



POLICY AND RESOURCES SCRUTINY COMMITTEE – 10TH APRIL 2018

SUBJECT: PROPERTY REVIEW REPORT 2018

**REPORT BY: ACTING DIRECTOR OF CORPORATE SERVICES AND SECTION 151
OFFICER**

1. PURPOSE OF REPORT

- 1.1 The report seeks Members consideration and endorsement of the Property Review Report 2018, attached at Appendix 1, prior to its presentation to Cabinet.

2. SUMMARY

- 2.1 The Property Review Report 2018 attempts to provide a succinct overview and record of what is a very large and diverse non domestic property portfolio. It presents some key metrics, highlights in period trends, summarises disposals and acquisitions and sets out some of the challenges that lay ahead. It makes no recommendations.
- 2.2 The report follows on from the State of the Estate Report issued in May 2016 but is based on a more structured format intended to ease updating and comparison with subsequent versions. It is proposed that the Property Review Report is updated and reissued annually.

3. LINKS TO STRATEGY

- 3.1 The report is for information only but will assist with the future effective management of our built assets and therefore potentially contribute to the following Well-being Goals within the Well-being of Future Generations Act (Wales) 2015:
- A prosperous Wales
 - A resilient Wales
 - A healthier Wales
 - A Wales of cohesive communities

4. THE REPORT

- 4.1 A State of the Estate Report was presented to Cabinet on 13th July 2016 and highlighted some key property related issues and presented a number of property related Key Performance Indicators (KPIs).
- 4.2 Whilst the Property Review Report 2018 follows on from the State of the Estate report it is based upon a more structured format and attempts to provide a succinct overview and record of what is a very large and diverse non domestic property portfolio. It presents some key

metrics, highlights in period trends, summarises disposals and acquisitions and outlines some of the challenges that lay ahead.

- 4.3 It is intended that the Property Review Report is updated and re-issued annually with progress and trends clearly set out.

5. WELL-BEING OF FUTURE GENERATIONS

- 5.1 The Property Review Report presents the current status of the Council's buildings and reflects asset management activity to date. The effective asset management of Council buildings contributes to the Well-Being goals as set out in Links to Strategy above. In particular:
- A sustainable Wales: This includes reducing carbon emissions in our buildings and improvements to energy performance in our buildings by improvement works, renewable technologies and replacement of old inefficient buildings with new BREEAM Excellent buildings.
 - A prosperous Wales: The report includes references to land/building disposals. In most cases freehold disposals are of land that has been identified as surplus to operational requirements and is sold for residential/commercial development thus encouraging regeneration. The disposals have also supported the provision of increased affordable housing via the council's relationship with housing associations.
 - A more equal Wales: the report references the expenditure on maintenance and this includes works to improve access to our buildings. All public access buildings have now achieved the foundation standard for accessibility
 - A Wales of more cohesive communities: The report references how in the future greater focus in asset management will need to be around increasing community involvement as stakeholders. This will potentially involve Community Hubs and linking into other public organisations via the Public Service Board. Community Asset Transfer is an area where there is likely to be increased focus in the future.

6. EQUALITIES IMPLICATIONS

- 6.1 An EqIA screening has been completed in accordance with the council's Strategic Equality Plan and supplementary guidance and no potential for unlawful discrimination and/or low level or minor negative impact has been identified, therefore a full EqIA has not been carried out. The report is for information purposes only, so the Council's full Equalities Impact Assessment process does not need to be applied.

7. FINANCIAL IMPLICATIONS

- 7.1 There are no financial implications arising from this report

8. PERSONNEL IMPLICATIONS

- 8.1 There are no personnel implications arising from this report.

9. CONSULTATIONS

- 9.1 The Property Review Report reflects the feedback received from consultees.

10. RECOMMENDATIONS

- 10.1 That the content of the Property Review Report 2018, attached as Appendix 1, is considered

and endorsed by the Scrutiny Committee prior to its presentation to Cabinet.

11. REASONS FOR THE RECOMMENDATIONS

11.1 To provide Members of the Scrutiny Committee with an opportunity to consider and endorse the content of the Property Review Report 2018.

12. STATUTORY POWER

12.1 Local Government Act 1972. This is a Cabinet function.

Author: Mark Williams, Interim Head of Property Services

Consultees: Cllr Lisa Phipps – Cabinet Member for Homes and Places
Stephen Harris – Interim Head of Corporate Finance
Sue Richards – Interim Head of Service – Education, Planning & Strategy
Dave Whetter – Interim Head of Regeneration
Marcus Lloyd – Acting Head of Engineering Services
Mike Headington – Green Spaces and Transport Services Manager
Mark S Williams – Interim Corporate Director of Communities
Shaun Couzens – Chief Housing Officer
Jeff Reynolds – Sports and Leisure Facilities Manager
Jo Williams – Assistant Director – Adult Services
Gareth Jenkins – Assistant Director – Children’s Services
Lisa Lane – Corporate Solicitor

Appendices:

Appendix 1 Property Review Report 2018

Background Paper:

Cabinet Report 13th July 2016 - State of the Estate Report 31st March 2016