

SPECIAL CABINET – 15TH JANUARY 2013

SUBJECT: DYFFRYN HOUSE – ASSET MANAGEMENT STRATEGY

REPORT BY: CHIEF EXECUTIVE

1. PURPOSE OF REPORT

- 1.1 To seek Cabinet approval for the future development and use of Dyffryn House in accordance with the Authority's Asset Management Strategy.

2. LINKS TO STRATEGY

- 2.1 The development of Dyffryn House to make it fit for purpose and enable it to be brought into beneficial use makes a significant contribution to a number of the Authority's strategies and service delivery aims and objections.
- 2.2 In particular, the Authority's Asset management strategy requires effective use and where necessary rationalisation of the Authority's buildings and land portfolio to reduce the financial burden on the public purse.
- 2.3 In addition, the Authority is involved in some significant waste procurements. As these procurements near completion and end destinations for residual waste, dry recyclables and organic waste become clearer, it is evident that effective waste transfer infrastructure will be required in the next 2 – 3 years.
- 2.4 The Dyffryn House site offers an opportunity in terms of rationalising depot assets and developing waste transfer infrastructure.

3. BACKGROUND

- 3.1 The business case identifying the need for a Central Borough Waste Transfer Facility to bulk transport residual waste and recyclables to remote destinations has previously been well documented and accepted by Cabinet & Council.
- 3.2 Dyffryn House was purchased by the Council in 2005. At that time the intention was to develop the site as a waste treatment facility. Those intentions did not come to fruition and the Authority joined with other Local Authorities to form Project Gwyrdd. Since 2005 Dyffryn House has been used as corporate offices and for storage.

4. THE REPORT

- 4.1 The Dyffryn House site/buildings are of a size that is capable of hosting a significant amount of the Authority's depot based services including waste strategy & operations, building services, fleet management & maintenance and grounds/parks services.

- 4.2 The sheer size and location of Dyffryn House offers a unique opportunity to centralise certain depot operations. The aim is to maximise the available space at Dyffryn House by transferring services from Tir-y-berth and Penallta depots. This will not only attract a Capital receipt from the potential sale of these two sites but will also, in the case of Tir-y-berth, present a residential development opportunity that will aid regeneration in the area.
- 4.3 The proposed moves detailed above will fully utilise Dyffryn House and enable the Council to offer for sale potential development land.
- 4.4 In addition to the obvious asset management benefits, the site is suitable to develop a waste transfer area inside the building and civic amenity site infrastructure on land around the building to replace the existing sub-standard site at Trehir (where access is also difficult). This latter element would enable the Trehir site to be returned to open countryside and the existing Bailey bridge to be removed and sold. This in turn relieves the Authority of a significant liability.
- 4.5 The development of the Dyffryn House site will require the benefit of a new planning permission after the submission of an application for change of use and associated environmental impact assessment work. Key to that process will be a positive communication strategy between the Council and the businesses that are adjacent to Dyffryn House.
- 4.6 This report is consequently seeking an in-principle decision from Cabinet to progress with the development and financial package required to deliver it.

5. EQUALITIES IMPLICATIONS

- 5.1 As this report is seeking an in-principle decision from Cabinet as noted in 4.6, no Equality Impact Assessment has been undertaken to date. Assessments will be undertaken on the development plans for the site as any potential impact (positive or negative) will be highlighted more effectively at that stage.

6. FINANCIAL IMPLICATIONS

- 6.1 It is anticipated that the financial implications relating to the Dyffryn House development are 2-fold:
- Capital costs of developing the site.
 - On-going revenue costs associated with running the facility
- 6.2 The capital costs associated with developing the facility will be calculated when the proposals are further developed and more detailed design work is completed.
- 6.3 Estimated costs in respect of planning could be up to £100,000. This will be funded from an in-year surplus for landfill tax growth.

7. PERSONNEL IMPLICATIONS

- 7.1 There are no significant personnel implications associated with this report.

8. CONSULTATIONS

- 8.1 The report reflects the views of the consultees listed.

9. RECOMMENDATIONS

It is recommended that:-

- 9.1 A planning application be submitted for the proposed change of use of Duffryn House.
- 9.2 A financial proposal be prepared for consideration by Council once planning permission is secured.

10. REASONS FOR THE RECOMMENDATIONS

- 10.1 To ensure that Dyffryn House is used effectively in accordance with the Authority's Asset Management Strategy and that Waste Transfer infrastructure is developed to service new waste contracts.

11. STATUTORY POWER

- 11.1 Local Government & Housing Acts, this is a Cabinet function.

Author: Report jointly prepared by Mark S. Williams, Head of Community & Leisure Services & Colin Jones, Head of Performance & Property

Consultees: Anthony O'Sullivan, Chief Executive
Nigel Barnett, Deputy Chief Executive
Nicole Scammell, Head of Corporate Finance
Councillor D. Poole, Cabinet Member for Community & Leisure services
Councillor D. Hardacre, Cabinet Member for Performance & Asset Management
Councillor K. Reynolds, Deputy Leader & Cabinet Member for Corporate services

Background Papers:

Report to Cabinet – 21st July 2009 – Strategic Facility for Waste Transfer & Bulking of Recyclables
Report to Council – 28th July 2009 - Strategic Facility for Waste Transfer & Bulking of Recyclables
Report to Council – 6th October 2009 - Strategic Facility for Waste Transfer & Bulking of Recyclables