planned maintenance and inflation are factored in to all options.

Hanging baskets and window boxes are retained in all options.

4.2 Implications of retaining, mixing or changing the planting scheme

PLANTING COST PROJECTIONS SUMMARISED 2017-2027						
	OPTION 1:	Option 1	OPTION 2:	Option 2	OPTION 3:	Option 3
	Retain all seasonal bedding plant schemes in all gardens		Retain seasonal bedding in the Long Garden & Imperial Gardens, change to herbaceous perennials in all other locations		Change to herbaceous perennial planting in all locations	
Account	Description	TOTAL	Description	TOTAL	Description	TOTAL
Ubico Staff Costs	1% inflation each year, no other change	749,500	Slightly reduced labour costs for some sustainable planting	694,316	Reduced labour costs for fewer maintenance visits required	548,600
Premises running costs excluding Programmed Maintenance	includes Utilities and Reactive Repairs and cleaning, but excludes programmed maint.	339,500		339,500		339,500
Programmed Maintenance	Required to continue operations at the Nursery	625,000		625,000		625,000
Transport Costs		100,940	Transport of plants reduction - minimal as Long Gardens and Imperial not included	100,940	Reduced transport costs for fewer maintenance visits	70,658
Supplies & Services Costs	All net costs including tools, fees, phones, equipment less bedding plants and shrubs	89,580		89,580		89,580
Purchase of Material	Bedding Plants & Shrubs (for all customers, mainly seedlings)	1,182,450	Initial cost & design of perennial plants, phased in, plus hanging baskets and bedding plants for external customers	818,451	Initial cost & design of perennial plants plus cost of seedlings for external customers	409,610
Support Services		310,500	No change to overall council costs	310,500	No change to overall council costs	310,500
TOTAL COSTS		3,397,470		2,978,287		2,393,448
Sales - external	Sale of Plants / Floral Displays	-991,120		-991,120		-991,120
Miscellaneous sales	public	-30,200		-30,200		-30,200
Miscellaneous rent	Employee rent - service tenancy	-14,000		-14,000		-14,000
GROSS INCOME		-1,035,320		-1,035,320		-1,035,320
ESTIMATED ONGOING COST OF SERVICE FOR 10 YEARS		2,362,150		1,942,968		1,358,128
ADDITIONAL BUDGETARY REQUIREMENTS (AFTER 10 YEARS)						
ANNUAL BASE BUDGET 2017/18		101,638		101,638		101,638
ANNUAL ESTIMATED INCREASE IN COST OF SERVICE IN 2027/28	* based on assumptions regarding future costs and income levels.	115,791	* based on assumptions regarding future costs and income levels.	56,277	* based on assumptions regarding future costs and income levels.	-21,329
ANNUAL BASE BUDGET 2027/28		217,429		157,915		80,309

4.3 Conclusion of financial evaluation

The business case indicates that option 3 is the lowest cost solution to public realm planting.

Option 2 provides an opportunity for CBC to move towards more wide spread use of perennial plants, allows further time for additional stakeholder engagement and the development of option 3.

5 Key Risks Summary

The following initial high level risks have been identified:

- Public response to changes in planting regime may be negative.
- Potential negative impact on townscape during period of plant establishment.
- CBC exposure to criticism that we lag behind the trend by failing to adopt a more herbaceous perennials solution.
- Viability of Arle Nursery. It is already operating in a shrinking market place, because demand for the commercial supply of bedding plants continues to reduce year on year. Consequently, the cost of growing our own bedding plants increases.

6 Critical Success Factors

Public and media engagement is essential to ensure that a largely positive response to the outcome of the review, and subsequent decision, is achieved.

Planting strategy, design and maintenance must achieve the benefits detailed in the business case.

7 Officer Time and Costs

There will be some level of project officer resource costs for disciplines including but not limited to Communications, Finance, HR, ICT, Legal and Project Management. Allowances for these inputs in order to support the project and deliver the anticipated outcomes have not been calculated within the options appraisal and corresponding financial assessment. Instead they may require costing depending upon needs determined during the project.

8 Timescale

The timescale for the project to be delivered will be partially dependant on the outcome of the options appraisal. A decision on this business case is being sought at Cabinet in December 2017.

The project team is proposing a phased approach to herbaceous perennials, over a three year period, from 2018-2021.

Appendix A: Stakeholder Engagement

Engagement session: 4th September 2017

Organisations represented (some by more than one attendee):

1. Chamber of Commerce on Cheltenham In Bloom
2. Charlton Kings in Bloom
3. Cheltenham Civic Society
4. Friends of Hatherley Park
5. Friends of Imperial Square, Heritage and Conservation
6. Friends of Pittville
7. Horticultural Society
8. Winston Churchill Memorial Gardens

Organisations invited but did not attend:

9. Friends of Leckhampton Hill
10. Friends of Montpellier
11. Friends of Naunton Park
12. Friends of Pilley Bridge
13. Friends of Sandford Park

Engagement session: 5th September 2017

Organisations represented:

1. West End Partnership
2. Business Improvement District
3. Gloucestershire Wildlife Trust
4. Cheltenham In Bloom
5. Chamber of Commerce
6. Suffolk Traders

Organisations invited but did not attend:

7. Bath Road Traders
8. Cheltenham Festivals
9. Cheltenham & Gloucester Bee Keepers Association
10. Hesters Way Partnership
11. Local Enterprise Partnership
12. Civic Society
13. University of Gloucestershire Landscape School

Cheltenham Hospitality Association engaged with afterwards.

Appendix A continued: Stakeholder Engagement

Summarised and anonymised feedback

Our town in the past has been hailed far and wide for our magnificent flower displays. With the hard work and dedication of your Officers and Cheltenham in Bloom we have given our town great notoriety across the country, winning many awards and encouraging visitors from far and wide. Sustainable planting will undermine the attractiveness of Cheltenham and lower the esteem the town once had.

The principles you want to follow are good, e.g. biodiversity, plants better able to cope with seasonal variations etc. Danger is, people think you are being driven by financial considerations only/really. Would be good to set out comparative costs, so we know the difference it will make to budgets.

Please ensure that ground staff are re-trained. Please ensure that reduced costs are not seen as a cost saving but that surplus resources are diverted elsewhere.

The need to train the gardening staff is clearly very important. The changes could be negative if there is not proper investment in this area.

I would be concerned if Cheltenham did not pursue sustainable planting in the areas discussed. I feel the town is looking old fashioned and less attractive with its current bedding schemes. Sustainable planting looks very attractive in other towns both in the UK & Europe.

Use it as an opportunity to do something different - make a statement both in the design and in the way it's used afterwards as a marketing tool. Needs to be more about Cheltenham people than visitors although visitors are important too.

I think it's a great opportunity to show leadership in gardening with wildlife in mind. However, it would be good to have an overall view of biodiversity gains (i.e. not just pollinators, hedgehogs, birds soil).

Difficult to know at this stage but hopefully it will enhance rather than detract if handled properly.

The current bedding planting schemes have high visual impact but were described as belonging to a bygone era, anachronistic, very controlled but unimaginative.

We are in favour of sustainable planting, which incorporates a much greater variety of plants with more interesting forms and textures as well as colour, from shrubs to herbaceous/ grasses and bulbs potentially giving a very long season. Admiration was expressed for the Prestbury Road roundabout. There could be non-visual aspects too e.g. the smell/perfume of Viburnum bodnantense and others, scented Mahonia varieties and Sarcococca, all under planted with bulbs close to pavements.

I do understand that there are financial constraints and that some form of sustainable planting has to be carried out to encourage biodiversity and wildlife but care must be taken as to the siting of this i.e. roundabouts etc. Cheltenham must maintain the flowers in the Long Gardens and Imperial Gardens, this is a must. Please, please think very carefully before a decision is made.

Appendix A continued: Stakeholder Engagement

Summarised and anonymised feedback

I think the sustainable planting experiment on the Pittville roundabout is a great success and could be tried in many other places e.g. along London Road near Oxford Gardens. However I think the Long Gardens in front of the Municipal Offices and Imperial Gardens needs the brighter colours that bedding plants give.

The changes envisaged could look very good, but even so the winter months will always be a bit of a problem, even with seed and grass heads.

The highest possible standards are needed to make the changes a success-design, choice of plants for the site, adequate maintenance and, of course, training of Staff with the necessary skills.

Apart from the two sites mentioned, I am in favour, as long as those in overall charge of budgets, give you the resources to do a first class job.

I think there are opportunities for using herbaceous plants (and shrubs) to replace bedding and increase biodiversity and reduce costs. However I think it needs to be carefully thought out where and needs to part of the overall urban design.

Each Spring I enjoy seeing the bedding plants but always think of the effort required to put in so many thousands of new plants.

While we generally support the aims of reducing both costs and the environmental impact we have reservations about the Prestbury Road roundabout.

Council Debate 16th October 2017

Key themes and concerns debated in relation to the petition to retain seasonal bedding in the Long Garden and Imperial Gardens included;

- Adverse visual impact of a different planting regime e.g. loss of colour, vibrancy
- Need for regular maintenance of herbaceous perennials
- Opportunity to up-skill the Green Space Development Team
- Good designs are essential if we move to a different scheme
- Primary concern was deemed to be two significant locations –the Long Garden and Imperial Gardens. Other green spaces were of less concern

Appendix A continued: Stakeholder Engagement

Overview and Scrutiny Committee meeting 27th November 2017

Key themes and concerns debated in relation to the options appraisal and business case included;

- A focus on the financial assessment, and the provision of adequate maintenance provisions
- The opportunity to embrace the 'best of both worlds' i.e. retain some seasonal bedding whilst delivering some additional environmental and bio-diversity benefits
- A keenness to retain bedding in the Long Garden and Imperial Gardens
- A reminder that Imperial Gardens was awarded Gold in the Heart of England in Bloom 2017 Parks Category. A Silver Gilt has been awarded to Sandford Park.
- Special mention was made of impressive trees and daffodils within the borough.
- It may be time for some change.
- If the results of perennial planting are not deemed to be successful, then a proposal was to reverse the scheme.
- An opportunity to celebrate an alternative kind of planting. Done properly by an expert, it can look good. Adequate financial provision for scheme designs has been costed for in the assessment.

Equality impact assessment – for services, policies and projects

What is an equality impact assessment?

An equality impact assessment is an important part of our commitment to improving equality practice. The form will help us find out what impact or consequences our functions, policies, procedures and projects have on our citizens, employees and potential employees.

By undertaking an impact assessment, we are able to:

- Take into account the needs, experiences and circumstances of those groups of people who use (or don't / can't use) our services.
- Identify any inequalities people may experience.
- Think about the other ways in which we can deliver our services which will not lead to inequalities.
- Develop better policy-making, procedures and services.

Impact assessment are required by law; The Race Relations Amendment Act, The Disability Discrimination Act and the amended Sex Discrimination Act all require local authorities to assess the impact of their functions, policies, projects and services, or the likely impact of any that are proposed, on equality.

However, our view is that we should be using the results of impact assessment to improve service delivery so that we become more accountable to the people that we serve.

Background

Name of project and date	Public Realm Planting Strategic Review November 2017
Lead officer	Emma Morgan
Other people involved in completing this form	Adam Reynolds Ralph Pullin

Step 1 - About the project

<p>What is the aim of the project and what outcomes is it contributing to</p>	<p>The project aims to examine the options and make recommendations for Cheltenham Borough Council's (CBC) approach to public realm planting and assess the impact of an alternative strategy.</p> <p>The project contributes to two specific outcomes within the corporate strategy:</p> <ul style="list-style-type: none"> • "vision for Cheltenham's town centre and its public realm" (ENV2); and • Our economic strategy, to sustain and grow Cheltenham's economic and cultural vitality, specifically, to develop a "longer term strategy for place making" and a "strategic approach to tourism" (ECON 1 & 4). The Place strategy core values of creativity, pioneering and nurturing are reflected in the review and subsequent recommendation.
<p>Who are the primary customers of the project and how do they / will they benefit</p>	<p>Residents and visitors to Cheltenham will benefit from enhancement of the townscape and associated economic developments due to increased appeal of the town as a visitor and business destination.</p> <p>Ubico staff will benefit from a new planting and maintenance regime, requiring additional training and expanding their skillset.</p>
<p>How and where is the project implemented</p>	<p>The planting strategy review will cover all areas within green space and the public realm throughout the town.</p>
<p>What potential barriers might already exist to achieving these outcomes</p>	<p>Public opinion. Officer resource.</p>

Step 2 – What do you know already about your existing / potential customers

<p>What existing information and data do you have about your existing / potential customers e.g. Statistics, customer feedback, performance information</p>	<p>Previous social media feedback regarding small sustainable planting schemes throughout the town.</p> <p>Stakeholder feedback from engagement presentations regarding perennial planting during September and October 2017</p>
<p>What does it tell you about who uses your service and those that don't?</p>	<p>There is strong support for the adoption of perennial planting, based on aesthetic, environmental, financial benefits and the subsequent enhancement of Cheltenham.</p> <p>There is also strong support from a number of groups who have concerns relating to heritage, visual impact and maintenance levels from the proposed planting strategy and potential adverse effect on Cheltenham.</p>
<p>What have you learnt about real</p>	<p>This is a flagship issue.</p>

barriers to your service from any consultation with customers and any stakeholder groups?	There is a perception of Tradition versus Modernism. A robust maintenance regime is regarded as essential for perennial planting schemes. Due regard must be given to appropriate planting i.e. the right plants in the right place. Planting schemes must be suitably designed.
If not, who do you have plans to consult with about the project?	Members will continue to be engaged with for input on the proposal to develop perennial planting schemes.

Step 3 - Assessing Impact

How does your project impact on different groups in the community?

Group	What are you already doing to benefit this group	What are you doing that might disadvantage this group	What could you do differently to benefit this group	No impact on this group
Ethnicity / Race		Stakeholder engagement presentation is in English only	Ensure visual information enhances the written text	
Sex				✓
Gender Reassignment				✓
Age				✓
Disability		Annual bedding focuses on the visual impact of flowers and therefore disadvantages those with visual impairment.	Greater plant diversity will present opportunities to enhance and expand sensory perception	
Religion or belief				✓
Sexual orientation				✓
Marriage and Civil Partnership				✓

Pregnancy & Maternity				✓
Other socially excluded groups or communities				✓

Step 4 - what are the differences

Are any groups affected in different ways to others as a result of the project?	No
Does your project either directly or indirectly discriminate?	No.
If yes, what can be done to improve this?	
Are there any other ways in which the project can help support priority communities in Cheltenham?	Opportunities to continue to involve groups of volunteers in the design, planting and maintenance of schemes within the public realm could be developed.

Step 5 – taking things forward

What are the key actions to be carried out and how will they be resourced and monitored?	An appraisal of options for public realm planting strategy, with recommendations, will be developed by CBC and Ubico officers and submitted to Cabinet for decision in December.
Who will play a role in the decision-making process?	Cabinet.
What are your / the project's learning and development needs?	
How will you capture these actions in your project planning?	Milestone plan, action log, risks and issues log, decision log.

Appendix 4: History & conservation planting report

Produced by Adam Dyer, Planning policy Conservation Officer, August 2017

Today the postcard image of Cheltenham is undoubtedly the Regency terraces with large numbers of colourful bedding plants that are replaced regularly throughout the spring and summer. This however, is largely a late Victorian fashion and not the original intentions of the architects and designers for the open green space.

In Regency times it is likely that lightly wooded, sinuous shrubberies, with beds of herbaceous perennials would have been used in areas such as the long gardens, and in the gardens once found on the Promenade. Many of these therefore strongly link into the idea of sustainable planting today.

Case Studies

Long Garden

The Long Garden has gone through a number of changes and but does continue to have great historical value, largely due to the association with the Grade II* listed terrace but also as a formally arranged garden. Under the 1891 improvement of the Promenade by the Corporation that resulted in a landscaping of the Long Garden so it become a 'Beautiful attraction of the town'. At this point the formal garden was laid out with planting beds arranged symmetrically with gravel strips in-between beds, with finely manicured lawns, ornamental railings, and the central area where the war memorial sits today. The current planting scheme, albeit a watered down one, appears to be a semblance of the Victorian scheme with a less complex arrangement.

Prior to this it is likely that there were originally gates in front of each house with the gardens laid out with ornamental shrubs, plants and trees with Regency metal railings surrounding. Whilst it cannot be said for certain, it is likely that it was a fairly naturalistic form of landscaping that was very much in fashion in the Regency period, with fairly simple planting containing herbaceous perennials.

Imperial Gardens

The beds are from the early 1950s and so of less historical value, but again it is the green space that these areas provide are important characteristic for the conservation area. Furthermore, although these gardens and the flower beds are now 'iconic' to Cheltenham's post-war identity, the reality is that with or without bedding plants the public green square is the important element of Regency design in the conservation area.

Successful Examples

Brighton Pavilion Gardens

In the 1980s John Nash's never-executed plans for the garden setting of the Briton Pavilion were carried out in connection with the extensive restoration of the pavilion itself. This saw the implementation of a picturesque garden with irregular shrubberies projecting into the lawns, forming changing patterns and views with a combination of trees, shrubs and plants for year round interest.

Alverstoke Crescent Garden

The garden was formed with the surrounding terraces in 1826 but fell into a state of disrepair in the early 20th century. The restoration of this garden in a Regency style involved the introduction of herbaceous plants, shrubs and small trees. Today it holds a green heritage award.

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Cheltenham Borough Council Asset Management Working Group 27th November 2017 Cabinet 12th December 2017 Property Portfolio Asset Review

Accountable member	Councillor Rowena Hay Cabinet Member Finance
Accountable officer	David Roberts Head of Property and Asset Management
Ward(s) affected	All
Key/Significant Decision	No
Executive summary	<p>Property Services has undertaken a comprehensive and thorough review of the Council's property assets with the aim of identifying a potential strategy for each property.</p> <p>The review identifies potential opportunities and suggests recommendations with supporting commentary under the headings retain, review, review-lease/support and dispose. Some properties are already subject to existing reviews which are identified in the asset schedules.</p> <p>Moving forward the review schedule will become an important tool in managing the portfolio. It will be a living and adaptable document constantly updated, which can be used to measure how the portfolio delivers against corporate objectives.</p> <p>Additional resourcing implications and gaps in skillsets have been identified as a result of the review which will be addressed in the structural review of the Property Services division, which is currently underway.</p>
Recommendations	<p>That Cabinet approves</p> <ol style="list-style-type: none"> 1. the recommended strategy for the asset portfolio and the specific recommendations for each of the properties, as set out in the asset review, subject to the completion of the relevant option appraisals and subsequent appropriate approval process.

Financial implications	<p>The resourcing implications will be addressed in the review of the structure of the Property Services division which is currently underway.</p> <p>Contact officer: Paul Jones paul.jones@cheltenham.gov.uk 01242 775154</p>
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<p>Legal implications</p>	<p>There are no legal implications arising from the review and report at this stage.</p> <p>Contact officer: Rose Gemmell rose.gemmell@tewkesbury.gov.uk 01684 272014</p>
<p>HR implications (including learning and organisational development)</p>	<p>As detailed in section 2.</p> <p>The estates management team may require additional resourcing and there is an identified development appraisal skillsets gap. Both of these issues will be addressed in the review of the structure of the Property Services Division.</p> <p>Contact officer: Carmel Togher carmel.togher@cheltenham.gov.uk 01242 775215</p>
<p>Key risks</p>	<p>Inability to deliver the growth in property investments or the option appraisals that will lead to developments realising additional income, capital or place shaping opportunities.</p>
<p>Corporate and community plan Implications</p>	<p>The accommodation review is one of the actions outlined in the Corporate Strategy and implementation of the recommendations of the asset review will help meet two key objectives in contributing towards enhancing environmental quality and growing economic vitality.</p>
<p>Environmental and climate change implications</p>	<p>This will be outlined as option appraisals on individual sites are considered in detail following approval of this report.</p>
<p>Property/Asset Implications</p>	<p>As outlined in this report</p> <p>Contact officer: David Roberts david.roberts@cheltenham.gov.uk 01242 264151</p>

1. Background

- 1.1 The investment property report approved by Cabinet and Council on the 6th and 12th December 2016 respectively, recommended making an allocation to the Capital Programme from unapplied capital receipts to deliver key aims and priorities one of which is to ensure the council's land and property asset portfolio is fit for purpose, secures increased income generation, maximises capital receipts and stimulates growth and investment in the Borough.
- 1.2 The report also approved the ring fencing of a minimum of 50% of all future asset disposal proceeds to enhancing the Council's land and asset portfolio. With this in mind, Property Services has undertaken a review of the council's property portfolio with the aim of identifying a potential strategy for each property which:
 - delivers corporate objectives
 - identifies commercial opportunities
 - highlights potential to increase value for money
- 1.3 The review includes recommendations that may lead to a growth in rental income or capital receipt through disposals where the asset is deemed surplus or through the implementation of development opportunities in line with the original intentions of the council report.
- 1.4 The full analysis of the council's extensive and diverse portfolio includes key public buildings and parks and gardens. Many of the properties are used directly by the council, managed by The Cheltenham Trust or occupied by the Third Sector to deliver public services. As such, there is no 'golden egg', quick win and opportunities are constrained by current use.
- 1.5 The portfolio, as set out in the accompanying schedules, has been divided in accordance to the finance category in which the assets are held namely General Fund (GF), Green Space and Housing Revenue Account (HRA) the descriptions below are the classifications used for valuation and finance reporting purposes:
 - Other land and buildings – these assets primarily provide an operational or social economic function but can be income generating too.
 - Surplus – these assets are not held for either operational or investment purposes and certain factors may inhibit immediate disposal but have future opportunities.
 - Investment – these are assets which are held purely for the income they generate. For these assets an initial yield and net yield (net of management costs) has been calculated based on current book values. The council has a target net yield of 5% pa.
- 1.6 The Estates team played a considerable role in the asset portfolio review and are motivated by the prospect of delivering some of the opportunities which have been highlighted.

2. Review conclusion and recommendations

- 2.1 The review resulted in a full analysis of the council's extensive and diverse portfolio which includes key public buildings and parks and gardens. Many of the properties are used directly by the council, managed by The Cheltenham Trust or occupied by the Third Sector to deliver public services. As such, there is no 'golden egg' or quick win and opportunities are constrained by current use.
- 2.2 The review identifies and recommends a strategy for each asset in the general fund and housing revenue account that may present opportunities to grow income or realise capital.
- 2.3 The review identifies and records potential options which may deliver corporate, value for money and place shaping objectives.

- 2.4 The review identifies opportunities for commercial and development opportunities. Many of the opportunities are complex and may take a number of years and additional resource to develop proposal which deliver significant outcomes. The recommendation is to support activity on the progressing the recommendation to **REVIEW** options which include the potential to support the delivery of additional housing.
- 2.5 The review establishes a methodology for measuring yields from investment properties and calculates existing yields.
- 2.6 The conclusion of this review is that, in the short term, resources should be prioritised on activity which seeks to grow the investment portfolio whilst the option appraisals resulting from the **REVIEW** activity is completed.

3. Staffing / resourcing implications

- 3.1 The current team is relatively small with a Senior Surveyor supported by 2 part time Surveyors undertaking a full range of estate management activities. The review has identified the need for additional personnel i.e. an additional estates surveyor to support the implementation of the review including the growth in the investment property portfolio.
- 3.2 In addition, a number of the individual recommendations for specific assets refer to the need for development appraisals a skill set which is currently missing from the team.
- 3.3 Both of these issues will be addressed in the review of the Property Service division which is currently underway. The purpose of this structural review is to ensure that the Division is 'fit for purpose' and is set up to deliver the recommended strategy in the asset review and deliver the councils aspiration to grow and manage its investment property portfolio in order to support the councils Medium Term financial Strategy.

4. Reasons for recommendations

- 4.1 The proposed strategy will support the aspiration to ensure that the council's assets make a contribution to place shaping aspirations and the MTFS.

5. Alternative options considered

- 5.1 Do nothing, which would mean that opportunities would be considered in a less structured way and would not give confidence that the portfolio is being managed and measured against corporate objectives.

6. Consultation and feedback

- 6.1 Executive Board and Informal Cabinet. The Asset Management Working Group considered the review at a meeting on 27th November 2017 and were supportive of the approach and commended officers on a comprehensive piece of work.

7. Performance management – monitoring and review

- 7.1 As part of the ongoing management of the portfolio there will be continual review of the performance of the investment properties, and delivery of appraisals against an agreed programme.

Report author	Contact officer: David Roberts david.roberts@cheltenham.gov.uk 01242 264151
Appendices	<ol style="list-style-type: none">1. Risk Assessment2. Asset review
Background information	<ol style="list-style-type: none">1.

The risk				Original risk score (impact x likelihood)			Managing risk				
Risk ref.	Risk description	Risk Owner	Date raised	Impact 1-5	Likelihood 1-6	Score	Control	Action	Deadline	Responsible officer	Transferred to risk register
1	If the recommended strategy outlined in the review is not accepted then management of the portfolio and delivery of appraisals is likely to continue in a less structured way	DLR	17/11/17	5	1	5	Accept	Implement recommended strategy	Dec 17		
2	If property services are to make strategic acquisitions, grow the investment portfolio, manage the assets and undertake options and development appraisals then additional resource will be required to deliver the objectives.	DLR	17/11/17	4	3	12	Reduce	Address resourcing implications in the structural review of the Division	March 2018		

GENERAL FUND ASSET PORTFOLIO REVIEW - October 2017

- Review Purpose :**
- (1) To compile a comprehensive strategy for each of CBC's property assets compatible with the councils corporate objectives.
 - (2) To identify, explore and maximise commercial opportunities.
 - (3) Aim to increase value for money from each asset.

Note 1. Initial yield: Annual income divided by asset value

Note 2. Net yield: Annual income less management cost divided by asset value

Note 3. CIG: Community Interest Grant

Definitions:

Other land and buildings: Primarily they have an operational or social economic function but can be income generating too.

Surplus: Property assets that are not held for either operational or investment purposes. Certain factors may inhibit Immediate disposal

Investment Property: Properties held purely for the income it generates.

Valuation:- Properties in the Investment/Surplus and Asset held for sale categories are valued at highest and best value. Those properties described as other land and buildings are valued on an existing use basis.

Asset description	3rd Sector	Current rental/ fee income per annum £	Initial Yield (Note 1) / Net Yield (Note 2) (Investment only)	Net Book Value At March 2018 £	Reason for holding asset	State of Repair Capital Investment requirements PMP (Planned Maintenance Programme) i.e. 5 year projected spend based on condition survey	Recommended Strategy	
							REVIEW UNDERWAY	Potential Place Shaping Opportunities
OTHER LAND & BUILDINGS								
3rd Sector Support							REVIEW	
1 Municipal Offices		12,500		3,954,138	Service provision. Occupied by CBC	Current strategy to undertake H&S and essential works only . £600,000 PMP estimated to 2023. Capital investment of c£6m if retained (20 yr. PMP).	REVIEW UNDERWAY	Yes
2 Royal Well Public Conveniences		NA		42,857	CBC service provision	Annual Operational costs £21,000 pa including cleaning / maint. Capital investment of £150,000 required.	REVIEW UNDERWAY	Yes
3 Royal Well Bus Station		20,000		154,167	Service provision	PMP £30,515	REVIEW UNDERWAY	Yes

Asset description	3rd Sector	Current rental/ fee income per annum £	Initial Yield (Note 1) / Net Yield (Note 2) (Investment only)	Net Book Value At March 2018 £	Reason for holding asset	State of Repair Capital Investment requirements PMP (Planned Maintenance Programme) i.e. 5 year projected spend based on condition survey	Recommended Strategy	Potential Place Shaping Opportunities
							REVIEW UNDERWAY	
							DISPOSE	
							REVIEW - LEASE/SUPPORT	
							REVIEW	
							RETAIN	
4 Chapel Walk (aka Royal Well Car Park)		114,000		931,636	Service provision and income.	PMP £7,512	REVIEW UNDERWAY	Yes
5 Town Hall, Imperial Square Gardens		Income netted off in TCT management fee		20,505,600	Service provision is part of Cheltenham's place offer secured through public ownership of building.	Grade II listed. £2.4million allocated to redevelopment + £400,000 PMP.	RETAIN	Yes
6 Pittville Pump Room		Income netted off in TCT management fee		10,987,600	Service provision is part of Cheltenham's place offer secured through public ownership of building.	Grade 1 listed. PMP £232,103.	REVIEW	Yes
7 Art Gallery & Museum - The Wilson		Income netted off in TCT management fee		11,553,267	Service provision is part of Cheltenham's place offer secured through public ownership of building.	PMP. £170,516	RETAIN	Yes
8 Prince of Wales Stadium				1,164,840	Service provision (TCT)	PMP £1m over the next 5 years. £448,705	REVIEW	Yes

	Asset description	3rd Sector	Current rental/ fee income per annum £	Initial Yield (Note 1) / Net Yield (Note 2) (Investment only)	Net Book Value At March 2018 £	Reason for holding asset	State of Repair Capital Investment requirements PMP (Planned Maintenance Programme) i.e. 5 year projected spend based on condition survey	Recommended Strategy	Potential Place Shaping Opportunities
								REVIEW UNDERWAY	
								DISPOSE	
								REVIEW - LEASE/SUPPORT	
								REVIEW	
								RETAIN	
9	Pittville Recreation Centre (Leisure@)		NA		17,824,323	Service provision (TCT)	Poor condition and dated. The Council facilitated a loan for £1.5m refurbishment and reconfiguration of part. PMP £973,800	REVIEW	Yes
10	Everyman Theatre		72,500		9,822,500	Service provision is part of Cheltenham's place offer secured through public ownership of building.	2014 valuation report undertaken quotes that the property is '...in spectacular condition'. Grade II listed. Investment in theatre refurbishment undertaken in 2011.	REVIEW - LEASE/SUPPORT	
11	Playhouse Theatre	Yes	Peppercorn £1		1,257,368	Service provision is part of Cheltenham's place offer secured through public ownership of building. 3rd Sector occupier.	Poor condition. Grade II listed. Needs considerable investment and repair (tenants responsibility).	REVIEW - LEASE/SUPPORT	Yes
12	Montpellier Public Conveniences		NA		86,736	CBC service provision	Last Investment made 2014/15. Annual Operational Costs £41,000 including cleaning and maintenance . Next capital refurbishment due 2024.	REVIEW UNDERWAY	

	Asset description	3rd Sector	Current rental/ fee income per annum £	Initial Yield (Note 1) / Net Yield (Note 2) (Investment only)	Net Book Value At March 2018 £	Reason for holding asset	State of Repair Capital Investment requirements PMP (Planned Maintenance Programme) i.e. 5 year projected spend based on condition survey	Recommended Strategy	Potential Place Shaping Opportunities
								REVIEW UNDERWAY	
13	Bath Terrace Public conveniences		NA		82,406	CBC service provision	Annual operational costs £24k pa including cleaning and maint. Estimated refurbishment costs £80,000.	REVIEW UNDERWAY	
14	Church Piece, Public conveniences		NA		27,573	Service provision	Only a couple of years old. Tenant repairs. No maintenance cost to CBC.	RETAIN.	
15	Imperial Gardens Public Conveniences		NA		35,544	CBC service provision	Annual operational costs £22,000 Estimated refurbishment costs £90,000.	RETAIN	
16	Pittville Park, Public Conveniences		NA		8,547	CBC service provision	Annual operational costs £27.5k pa including cleaning and maint.	RETAIN	
17	Cheltenham Town Football Club - Land only		12,500		120,000	Service provision and income.	Full repairing lease (tenant)	REVIEW	Yes
18	Civil Service Sports Ground		20,000		214,000	Community facility		RETAIN	Yes

	Asset description	3rd Sector	Current rental/ fee income per annum £	Initial Yield (Note 1) / Net Yield (Note 2) (Investment only)	Net Book Value At March 2018 £	Reason for holding asset	State of Repair Capital Investment requirements PMP (Planned Maintenance Programme) i.e. 5 year projected spend based on condition survey	Recommended Strategy	Potential Place Shaping Opportunities
								REVIEW UNDERWAY	
								DISPOSE	
								REVIEW - LEASE/SUPPORT	
								REVIEW	
								RETAIN	
19	St. Peters Pavilion & Clubhouse - land only (Saracens Football Club)		2,000		20,000	Service provision	Tenant is responsible for all repairs.	REVIEW	Yes
20	St. Peters Recreation Ground Car Park		0		46,544	Service Provision		REVIEW	Yes
21	Brizen Community Centre		5,000		51,658	Service provision	Good condition. Full repairing and insuring (tenant)	RETAIN	
22	Horsefair Street - Beeches Pavilion		3,500		42,516	Service provision	PMP £16,367	REVIEW	
23	Pittville Agg Gardner Pavilion		0		83,450	Service provision	PMP £30,269	RETAIN	
24	Welch Road (aka Ron Smith Pavilion)	Yes	1,040		142,408	Service provision. 3rd Sector	PMP £97,939	RETAIN	

Asset description	3rd Sector	Current rental/ fee income per annum £	Initial Yield (Note 1) / Net Yield (Note 2) (Investment only)	Net Book Value At March 2018 £	Reason for holding asset	State of Repair Capital Investment requirements PMP (Planned Maintenance Programme) i.e. 5 year projected spend based on condition survey	Recommended Strategy	Potential Place Shaping Opportunities
							REVIEW UNDERWAY	
							DISPOSE	
							REVIEW - LEASE/SUPPORT	
							REVIEW	
							RETAIN	
25	Hatherley Pavilion	NA		15,904	service provision	In a good state of repair. £13,554	RETAIN	
26	King George V Pavilion	2,000		135,446	Service provision	PMP £38,989	RETAIN	
27	Mary Godwin Pavilion	0		86,892	Service provision	PMP £63,234	RETAIN	
28	Naunton Park Pavilion	NA		81,869	Service provision	PMP £32,402	REVIEW UNDERWAY	
29	Burrows Pavilion (Changing Rooms)	0		79,275	Service provision	PMP £48,330	REVIEW	

	Asset description	3rd Sector	Current rental/ fee income per annum £	Initial Yield (Note 1) / Net Yield (Note 2) (Investment only)	Net Book Value At March 2018 £	Reason for holding asset	State of Repair Capital Investment requirements PMP (Planned Maintenance Programme) i.e. 5 year projected spend based on condition survey	Recommended Strategy	Potential Place Shaping Opportunities
								REVIEW UNDERWAY	
								DISPOSE	
								REVIEW - LEASE/SUPPORT	
								REVIEW	
								RETAIN	
30	Burrows Pavillion (Broadlands Pre School)	Yes	1,000		to be valued 2018	Service provision 3rd Sector		RETAIN	
31	Whaddon Lodge (Road) Pavilion		0		29,335	Service provision	PMP £13,881	RETAIN	
32	Whaddon Road Bowling Club - land & buildings		4,400		64,000	Service provision and income.		REVIEW	Yes
33	Lynworth Hall, Mendip Road - land and buildings		31		60,000	Service provision and income.	PMP £30,005	REVIEW	Yes
34	Priors Farm Pavilion		Income?		118,763	Service provision	PMP £131,377	REVIEW	
35	Priors Farm Brick built Mower/ fertiliser store	0	NA		14,830	Former storage building, now surplus for operational use.	Good.	REVIEW	

Asset description	3rd Sector	Current rental/ fee income per annum £	Initial Yield (Note 1) / Net Yield (Note 2) (Investment only)	Net Book Value At March 2018 £	Reason for holding asset	State of Repair Capital Investment requirements PMP (Planned Maintenance Programme) i.e. 5 year projected spend based on condition survey	Recommended Strategy	Potential Place Shaping Opportunities
							REVIEW UNDERWAY	
							DISPOSE	
							REVIEW - LEASE/SUPPORT	
							REVIEW	
							RETAIN	
36 Up Hatherley Way - Brizen Pavilion		800		155,076	Service provision	PMP £8,889	RETAIN	
37 Grange Walk TAVR hut. Ground lease only (no building).		700		15,000	Service provision	PMP £2,971	RETAIN	
38 St Mary's Mission Hall, Winston Churchill Gardens		6,800		58,900	Service provision and income.	PMP £10,453	RETAIN	
39 Montpellier Gardens Proscenium (Gardens Gallery)	Yes	0		109,518	Service provision (3rd sector occupier)	PMP £5,408	RETAIN	
40 Montpellier Gardens Café		4,740		79,00	Service provision and income.		RETAIN	
41 Pittville Boathouse		2,500		21,386	Service provision.	PMP £29,632	RETAIN	
42 Pittville Refreshment Kiosk (Central Cross Kiosk)		5,880		98,080	Service provision and income.	PMP £19,819	RETAIN	

Asset description	3rd Sector	Current rental/ fee income per annum £	Initial Yield (Note 1) / Net Yield (Note 2) (Investment only)	Net Book Value At March 2018 £	Reason for holding asset	State of Repair Capital Investment requirements PMP (Planned Maintenance Programme) i.e. 5 year projected spend based on condition survey	Recommended Strategy	Potential Place Shaping Opportunities
							REVIEW UNDERWAY	
							DISPOSE	
							REVIEW - LEASE/SUPPORT	
							REVIEW	
							RETAIN	
43	Pittville refreshment kiosk by the playground	3,000			Service provision and income.		RETAIN	
44	Montpellier Gardens Bandstand	3,950		129,343	Service provision.	PMP £4,063	RETAIN	
45	Pittville Tennis Courts	Income retained by lessee.		8,096	Service provision	PMP £29,582	RETAIN	
46	Pittville Bandstand	0		6,502	Service provision	PMP £5,606	RETAIN	
47	Pittville Aviaries	0		27,446	Service provision	PMP £11,433	RETAIN	
48	Pittville Civil Defence Centre (Central Cross Drive Scouts Hut)	126		7,122	Service provision and income.		RETAIN	
49	St James Street Car Park	420,000		2,953,364	Service provision and income.	Potential future redevelopment with adjoining landowner. £5,594	RETAIN	
50	Sherbourne Place Car Park	120,000		1,004,182	Service provision and income.	PMP £4,890	REVIEW UNDERWAY	Yes
51	Bath Parade aka Bath Road Car Park	175,000		1,403,182	Service provision and income.	PMP £75,702	REVIEW UNDERWAY	
52	Jersey Street Car Park	0		26,842	Service provision	PMP £2,620	REVIEW	

Asset description	3rd Sector	Current rental/ fee income per annum £	Initial Yield (Note 1) / Net Yield (Note 2) (Investment only)	Net Book Value At March 2018 £	Reason for holding asset	State of Repair Capital Investment requirements PMP (Planned Maintenance Programme) i.e. 5 year projected spend based on condition survey	Recommended Strategy		Potential Place Shaping Opportunities
							REVIEW UNDERWAY	DISPOSE	
53	High Street Car Park	295,000		2,407,364	Service provision and income.	PMP £7,065	RETAIN		
54	Regent Arcade (Regent Street) Car Park	980,000		8,398,286	Service provision and income.	PMP £277,230	RETAIN		
55	Rodney Road Car Park	270,000		2,201,182	Service provision and income.		RETAIN		
56	St Georges Road Car Park	135,000		1,079,591	Service provision and income.	PMP £2,340	REVIEW UNDERWAY	Yes	
57	High Street Car Park, Phoenix Passage aka West End car park	31,000		257,536	Service provision and income.	PMP £2,886	RETAIN		
58	Bath Terrace Car Park	134,269		1,049,045	Service provision and income.	PMP £29,366	REVIEW UNDERWAY		
59	Church Piece Car Park	0		82,626	Service Provision		RETAIN		
60	Whitefriars School Car Park (London Road) aka Sixways Car Park	0		81,876	Service Provision	PMP £1,276	RETAIN		
61	Pittville Golf Course Car Park	0		34,829	Service Provision	PMP £2,238	REVIEW		
62	Idsall Drive Car Park	0		41,602	Service Provision	PMP £826	REVIEW		

Asset description	3rd Sector	Current rental/ fee income per annum £	Initial Yield (Note 1) / Net Yield (Note 2) (Investment only)	Net Book Value At March 2018 £	Reason for holding asset	State of Repair Capital Investment requirements PMP (Planned Maintenance Programme) i.e. 5 year projected spend based on condition survey	Recommended Strategy	Potential Place Shaping Opportunities
							REVIEW UNDERWAY	
63 Lansdown Place Lane Car Park		0		42,124	Service Provision	PMP £3,763	REVIEW UNDERWAY	Yes
64 Springbank Way Car Park		0		98,642	Service Provision	PMP £1,585	RETAIN	
65 Chelt Walk Car Park (aka St. James square car park) (with Synagogue Lane)		123,000		1,399,309	Service provision and income.		REVIEW UNDERWAY	Yes
66 Grosvenor Terrace multi-storey Car Park aka Town Centre East car park		160,000		887,544	Service provision and income.	PMP £311,275	RETAIN	
67 Commercial Street Car Park		7,000		56,318	Service provision and income.	PMP £9,685	REVIEW UNDERWAY	Yes
68 Up Hatherley Way - Parking - Brizen		0		82,763	Service Provision	PMP £4,217	RETAIN	

Asset description	3rd Sector	Current rental/ fee income per annum £	Initial Yield (Note 1) / Net Yield (Note 2) (Investment only)	Net Book Value At March 2018 £	Reason for holding asset	State of Repair Capital Investment requirements PMP (Planned Maintenance Programme) i.e. 5 year projected spend based on condition survey	Recommended Strategy	Potential Place Shaping Opportunities
							REVIEW UNDERWAY	
69 Synagogue Lane car park aka St James Square Car Park (when combined with Chelt Walk)		2,500		622,900	Service provision and income.	PMP £9,034	REVIEW UNDERWAY	Yes
70 Swindon Village Hall car park		350		87,400	Service provision		RETAIN	
71 Rose & Crown Passage Depot, High Street		2,250		33,503	Service provision and income.	PMP £13,218	DISPOSE	
72 Swindon Road (Central) Depot		260,914		3,228,608	Service provision.	PMP £761,329	RETAIN	
73 Church Road Nursery School Site - Land		0		8,000	Service provision		DISPOSE	
74 Cemetery Chapel & Crematorium		1,819,000		1,276,127	Service provision and income.	Capital redevelopment scheme. 109,491	REVIEW	
75 Cemetery Offices Bouncers Lane Cheltenham Gloucestershire GL52 5JR				Incorporated into No 73 above.	Service provision		REVIEW	
76 Arle Nursery including 2 tied houses		20,004		601,772	Tied tenancies. Service provision and income	PMP £ 625,000	REVIEW UNDERWAY	Yes

Asset description	3rd Sector	Current rental/ fee income per annum £	Initial Yield (Note 1) / Net Yield (Note 2) (Investment only)	Net Book Value At March 2018 £	Reason for holding asset	State of Repair Capital Investment requirements PMP (Planned Maintenance Programme) i.e. 5 year projected spend based on condition survey	Recommended Strategy	Potential Place Shaping Opportunities
							REVIEW UNDERWAY	
77 Tramway Cottage, Daisybank Road		2,334		237,931	Tied tenancy. Service provision and income	PMP £17,043	DISPOSE	
78 Stanton Rooms		Income retained by Parish Council,		234,536	Service provision.	Good state of repair	RETAIN	
79 St Georges Square (Cheltenham Spa) Bowling Club	Yes	1,749		65,550	Service provision and income.		RETAIN	
80 Clyde Crescent Pavilion (next to Oakley Community Centre)				49,300	Service provision	PMP £71,552	REVIEW	
81 Land adjoining Leckhampton Scouts Hall		100		1,250	Service provision		RETAIN	
82 St. Stevens cricket pavilion, Swindon village (Ground lease only)		150		5,000	Service provision		RETAIN	
83 39 Grosvenor Street (Cheltenham One-Stop Open Door Shop)	Yes	1,200		116,850	Service provision and income. 3rd sector.	PMP £31,616	DISPOSE	
84 30 St Georges Place (Horse & Groom)		0		19,950	Service provision.	PMP £31,345	DISPOSE	

Asset description	3rd Sector	Current rental/ fee income per annum £	Initial Yield (Note 1) / Net Yield (Note 2) (Investment only)	Net Book Value At March 2018 £	Reason for holding asset	State of Repair Capital Investment requirements PMP (Planned Maintenance Programme) i.e. 5 year projected spend based on condition survey	Recommended Strategy	
							REVIEW UNDERWAY	Potential Place Shaping Opportunities
85 Springbank Community Resource Centre (SACS Community Centre)	Yes	0		1,493,886	Service provision and income. 3rd sector.		RETAIN	
86 St Margaret's (Community) Hall, Coniston Road	Yes	0		124,313	Service provision and income. 3rd Sector.		RETAIN	
87 Oakley Community Centre, Clyde Crescent		43,000		1,044,425	Service provision and income.		RETAIN	
88 College Road - Ex Parks (Sandford) Offices	Yes	0		181,000	Service Provision. 3rd Sector		REVIEW	
89 Sandford Park Pool & Lido incl. car park		Trust retain c£250k net parking income		4,349,568	Service provision	Replacement of infrastructure to keep the Lido operational is expensive. This currently sits with the Lido Trust. £34,807	REVIEW - LEASE/SUPPORT	Yes
90 40-46 St. Georges Street		10,000	N/A	1,600	Service Provision		RETAIN?	
91 29 & 33 High Street (Berkeley Mews)		110,911	10.19% ----- 4.75%	850,000	Supports small businesses	PMP £14,404	REVIEW	

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								REVIEW UNDERWAY	Potential Place Shaping Opportunities
								DISPOSE	
								REVIEW - LEASE/SUPPORT	
								REVIEW	
								RETAIN	
92	33 High Street	17,500	240,000.00	8.68% ----- 5.79%	240,000	Service provision / Income/		RETAIN	
93	55 Bath Road		11,950	9.05% ----- 8.33%	132,600	Service Provision		RETAIN	
94	Gloucestershire Airport Estates (freehold interest)		25,753	5.54% ----- 5.09%	465,000	Service provision, investment and economic value to region		RETAIN	Yes
95	Land @ Colletts Drive Chelt Sand & Gravel		38,620	10.86% ----- 9.91%	190,000	Service Provision		RETAIN	
96	Land at Colletts Drive		Inc. in figure above	Inc. in fig above	160,000	Service Provision		RETAIN	
97	Barn Farm Elmstone (Tewkesbury Road)		8,250	6.65% ----- 5.04%	124,000	Potential future development	PMP £52,644	RETAIN	Yes
98	456 High Street (land adjacent)		3,750		60,000	Surplus		RETAIN	
99	14 Swindon Road		8,950	8% ---- 8%	112,000	Service Provision	PMP £12,725	REVIEW	

	Asset description	3rd Sector	Current rental/ fee income per annum £	Initial Yield (Note 1) / Net Yield (Note 2) (Investment only)	Net Book Value At March 2018 £	Reason for holding asset	State of Repair Capital Investment requirements PMP (Planned Maintenance Programme) i.e. 5 year projected spend based on condition survey	Recommended Strategy	Potential Place Shaping Opportunities
								REVIEW UNDERWAY	
								DISPOSE	
								REVIEW - LEASE/SUPPORT	
								REVIEW	
								RETAIN	
101	TOTAL OTHER LAND & BUILDINGS				120,187,737				
102	SURPLUS ASSETS								
103	Land next to 2 Saville Close (currently an Orchard)		0			Surplus. Orchard		REVIEW	
104	Great Western Road (opposite Shell filling station & Waitrose)		0			Surplus. Public open space		REVIEW	
105	Ambrose Street, Public Conveniences		0		31,504	Surplus. Closed		REVIEW UNDERWAY	
106	455 High Street (formerly Station Road car park)		0		25,000	Surplus and currently SSTC (contracts have exchanged, completion upon planning).		DISPOSE	
107	Hill Farm (Former Leckhampton Hill Farm) - buildings only (land split out as Investment)		7,830		270,000	Surplus		DISPOSE	
108	12 St James Street		6,280	9.52% ----- --2.31%	66,300	Surplus	PMP £19524	RETAIN	
109	14 St James Street		5,700	10.47% ----- --6.23%	60,000	Surplus	PMP £13358	RETAIN	

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								REVIEW UNDERWAY	
								DISPOSE	
								REVIEW - LEASE/SUPPORT	
								REVIEW	
								RETAIN	
110	Wymark Factory, Runnings Road		110	N/A	2,000	Surplus		RETAIN	Yes
111	TOTAL SURPLUS ASSETS				454,804				
112	INVESTMENT PROPERTY								
113	75 Priors Road		27,000	9%----- 8.64%	304,000	Investment		RETAIN	
114	77 Priors Road		10,500	10%----- 9.47%	116,000	Investment		RETAIN	
115	79 Priors Road		10,000	10%----- 8.89%	105,000	Investment	PMP £14819	RETAIN	
116	Regent Arcade - CBC Lease (Freehold - Land)		575,000	3.65%----- 3.64%	15,771,000	Investment		REVIEW UNDERWAY	
117	Cheltenham Enterprise Centre (comprising 4 units)		44,675	6.5%----- 5.8%	690,000	Investment	State of repair very good, units only 10 years old. PMP £29,881	RETAIN	
118	DELTA PLACE (aka 27 Bath Road)		1,546,440	9%----- 9%	16,400,000	Investment future HQ / Hub		RETAIN	
119									
120	TOTAL GF INVESTMENT PROPERTY				33,386,000				

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							REVIEW UNDERWAY	
							DISPOSE	
							REVIEW - LEASE/SUPPORT	
							REVIEW	
							RETAIN	

GREEN SPACE ASSET PORTFOLIO REVIEW - 2017

09/00001/SITE	Montpellier Gardens Montpellier Walk Cheltenham Gloucestershire	Montpellier Gardens, and associated Buildings	Operational Community Assets	Parks, Gardens and Open Spaces	GF	Park and Gardens	£15,995
09/00008/SITE	Imperial Garden Promenade Cheltenham Gloucestershire	Site of Imperial Gardens, Town Hall and associated features	Operational Other Land and Buildings	Open Space Land and Allotments	GF	Open Spaces	
09/00016/SITE	Long Gardens Promenade Cheltenham Gloucestershire	Promenade Long Gardens area	Operational Community Assets	Parks, Gardens and Open Spaces	GF	Park and Gardens	
09/00175/SITE	Winston Churchill Memorial Gardens Market Street Cheltenham Gloucestershire	Site including St Mary's Mission	Operational Community Assets	Parks, Gardens and Open Spaces		Park and Gardens	
09/00176/LAND	Winston Churchill Memorial Gardens Market Street Cheltenham Gloucestershire	Public open space	Operational Community Assets	Parks, Gardens and Open Spaces	GF	Park and Gardens	
09/00255/LAND	Burrows Sports Field Merlin Way Cheltenham Gloucestershire		Operational Other Land and Buildings	Open Space Land and Allotments	GF	Playing Fields / Pitches Operational	£4,525
09/00417/SITE	Pittville Park Evesham Road Cheltenham Gloucestershire	Site including Leisure @, Prince of Wales, Pittville Pumprooms, Agg Gardens Lodge and 43 Marle Hill Road and open spaces	Operational Community Assets	Parks, Gardens and Open Spaces	GF	Park and Gardens	
09/00423/LAND	Pittville Park Evesham Road Cheltenham Gloucestershire		Operational Community Assets	Parks, Gardens and Open Spaces	GF	Park and Gardens	
09/00425/LAND	Former Honeybourne Railway Line Honeybourne Way Cheltenham Gloucestershire		Operational Infrastructure Asset	Permanent Ways	GF	Cycle Track	
09/00478/LAND	Playing Field Wymans Lane Cheltenham Gloucestershire	Swindon Village Playing Field	Operational Other Land and Buildings	Open Space Land and Allotments	GF	Playing Fields / Pitches Operational	
09/00531/LAND	Hesters Way Park Princess Elizabeth Way Cheltenham Gloucestershire		Operational Community Assets	Parks, Gardens and Open Spaces	GF	Park and Gardens	£17,600
09/00558/SITE	Sandy Lane Playing Field Everest Road Cheltenham Gloucestershire	with part of railway and Old Patesians Sports Club	Operational Other Land and Buildings	Open Space Land and Allotments	GF	Open Spaces	
09/00560/LAND	Sandy Lane Playing Field Everest Road Cheltenham Gloucestershire		Operational Other Land and Buildings	Open Space Land and Allotments	GF	Playing Fields / Pitches Operational	
09/00564/LAND	Naunton Park Asquith Road Cheltenham Gloucestershire		Operational Community Assets	Parks, Gardens and Open Spaces	GF	Park and Gardens	
09/00568/LAND	Oxford Parade Ornamental Gardens London Road Cheltenham Gloucestershire	Oxford Parade Ornamental Gardens	Operational Community Assets	Parks, Gardens and Open Spaces	GF	Park and Gardens	
09/00569/LAND	10 Sandford Park Place Cheltenham Gloucestershire GL52 6HP	Land to the rear of 10 Sandford Park Place	Operational Community Assets	Parks, Gardens and Open Spaces	GF	Open Spaces	
09/00625/LAND	Western Half Of Pittville Circus Cheltenham Gloucestershire	Pittville Circus	Operational Community Assets	Parks, Gardens and Open Spaces	GF	Open Spaces	
09/00666/LAND	Whaddon Recreation Ground Whaddon Road Cheltenham Gloucestershire	Maintenance site	Operational Other Land and Buildings	Open Space Land and Allotments	GF	Playing Fields / Pitches Operational	£20,832
09/00749/LAND	Beeches Playing Field Sappercombe Lane Cheltenham Gloucestershire		Operational Other Land and Buildings	Open Space Land and Allotments	GF	Playing Fields / Pitches Operational	£20,273
09/00761/STRUC	Neptunes Fountain Promenade Cheltenham Gloucestershire		Operational Community Assets	ART	GF	Monuments	
09/00764/LAND	Playground Sherborne Street Cheltenham Gloucestershire	open space, playground and car park area	Operational Other Land and Buildings	Open Space Land and Allotments	GF	Open Spaces	
09/00766/LAND	Playground Sherborne Street Cheltenham Gloucestershire		Operational Other Land and Buildings	Open Space Land and Allotments	GF	Play Space	
09/00767/LAND	Play Area Sandy Lane Charlton Kings Cheltenham Gloucestershire		Operational Other Land and Buildings	Open Space Land and Allotments	GF	Play Space	
09/00771/LAND	Brizen Recreation Field Up Hatherley Way Cheltenham Gloucestershire		Operational Other Land and Buildings	Open Space Land and Allotments	GF	Playing Fields / Pitches Operational	
09/00772/LAND	Public Open Space On South Side Of Greatfield Lane Up Hatherley Cheltenham Gloucestershire	Various areas of Public open space along Up Hatherley Way	Operational Other Land and Buildings	Open Space Land and Allotments	GF	Open Spaces	
09/00773/LAND	Benhall Estate Public Open Space Whittington Road Cheltenham Gloucestershire		Operational Community Assets	Parks, Gardens and Open Spaces	GF	Open Spaces	
09/00803/LAND	Land Near The Railway Line Reddings Road Cheltenham Gloucestershire	2 Pieces of land	Operational Other Land and Buildings	Open Space Land and Allotments	GF	Open Spaces	
09/00844/LAND	Recreational Grounds Bouncers Lane Cheltenham Gloucestershire	Priors Farm playing Field	Operational Other Land and Buildings	Open Space Land and Allotments	GF	Playing Fields / Pitches Operational	
09/00870/LAND	Allotments Henley Road Cheltenham Gloucestershire	Henley Road Allotments - (Terry Ashdown)	Operational Other Land and Buildings	Open Space Land and Allotments	GF	Allotments	
09/00919/LAND	Charlton Kings Cemetery Horsefair Street Charlton Kings Cheltenham Gloucestershire		Operational Other Land and Buildings	Cemetery and Crematoria	GF	Cemetery	
09/00926/LAND	Grange Walk Playing Field Horsefair Street Charlton Kings Cheltenham Gloucestershire		Operational Other Land and Buildings	Open Space Land and Allotments	GF	Playing Fields / Pitches Operational	

09/00928/LAND	Playing Field Springbank Way Cheltenham Gloucestershire	Welch Road Playing Field	Operational Other Land and Buildings	Open Space Land and Allotments	GF	Playing Fields / Pitches Operational	
09/00929/LAND	Playing Field Haywards Lane Cheltenham Gloucestershire	Queen Elizabeth II Playing Field	Operational Other Land and Buildings	Open Space Land and Allotments	GF	Playing Fields / Pitches Operational	
09/00938/LAND	Open Space Land At Greatfield Lane Up Hatherley Cheltenham Gloucestershire		Operational Community Assets	Parks, Gardens and Open Spaces	GF	Open Spaces	
09/00939/LAND	Warden Hill Allotments Warden Hill Road Cheltenham Gloucestershire		Operational Other Land and Buildings	Open Space Land and Allotments	GF	Allotments	£2,562
09/00951/LAND	Land To The South Of Warden Hill Road Cheltenham Gloucestershire		Operational Other Land and Buildings	Open Space Land and Allotments	GF	Open Spaces	
09/00953/LAND	Allotments Alma Road Cheltenham Gloucestershire	3.06 acres of level allotment gardens on the corner of Alma Road and Loweswater Road	Operational Other Land and Buildings	Open Space Land and Allotments	GF	Allotments	£32,323
09/00956/LAND	Land at Arle Springbank Road Cheltenham Gloucestershire	Recreation Grounds	Operational Other Land and Buildings	Open Space Land and Allotments	GF	Open Spaces	
09/00957/LAND	Arle Court Farm Arle Road Cheltenham Gloucestershire	Open space land	Operational Other Land and Buildings	Open Space Land and Allotments	GF	Open Spaces	
09/00966/LAND	Jenner Gardens High Street Cheltenham Gloucestershire	St Georges Place Burial Ground	Operational Community Assets	Parks, Gardens and Open Spaces	GF	Open Spaces	
09/00975/LAND	Former St James Railway Station Site St Georges Road Cheltenham Gloucestershire	land around Waitrose	Operational Other Land and Buildings	Open Space Land and Allotments	GF	Open Spaces	
09/00999/LAND	Land Off Barrington Avenue The Reddings Cheltenham Gloucestershire	Public open space	Operational Other Land and Buildings	Open Space Land and Allotments	GF	Open Spaces	
09/01000/LAND	Open Space Land At Chalford Avenue The Reddings Cheltenham Gloucestershire		Operational Other Land and Buildings	Open Space Land and Allotments	GF	Open Spaces	
09/01002/LAND	Recreation Ground Caernarvon Road Cheltenham Gloucestershire	Caernarvon Road Recreation Grounds	Operational Other Land and Buildings	Parks, Gardens and Open Spaces	GF	Park and Gardens	
09/01005/LAND	Coxs Meadow Old Bath Road Cheltenham Gloucestershire GL53 7DF		Operational Other Land and Buildings	Open Space Land and Allotments	GF	Open Spaces	
09/01007/LAND	Berkeley Place Garden London Road Cheltenham Gloucestershire		Operational Community Assets	Parks, Gardens and Open Spaces	GF	Park and Gardens	
09/01014/LAND	Various Areas Of Open Space Greatfield Lane Up Hatherley Cheltenham Gloucestershire		Operational Other Land and Buildings	Open Space Land and Allotments	GF	Open Spaces	
09/01015/LAND	Open Space Rothleigh Up Hatherley Cheltenham Gloucestershire	Greatfield Park	Operational Other Land and Buildings	Open Space Land and Allotments	GF	Open Spaces	
09/01017/LAND	Open Space along Farmfield Road Cheltenham Gloucestershire	Grass verges	Operational Infrastructure Asset	Roads	GF	Verge	
09/01020/LAND	Various Open Space Alma Road Cheltenham Gloucestershire	3 Areas of Public Open space in Bronte Close	Operational Other Land and Buildings	Open Space Land and Allotments	GF	Open Spaces	
09/01021/LAND	Land at Fleckers Drive Cheltenham Gloucestershire	Open space	Operational Community Assets	Parks, Gardens and Open Spaces	GF	Open Spaces	
09/01024/LAND	Playing Field Elmfield Road Cheltenham Gloucestershire		Operational Other Land and Buildings	Open Space Land and Allotments	GF	Playing Fields / Pitches Operational	
09/01025/LAND	Playground Gardners Lane Cheltenham Gloucestershire	Open space, part of the school field	Operational Other Land and Buildings	Open Space Land and Allotments		Play Space	
09/01027/LAND	Open Land Wharfdale Square Alstone Lane Cheltenham Gloucestershire		Operational Other Land and Buildings	Open Space Land and Allotments	GF	Open Spaces	
09/01031/LAND	Three Areas Of Public Open Space River Leys Cheltenham Gloucestershire	Grass verges	Operational Infrastructure Asset	Roads	GF	Verge	
09/01033/LAND	Public Open Space at Shurdington Road Cheltenham Gloucestershire	Piece of roadside verge	Operational Infrastructure Asset	Roads	GF	Verge	
09/01034/LAND	Open Space Adjoining Farmfield Road And Campion Park Campion Park Up Hatherley Cheltenham Gloucestershire		Operational Other Land and Buildings	Open Space Land and Allotments	GF	Open Spaces	
09/01035/LAND	Public Open Space At The Lanes Cheltenham Gloucestershire	Brizen Lane Open Spaces	Operational Other Land and Buildings	Open Space Land and Allotments	GF	Open Spaces	
09/01040/LAND	Allotments Hatherley Road Cheltenham Gloucestershire		Operational Other Land and Buildings	Open Space Land and Allotments	GF	Allotments	
09/01042/LAND	Public Open Space And Play Area Billings Way Cheltenham Gloucestershire		Operational Other Land and Buildings	Open Space Land and Allotments	GF	Play Space	
09/01043/LAND	Public Open Space Adjoining Merestones Drive Cheltenham Gloucestershire		Operational Other Land and Buildings	Open Space Land and Allotments	GF	Open Spaces	
09/01045/LAND	Open Space Land Off Farmfield Road Cheltenham Gloucestershire		Operational Other Land and Buildings	Open Space Land and Allotments	GF	Open Spaces	
09/01047/LAND	Public Open Space At Junction Of Hatherley Court Road Cheltenham Gloucestershire		Operational Other Land and Buildings	Open Space Land and Allotments	GF	Open Spaces	
09/01063/LAND	Hatherley Park Hatherley Court Road Cheltenham Gloucestershire		Operational Community Assets	Parks, Gardens and Open Spaces	GF	Park and Gardens	£84,828
09/01096/LAND	Arle Farm Old Gloucester Road Cheltenham Gloucestershire	two pieces of open space located around Arle	Operational Other Land and Buildings	Open Space Land and Allotments	GF	Open Spaces	

09/01834/LAND	Allotment Gardens Gloucester Road Cheltenham Gloucestershire	Allotments adjacent Arle Nurseries / Hayden Road Allotment	Operational Other Land and Buildings	Open Space Land and Allotments	GF	Allotments	
09/02390/BLDG	Recreation Ground Clyde Crescent Cheltenham Gloucestershire		Operational Other Land and Buildings	Open Space Land and Allotments	GF	Playing Fields / Pitches Operational	
09/02495/LAND	Allotment Gardens Severn Road Cheltenham Gloucestershire	Severn Road Allotments	Operational Other Land and Buildings	Open Space Land and Allotments	GF	Allotments	
09/02660/LAND	Croft Allotments Horsefair Street Charlton Kings Cheltenham Gloucestershire	Horsefair Street Allotments	Operational Other Land and Buildings	Open Space Land and Allotments	GF	Allotments	
09/02662/LAND	Allotment Gardens Asquith Road Cheltenham Gloucestershire	Naunton Park Allotments	Operational Other Land and Buildings	Open Space Land and Allotments	GF	Allotments	
09/02663/LAND	Allotment Gardens Reddings Road Cheltenham Gloucestershire	Reddings Road Allotments	Operational Other Land and Buildings	Open Space Land and Allotments	GF	Allotments	
09/02669/LAND	St Peters Playing Field St Peters Close Cheltenham Gloucestershire		Operational Other Land and Buildings	Open Space Land and Allotments	GF	Playing Fields / Pitches Operational rent received £1,000	
09/02695/LAND	Car Park Springbank Way Cheltenham Gloucestershire		Operational Other Land and Buildings	Car Park	GF	Car Park Surface Level	
09/04412/LAND	Golf Course Car Park Albemarle Gate Cheltenham Gloucestershire	Pittville Park Golf Course Car Park	Operational Other Land and Buildings	Car Park	GF	Car Park Surface Level	
09/04846/LAND	Allotments Welch Road Cheltenham Gloucestershire	Previously part of Welch Road Allotments - piece of land retained as bund with a sewer running through it.	Operational Other Land and Buildings	Open Space Land and Allotments	GF	Allotments	£4,689
09/05153/LAND	Land At St Peters Estate Bridge Street Cheltenham Gloucestershire	St Peters Rest Garden, Tewkesbury Road - site ownership including unregistered highways	Operational Other Land and Buildings	Open Space Land and Allotments	HRA	Open Spaces (Review)	
09/05155/LAND	Land At St Peters Estate Bridge Street Cheltenham Gloucestershire	St Peters Rest Garden, Tewkesbury Road - east plot	Operational Other Land and Buildings	Open Space Land and Allotments	GF	Open Spaces	
09/05283/LAND	Midwinter Allotments Gardners Lane Cheltenham Gloucestershire	Plot Plan in Idox	Operational Other Land and Buildings	Open Space Land and Allotments	GF	Allotments	£2,442
09/05369/LAND	Car Park Prince Of Wales Stadium Tommy Taylors Lane Cheltenham Gloucestershire	Car Park for	Operational Other Land and Buildings	Car Park	GF	Car Park Surface Level	
09/05373/STRUC	Bridge St Pauls Road Cheltenham Gloucestershire	St Pauls Road Bridge	Operational Infrastructure Asset	Car Park	GF	Road Bridge	
09/05374/STRUC	Bridge Swindon Road Cheltenham Gloucestershire	Swindon Road Bridge	Operational Infrastructure Asset	Car Park	GF	Road Bridge	
09/05375/STRUC	Bridge High Street Cheltenham Gloucestershire	Lower High Street Bridge	Operational Infrastructure Asset	Car Park	GF	Road Bridge	
09/05376/STRUC	Bridge Market Street Cheltenham Gloucestershire	Market Street Bridge	Operational Infrastructure Asset	Car Park	GF	Road Bridge	
09/05377/STRUC	Bridge Malvern Road Cheltenham Gloucestershire	Malvern Road Bridge	Operational Infrastructure Asset	Car Park	GF	Road Bridge	
09/05378/LAND	Pittville Park Marle Hill Road Cheltenham Gloucestershire	Clarence Square park land	Operational Community Assets	Parks, Gardens and Open Spaces	GF	Park and Gardens	
09/05382/LAND	Agg Gardner Recreational Ground Marle Hill Road Cheltenham Gloucestershire	Agg Gardner Recreational Ground	Operational Community Assets	Parks, Gardens and Open Spaces	GF	Park and Gardens	
09/05392/LAND	Imperial Garden Promenade Cheltenham Gloucestershire	Imperial Gardens	Operational Community Assets	Parks, Gardens and Open Spaces	GF	Park and Gardens	
09/05393/LAND	Street Record Wellington Square Cheltenham Gloucestershire	Park Land at Wellington Square	Operational Community Assets	Parks, Gardens and Open Spaces	GF	Park and Gardens	
10/00001/LAND	Car Park Up Hatherley Way Cheltenham Gloucestershire		Operational Other Land and Buildings	Car Park	GF	Car Park Surface Level	
10/00020/LAND	Ornamental Gardens Naunton Park Asquith Road Cheltenham Gloucestershire	Naunton Park Ornamental Gardens	Operational Community Assets	Parks, Gardens and Open Spaces	GF	Park and Gardens	
10/00022/LAND	Street Record Pittville Crescent Cheltenham Gloucestershire	Pittville Crescent Open space	Operational Community Assets	Parks, Gardens and Open Spaces	GF	Park and Gardens	
10/00041/STRUC	Clock Tower Crescent Terrace Cheltenham Gloucestershire	The Town Clock	Operational Other Land and Buildings	Misc. Operational	GF	Misc. Operational	
10/00097/STRUC	Railway Cutting Charlton Lane Cheltenham Gloucestershire	Pilley Foot bridge owned and maintained by CBC, carries public right of way, original construction	Operational Infrastructure Asset	Car Park	GF	Foot Bridge	
10/00098/STRUC	Railway Cutting Charlton Lane Cheltenham Gloucestershire	Mead Road Foot Bridge carries public right of way- Owned and maintained by CBC, original construction	Operational Infrastructure Asset	Car Park	GF	Foot Bridge	
10/00099/LAND	Land At Great Western Road Cheltenham Gloucestershire	Land adjacent to 21 Great Western Road.	Operational Other Land and Buildings	Open Space Land and Allotments		Open Spaces	
10/00100/LAND	Land To The North Of Millbrook Street Cheltenham Gloucestershire	Land on the North Side of Millbrook Street	Non Operational General	Misc. Non Operational		Misc. Land	
10/00168/STRUC	Cenotaph Promenade Cheltenham Gloucestershire	Cheltenham Cenotaph War Memorial	Operational Community Assets	Civic Regalia	GF	War Memorial	£2,842
10/00169/STRUC	Pittville Park Evesham Road Cheltenham Gloucestershire	Site including Leisure @, Prince of Wales, Pittville Pumprooms, Agg Gardens Lodge and 43 Marle Hill Road and open spaces	Operational Community Assets	Parks, Gardens and Open Spaces	GF	Underpass	

10/00170/LAND	Pittville Park Evesham Road Cheltenham Gloucestershire	Pittville Lake	Operational Community Assets	Parks, Gardens and Open Spaces	GF	Park and Gardens	
11/00011/LAND	Land To The North Of Millbrook Street Cheltenham Gloucestershire	Land on the North Side of Millbrook Street (adjacent to No9)	Non Operational General	Misc. Non Operational		Misc. Land	
11/00015/LAND	Coxs Meadow Old Bath Road Cheltenham Gloucestershire GL53 7DF	Land to rear 44 Sandford Mill Road	Operational Other Land and Buildings	Open Space Land and Allotments	GF	Open Spaces	
11/00028/STRUC	Cheltenham Cemetery And Crematorium Bouncers Lane Cheltenham Gloucestershire GL52 5JT	Underground electric lines - for easement.	Operational Other Land and Buildings	Cemetery and Crematoria	GF	Crematorium	
12/00001/STRUC	Pittville Gates Pittville Lawn Cheltenham Gloucestershire	Pittville Gates	Operational Intrastructure Asset	Street Furniture	GF	Misc. Operational	
12/00002/STRUC	Boer War Memorial Long Gardens Promenade Cheltenham Gloucestershire	Boer War Soldier Statue	Operational Other Land and Buildings	Civic Regalia	GF	War Memorial	
12/00005/STRUC	Pittville Park Evesham Road Cheltenham Gloucestershire	Pittville Bridge	Operational Community Assets	Parks, Gardens and Open Spaces	GF	Park and Gardens	
12/00008/SITE	Public Open Space John Moore Gardens Cheltenham Gloucestershire	Area of public open space at John Moore Gardens, including substation and land adjacent to 77 The Park	Operational Other Land and Buildings	Open Space Land and Allotments		Open Spaces	
12/00009/LAND	Land At Triscombe Way Cheltenham Gloucestershire	Land Adjoining Springbank Road (Public Open Space)	Operational Other Land and Buildings	Open Space Land and Allotments		Open Spaces	
13/00007/LAND	Reversion Field B Leckhampton Hill Gloucestershire	Reversion Fields	Operational Other Land and Buildings	Open Space Land and Allotments	GF	Open Spaces	
13/00008/LAND	Charlton Kings Common Leckhampton Hill Gloucestershire	Grazing land at Charlton Kings Common.	Operational Other Land and Buildings	Open Space Land and Allotments	GF	Open Spaces	£139,338
13/00009/LAND	Open Space Adjacent To Pilgrove Way Cheltenham Gloucestershire	Play Space at Pilgrove Way	Operational Other Land and Buildings	Open Space Land and Allotments		Play Space	
14/00027/LAND	Disused Quarry Leckhampton Hill Gloucestershire	and Charlton Kings Common	Operational Other Land and Buildings	Open Space Land and Allotments	GF	Open Spaces	
14/00028/LAND	Cowslip Meadow Cirencester Road Charlton Kings Gloucestershire		Operational Other Land and Buildings	Open Space Land and Allotments	GF	Open Spaces	
14/00029/LAND	Fields Off Cirencester Road Charlton Kings Gloucestershire	Ex Hopkins Land	Operational Other Land and Buildings	Open Space Land and Allotments	GF	Open Spaces	
16/00042/STRUC	Pittville Park Evesham Road Cheltenham Gloucestershire	Pittville Park Underpass	Operational Community Assets	Parks, Gardens and Open Spaces	GF	Park and Gardens	
17/00011/STRUC	Whish's Fountain Sandford Park College Road Cheltenham Gloucestershire	Stone urn situated on Westall Green	Operational Community Assets	Parks, Gardens and Open Spaces	GF	Park and Gardens	
17/00012/STRUC	Unwins Fountain Sandford Park College Road Cheltenham Gloucestershire	Stone central feature with surrounding balustrade	Operational Community Assets	Parks, Gardens and Open Spaces	GF	Park and Gardens	£167
17/00016/STRUC	Edward Wilson Statue Long Gardens Promenade Cheltenham Gloucestershire	Bronze statue on Portland stone base	Operational Community Assets	ART	GF	Monuments	
17/00017/STRUC	Jubilee Monument Montpellier Gardens Montpellier Walk Cheltenham Gloucestershire	Stone marble effect base with stainless steel sculpture	Operational Community Assets	Civic Regalia	GF	Monuments	
17/00018/STRUC	Octagonal Pond - Imperial Gardens Imperial Square Cheltenham Gloucestershire	Gustav Holst Statue situated as the centrepiece in a walled fountain	Operational Community Assets	ART	GF	Park and Gardens	
17/00020/STRUC	Ornamental Pond And Sundial Sandford Park College Road Cheltenham Gloucestershire	Italian Gardens, with sunken pool and fountain, accessed from Bath Road.	Operational Community Assets	Parks, Gardens and Open Spaces	GF	Park and Gardens	
17/00021/STRUC	Brick Water Feature Sandford Park College Road Cheltenham Gloucestershire	Lions Head Fountain - brick built fountain with lions head cast in stone.	Operational Community Assets	Parks, Gardens and Open Spaces	GF	Park and Gardens	
17/00022/STRUC	Skillicorne Gardens Imperial Square Cheltenham Gloucestershire	Skillicorne Gardens and fountain	Operational Community Assets	Parks, Gardens and Open Spaces	GF	Park and Gardens	
17/00024/STRUC	Drinking Fountain Winston Churchill Memorial Gardens Market Street Cheltenham Gloucestershire	Drinking Fountian in Gardens	Operational Community Assets	Parks, Gardens and Open Spaces	GF	Park and Gardens	
Uniform Reference	ADDRESS	Description	Asset Category	Asset Sub-Categor	Fund	Property Type	Main't

Asset description	Current rental/fee? income per annum £	3rd Sector	Gross Yield (Note 1) Net Yield (investment only) (Note 2)	Net Book Value At March 2018 £	Reason for holding asset	Opportunities	Obstacles / risks / issues	State of Repair Capital Investment requirements PMP (Planned Maintenance Programme)= 5 year projected spend based on condition survey	Recommended Strategy
									REVIEW UNDERWAY
OTHER LAND & BUILDINGS									
1 The Knowle Nursing home (23 Griffiths Avenue)	5,111			65,000	Potential future development	Same as Granleys (959 and 123) Potential gateway to development site.	Obtaining vacant possession as let as an Old persons home.	£30,500	RETAIN
2 1 Rowanfield Exchange	5,750			47,000	Service provision /income/Future redevelopment	Future redevelopment opportunity depending vacation of residential flats.	Current leases. Residential above.		RETAIN
3 6 Rowanfield Exchange	5,500			56,000	Service provision /income/Future redevelopment	Future redevelopment opportunity depending vacation of residential flats.	Current leases. Residential above. Long void periods. Difficult to relet.		RETAIN
4 11 Rowanfield Exchange	5,000			52,000	Service provision /income/Future redevelopment	Future redevelopment opportunity depending vacation of residential flats.	Current leases. Residential above. As above 950/ 951		RETAIN
5 12 Rowanfield Exchange	4,500			46,000	Service provision /income/Future redevelopment	Future redevelopment opportunity depending vacation of residential flats.	Current leases. Residential above. As above 950/ 952. Occupied by the Hesters Way Neighbourhood Project		RETAIN
6 18/19 Rowanfield Exchange	10,000			105,000	Service provision /income/Future redevelopment	Future redevelopment opportunity depending vacation of residential flats.	Current leases. Residential above. As above 950/ 953		RETAIN
7 24 Rowanfield Exchange	7,125			72,000	Service provision /income/Future redevelopment	Future redevelopment opportunity depending vacation of residential flats.	Current leases. Residential above. As above 950/ 954		RETAIN
8 50 Windermere Road	5,500			76,000	Service provision	Potential disposal to occupants.	Current leases. Residential above. RTB of one flat. Valuable local need.		RETAIN
9 52 Windermere Road	6,000			79,500	Service provision	Potential disposal to occupants.	Local service. Valuable local need.		RETAIN

10	The Granleys, 21 Griffiths Avenue (Nursing Home)	55,000			688,000	Future Development	See the Knowle		£30,500	RETAIN
11	Coronation Square shopping centre, Edinburgh Place (Land only)	10,000			250,000	Service provision / income/ redevelopment opportunity	Could redevelop the car park providing car parking is permitted to the front of the Centre.	Length of lease also number of subleases. Number of flats already sold. Cost of acquiring the tenants and sub tenants leases.		REVIEW UNDERWAY
12	93 Tewkesbury Road	10,500			111,563	Service provision / Income/		Provides local amenity services		RETAIN
13	94 Tewkesbury Road	10,500			128,000	Service provision / Income/		Provides local amenity services		RETAIN
14	95 Tewkesbury Road	8,000			98,000	Service provision / Income/		Provides local amenity services		RETAIN
15	96/97 Tewkesbury Road	17,000			228,000	Service provision / Income/		Provides local amenity services		RETAIN
16	8 & 10 Hesters Way Road	16,000	Yes		169,000	Service provision / Income/		Provides local amenity services. Flats above.		RETAIN
17	16-18 Hesters Way Road	6,000	Yes		63,000	Service provision / Income/		Provides local amenity services. Flats above.		RETAIN
18	3/4/5 Lynworth Exchange	11,500			131,300	Service provision / Income/		Provides local amenity services. Flats above.	accomodation.	RETAIN
19	19 Lynworth Exchange	3,900			37,500	Service provision / Income/		Provides local amenity services. Flats above.		RETAIN
20	20 Lynworth Exchange	4,000			49,134	Service provision / Income/		Provides local amenity services. Flats above.		RETAIN
21	21 Lynworth Exchange	4,250			46,000	Service provision / Income/		Provides local amenity services. Flats above.		RETAIN
22	34 Grasmere Road, Hatherley	5,750			71,900	Service provision / Income/		Provides local amenity services. Flats above.		RETAIN
23	35 Grasmere Road, Hatherley	7,000			95,000	Service provision / Income/				RETAIN
24	172 Swindon Road aka Winkfield House (Nursing Home)	11,086			145,000	Service provision / Income/		Lease.	Red brick Victorian £2,844	REVIEW

25	3 St. Georges Place	2,000	Yes		82,000	Service provision/3rd Sector	Consider in conjunction with adjoining land owned by the Council., and or seek rental growth. Potential alternative location for Shopmobility.	Residential above, connected to other owned CBC shops. Local need for the service. Protected lease. Difficult to lease out.	£7,646	REVIEW
26	272/282 High Street (freehold land)	100			2,000	Future redevelopment opportunities	Could sell freehold but low value. Could look to buy back to realise the potential of this shop. Place shaping opportunity??	CBH flats above. Some sold on RTB'S on a long lease. Ground rent is fixed.		RETAIN
27	Griffiths Avenue Nature Reserve (aka the Holte including Disused Stable Block)	NA			6,400	Local Nature Reserve	Potential redevelopment site. But access would need to resolved and would need to be resolved and include the Knowle ,the Granelys or both.	Local nature reserve. Shared access to Knowle and Granleys and pedestrian only to the stable block. Access is an issue.		REVIEW
28	266 High Street	17,500		7.29%----- 6.25%	240,000	Investment		Security of Tenure. Tenant holding over and currently paying well over market value. If renewed the rent is likely to substantially drop.		RETAIN
29	Parklands Community Centre, Whaddon Road	0			500,000	Service Provision	Potential housing development site. Site included in planning advocacy brief.	Existing tenancy, holding over, protected tenancy. Local community issues.		REVIEW

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