

NEATH PORT TALBOT COUNTY BOROUGH COUNCIL
Economic and Community Regeneration Cabinet Board

Report of the Head of Property & Regeneration
Simon Brennan

3rd March 2017

MATTER FOR DECISION

WARD(S) AFFECTED: All

PROPERTY ASSET MANAGEMENT PLAN 2016 – 2021

Purpose of Report

- 1 For Members to approve the Council's Second Property Asset Management Plan 2016 – 2021.

Executive Summary

- 2 To present to Members the Property Asset Management Plan 2016-2021

Background

- 3 The Property Asset Management Plan sets out the Council's proposals for the effective use of its property assets to support the delivery of quality public services and major regeneration initiatives.
- 4 The Property Asset Management Plan 2016-2021 supersedes and builds on the previous 2011-2016 plan. It focuses on the strategy for each part of the property portfolio rather than on the mechanisms for managing our assets. As with all strategies, it must be viewed as a 'direction of travel' rather than a blueprint for the future. It will be reviewed, as necessary, to reflect changing circumstances and to ensure that it reflects the Council's primary aims and objectives.

- 5 The Property Asset Management Plan should not be viewed in isolation. It links to, feeds off, and reacts to a range of corporate plans, programmes and strategies, including the Forward Financial Plan and the ICT Strategy.
- 6 As a five-year plan, the Property Asset Management Plan is of course a strategic document. It should be noted however that the Well Being of Future Generations (Wales) Act 2015 is reshaping the way the Council will plan and deliver services in the future and this plan will have to react to and change in line with the Council's proposed future well-being goals.
- 7 A presentation of the Plan will be made at Board.

Financial Impact

- 8 There are no financial implications.

Equality Impact Assessment

- 9 This report does not require an Equality Impact Assessment.

Workforce Impact

- 10 There are no significant impacts on the Property and Regeneration Sections resources.

Legal Impact

- 11 There are no legal impacts associated with this report

Risk Management

- 12 There are no risk management issues associated with this report.

Consultation

- 13 There has been no requirement under the Constitution for external consultation on this item.

Sustainability

- 14 The Asset Management Plan provides the framework that underpins the Council's ownership and use of property for the delivery and support of frontline services. Its impact is therefore wide ranging but specifically it impacts on:-
- Economic prosperity by developing the Council's non-operational portfolio.
 - Better health and wellbeing via the successful transfer of leisure/recreation services to the third sector and community groups.
 - Education and lifelong learning by continuing to deliver and support the SSIP Programme.
 - Environment and transport by promoting the regeneration of the County Borough and linking to the Council's Highways Asset Management Plan.
- 15 Other impacts:-
- Sustainability by helping reduce the Council's use of energy and CO2 emissions by disposing of surplus and inefficient buildings.
 - Equality by promoting accessibility within Council premises.

Recommendations

- 16 That the Property Asset Management Plan 2016-2021 be adopted.

Reasons for Proposed Decision

- 17 To provide a framework for the management and development of the Council's property portfolio over the next five years.

Implementation of Decision

- 18 The decision will be implemented after a 3 day call in period.

Appendices

- 19 Property Asset Management Plan 2016-2021

List of Background Papers

- 20 Single Integrated Plan 2013-2023
 Corporate Improvement Plan 2016-2019
 The Well –Being of Future Generations (Wales) Act 2015.

Officer Contact

- 21 Simon Brennan, Head of Property & Regeneration
 Tel: 01639 686370
 Email: s.brennan@npt.gov.uk