



**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**MUNICIPAL YEAR 2024/25**

**OVERVIEW AND SCRUTINY COMMITTEE**

**30 SEPTEMBER 2024**

**PRE-SCRUTINY CORPORATE ASSET MANAGEMENT PLAN 2024-2030**

**REPORT OF THE DIRECTOR OF CORPORATE ESTATES**

**AUTHOR: Paula McCarthy - Head of Legal and Strategic Property**

**1. PURPOSE OF THE REPORT**

- 1.1 The purpose of the report is to enable Members of the Overview and Scrutiny Committee to pre scrutinise the new draft Corporate Asset Management Plan 2024-2030. The draft Plan provides a vision for the strategic management of the Council's property assets and sets out draft objectives and priorities for the next 6 years.

**2. RECOMMENDATIONS**

It is recommended that Members:

- 2.1 Form a view on the draft Corporate Asset Management Plan 2024-2030 and determine whether it sets out:
- a) A clear vision for the strategic management of the Council's property assets
  - b) The right objectives for the management of the Council's property assets, namely
    - Effective Asset and Estate Management.
    - Maximise Regeneration and Community Resilience.
    - Reduce the environmental impact of the estate.
    - Develop an Efficient and appropriate estate.
- 2.2 Authorise the Service Director Democratic Services and Communications to provide feedback to Cabinet on behalf of Members of the Overview and Scrutiny Committee

### 3. REASONS FOR RECOMMENDATIONS

- 3.1 It is a key element of effective strategic planning and estate management for the Council to put in place a Corporate Asset Management Plan to ensure it:
- Has a clear strategy and set of priorities for future years.
  - Supports and aligns with the objectives and priorities of the Council's Corporate Plan and associated strategies and policies.
  - Can use this Plan to ensure action plans are in place to deliver the agreed objectives and deliver the outcomes that will benefit to the residents and visitors of the County Borough.
- 3.2 In November 2018 Cabinet approved the Council's Corporate Asset Management Plan 2018-2023. During the period of this plan significant challenges were faced, including Storm Dennis and the global Covid 19 pandemic. Despite the challenges the Council has successfully delivered its key workstreams for the management of its property portfolio, including the delivery of the 21<sup>st</sup> Century School programme, facilitating the Town Centre Strategy, improving energy efficiency, and developing renewable energy projects and ensuring operational buildings are managed safely and in accordance with legislation.
- 3.3 Progress in delivering the key workstreams has been reported to and monitored by reports to Cabinet and Scrutiny Committees.
- 3.4 To ensure Cabinet is aware of the comments and observations of the Overview and Scrutiny Committee prior to their consideration of the proposed Corporate Asset Management Plan 2024-2030.

### 4. THE CORPORATE ASSET MANAGEMENT PLAN

- 4.1 The new Corporate Asset Management Plan 2024-2030, attached at Appendix A, has been developed by engagement with the Senior Leadership team and service managers. It has three clear parts:
- I. **An Asset Management Policy** – this sets out the Vision for the Council's property assets which is underpinned by four key objectives as detailed in 4.2 and 4.3 below.
  - II. **An Asset Management Strategy** – this provides an overview of the Council's property portfolio and sets the main priorities for managing and developing the estate over the next six years.
  - III. **An Asset Management Working Action Plan** – this is a living document that will be developed and adapted to manage the asset management programmes of work that will deliver and drive forward the priorities.

4.2 The proposed vision for the Council's property assets is:

***“To develop a property portfolio that is sustainable, financially and environmentally, supports the delivery of high-quality public services and economic regeneration, protects the environment and nature, and builds healthy and resilient communities”***,

4.3 The Vision is supported by four key objectives:

- I. **Effective Asset and Estate Management** – We will manage and maintain buildings, efficiently, effectively, collaboratively, and sustainably.
- II. **Maximise Regeneration and Community Resilience** – We will use land and buildings to stimulate development and growth together with supporting local community needs.
- III. **Reduce the Estate's Environmental Impact**- We will use land and buildings to contribute to the Council's Net Zero target.
- IV. **An Efficient and Appropriate Estate** – We will provide the right property, fit for purpose, in the right place, to meet current service needs and to plan for the future together with optimising opportunities from the rationalisation and disposal of land and buildings.

4.4 The Corporate Asset Management Plan is an essential element in delivering the vision of the Council's Corporate Plan 2024-2030 “Working with our Communities” The Corporate Asset Management Plan is drafted and has been informed by and is aligned to the commitment to:

- Manage our workforce, budgets, land, buildings, fleet and information to maximise our efficiency and make the biggest difference to our communities, nature, and the environment report.
- Reduce the Council's Carbon Footprint and be a Carbon Neutral Council by 2030.

4.5 The draft Plan has been developed to meet the recommendations of the Welsh Government's Springing Forward Review of 2022 which found that the Council has good arrangements to deliver its current corporate asset management strategy but needs to put the sustainable development principle, which requires the Council to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs, at the heart of its considerations when renewing the asset strategy. The Sustainable Development principle is embedded throughout the draft Plan by:

- Designing the estate to meet current and future needs.

- Working with other Public Sector bodies and Third Sector parties to build a stronger, greener, healthier, and more sustainable Wales.
- Working in collaboration with communities to optimise the use of assets
- Reducing the Council's Carbon Footprint
- Managing and using our land and buildings and other assets to support work to tackle climate change.

4.6 The Overview and Scrutiny Committee in line with its Terms of Reference, is requested to review the draft Corporate Asset Management Plan 2024-2030 and form a view on the extent to which it sets out:

- a) A clear vision for the strategic management of the Council's property assets
- b) The right objectives for the management of the Council's property assets, namely
  - Effective Asset and Estate Management.
  - Maximise Regeneration and Community Resilience.
  - Reduce the environmental impact of the estate.
  - Develop an Efficient and appropriate estate.

## **5. EQUALITY AND DIVERSITY IMPLICATIONS / SOCIO-ECONOMIC DUTY**

5.1 There is no specific equality and diversity and socioeconomic duties as a result of the recommendations within this report. The Equalities Impact Assessment in respect of the draft Corporate Asset Management Plan was considered by the Review Panel on the 10<sup>th</sup> September 2024 and the findings are attached at Appendix B.

## **6. CONSULTATION**

6.1 There are no consultation requirements emanating from the recommendations set out in this report. It is not necessary to consult upon this Plan as any public, resident or staff impacts will be subject to other decisions, which in turn could be subject to consultation.

## **7. FINANCIAL IMPLICATION(S)**

7.1 There are no financial implications attached to this report.

## **8. WELSH LANGUAGE IMPLICATIONS**

- 8.1 There are no Welsh language implications as a result of the recommendations set out in the report. The Welsh Language Assessment in respect of the draft Corporate Asset Management Plan was considered by the Review Panel on the 10<sup>th</sup> September and the findings are attached at Appendix C.

## **9. LEGAL IMPLICATIONS OR LEGISLATION CONSIDERED**

- 9.1 The Council's power to dispose of land and buildings is contained in Section 123 of the Local Government Act 1972
- 9.2 The Council's power to acquire land and buildings is contained in Section 120 of the Local Government Act 1972

## **10 LINKS TO THE CORPORATE AND NATIONAL PRIORITIES AND THE WELL-BEING OF FUTURE GENERATIONS ACT.**

- 10.1 The Corporate Asset Management Plan contributes towards the priorities in the Corporate Plan:

**People and Communities** – supporting and empowering RCT residents and communities to live safe, healthy, and fulfilling lives.

**Work and Business** Helping to strengthen and grow RCT's economy.

**Nature and the Environment** A green and clean RCT that improves and protects RCT's environment and nature.

**Culture Heritage and Welsh Language** Recognising and celebrating RCT's past, present and future.

- 10.2 The Wellbeing of Future Generations (Wales) Act focuses on improving the social, economic, environmental, and cultural well-being of Wales. The Act makes public bodies, such as the Council, think more about the long-term, work better with people and communities and each other, look to prevent problems and take a more joined-up approach. The proposed objectives within the draft Corporate Asset Management Plan strengthen the integration with the Act and is consistent with the sustainable approach promoted by the Wellbeing goals under the Well Being of Future Generations (Wales) Act 2015 through the five ways of working:

- **Long term** – the strategic approach to asset management is part of a longer-term vision of using the Council’s assets.
- **Prevention** – the strategic framework recognises that the Council needs to protect its assets to ensure that the land and building portfolio does not deteriorate or fall into disrepair and complies with statutory requirements.
- **Integration** – a key feature of the Council strategic approach to asset management is to ensure it is joined up, integrated and coordinated.
- **Collaboration** – intrinsic to the strategic approach to asset management is collaboration with other public services and third sector organisations.
- **Involvement** – communities and Council services will be involved with the delivery of the key work streams as deemed appropriate.

## 11. CLIMATE CHANGE IMPLICATIONS

- 11.1 The Corporate Asset Management Plan is intended to help address the energy challenges specific to the Rhondda Cynon Taf County Borough Council, optimising energy use and enhancing energy efficiency across all council assets. This approach together with the increasing deployment of renewable energy sources and the use of innovative technology, will help decarbonise Council assets, and help alleviate the impacts of climate change.

## 12. CONCLUSION

- 12.1 This is a draft of the Council’s new Corporate Asset Management Plan for 2024-2030.
- 12.2. The Overview and Scrutiny Committee, in line with its Terms of Reference, has been assigned responsibility to form a view on the new draft Corporate Asset Management Plan, the feedback from which will be reported and considered by Cabinet in October 2024.

**LOCAL GOVERNMENT ACT 1972**

**AS AMENDED BY**

**THE LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985**

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**OVERVIEW AND SCRUTINY COMMITTEE**

**30 SEPTEMBER 2024**

**REPORT OF THE DIRECTOR OF CORPORATE ESTATES**

**Item:**

**THE COUNCIL'S DRAFT CORPORATE ASSET MANAGEMENT PLAN 2024-2030  
FOR CONSULTATION**

**Background Papers**

Draft Corporate Asset Management Plan 2024-2030

**Officer to contact: Paula McCarthy, Head of Legal and Strategic Property**