

# TEWKESBURY BOROUGH COUNCIL

<b>Report to:</b>	Executive Committee
<b>Date of Meeting:</b>	20 March 2024
<b>Subject:</b>	Strategic Asset Management Plan 2024 -2029
<b>Report of:</b>	Head of Service: Asset Management
<b>Head of Service/Director:</b>	Executive Director: Resources
<b>Lead Member:</b>	Lead Member for Finance and Asset Management
<b>Number of Appendices:</b>	1

<p><b>Executive Summary:</b></p> <p>The Strategic Asset Management Plan (SAMP) for 2024 - 2029 is an update of the previous Asset Management Plan and reflects the importance of good asset management in meeting the priorities of the Council. Whilst contributing to the Council’s climate emergency declaration in reducing carbon across the property portfolio and contributing towards securing the ongoing financial security of the Council.</p>
<p><b>Recommendation:</b></p> <p><b>To APPROVE the Strategic Asset Management Plan 2024 – 2029.</b></p>

<p><b>Financial Implications:</b></p> <p>Financial implications are detailed in the strategy with a positive move towards forward planning of budget management.</p>
<p><b>Legal Implications:</b></p> <p>Central government guidance highlights the importance of local authorities aligning their assets and local priorities along with ensuring that they have adequate systems in place to develop, implement, and review strategic asset management strategies.</p> <p>There are no legal implications arising directly from the content of this report. Where necessary, Officers will work with colleagues from One Legal during the implementation and delivery of the Council’s objectives.</p>
<p><b>Environmental and Sustainability Implications:</b></p> <p>As detailed in the Strategic Asset Management Plan.</p>
<p><b>Resource Implications (including impact on equalities):</b></p> <p>None directly arising from the Strategic Asset Management Plan.</p>
<p><b>Safeguarding Implications:</b></p> <p>None</p>

**Impact on the Customer:**

The plan is very customer/tenant oriented and aims to have a software system that provides better communication and timely resolution across all areas the property portfolio.

**1.0 INTRODUCTION**

- 1.1** The Strategic Asset Management Plan (SAMP) is a key document in supporting the delivery of the Council's corporate priorities. It is dynamic in its approach to adapt to changing priorities, the climate emergency and the proactive management of its assets. It also highlights how the Council will proactively manage the asset portfolio.
- 1.2** The previous Asset Management Plan covered the period 2016 – 2020. An updated version is now required to be approved to support the growth in the asset portfolio and to ensure it is flexible and dynamic given the changes in local government objectives.

**2.0 ASSET MANAGEMENT PLAN 2024-2029**

- 2.1** A new five year SAMP has been produced which reflects the growing importance of effective asset management in Tewkesbury Borough and acknowledges the role that assets can play in meeting the needs of the community and increased demand on services whilst achieving financial targets of the Council.
- 2.2** The new SAMP, attached at Appendix 1, has been totally rewritten to reflect the changing emphasis towards the new Council Plan and climate emergency through effective asset management in Tewkesbury Borough.
- 2.3** The document also highlights further requirements to support an effective asset management culture in Tewkesbury including the production of Annual Management Plans (AMPs) for each property to include a SWOT analysis, a suite of performance indicators to support service management and to provide financial forecast for maintenance repairs. It also proposes the introduction of a helpdesk facility for facilities management across the property portfolio.
- 2.4** Whilst there are no resource requirements coming directly from the Asset Management Plan, there will undoubtedly be a requirement for ongoing support towards asset maintenance and this will be presented for consideration with the development of the AMP's. Funding of specific capital projects to meet the Council's asset ambitions, such as enhancements to existing assets or the purchase of new assets, will be subject to individual reports.
- 2.5** The management of Council land and properties is governed by a plethora of statutory legislation, local government acts, policies, Council Constitution, financial, contract and procurement legislation which are not all covered in the SAMP; the Head of Service: Asset Management will look at each activity for example: land disposal or acquisition and follow the correct procedure.

**3.0 CONSULTATION**

- 3.1** Consultation with the Lead Member for Finance and Asset Management and Chief Officers.

**4.0 ASSOCIATED RISKS**

- 4.1** None

**5.0 MONITORING**

**5.1** To set out how the outcomes of the proposal will be monitored and measured in order to establish if the recommendation has been achieved.

**6.0 RELEVANT COUNCIL PLAN PRIORITIES/COUNCIL POLICIES/STRATEGIES**

**6.1** The SAMP is instrumental in delivering the Council Plan

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**Background Papers:** None

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**Appendices:** Appendix 1 - Strategic Asset Management Plan