



Cyngor Castell-nedd Port Talbot  
Neath Port Talbot Council

## **NEATH PORT TALBOT COUNTY BOROUGH COUNCIL**

### **Regeneration and Sustainable Development Cabinet Board**

**24<sup>th</sup> January 2020**

**Report of the Head of Property and Regeneration  
– S. Brennan**

#### **MATTER FOR DECISION**

**WARDS AFFECTED: ALL**

#### **ASSET VALUATION REPORTS**

##### **Purpose of the Report:**

To obtain Members authorisation to enable Mr. David Phillips Strategic Property & Valuation Manager as the Council's senior RICS Registered Valuer to sign off the Council's Asset Valuation Reports on behalf of the Director of Environment.

##### **Executive Summary:**

To obtain Members authorisation to enable Mr. David Phillips Strategic Property & Valuation Manager as the Council's senior RICS Registered Valuer to sign off the Council's Asset Valuation Reports on behalf of the Director of Environment.

##### **Background:**

In accordance with CIPFA IFRS Code of Practice on Local Authority Accounting and under the Council's own financial regulations, the Director of Environment is charged with valuing the Council's property assets on a rolling programme.

The valuations are undertaken in accordance with the RICS Valuation Professional Standards and in conjunction with the CIPFA Code of Practice on Local Authority Accounting.

In recent years, these valuations would have been signed off by Mr. Gareth Nutt as the Director of Environment and also the most senior RICS Registered Valuer employed by the Council.

However, since Mr. Nutt's retirement, Mr. David Phillips Strategic Property & Valuation Manager is now the most senior RICS Registered Valuer employed by the Council. Therefore, to enable the Council to continue to discharge its ongoing obligation to value its property assets, Members are asked to give authority to David Phillips to sign off the Asset Valuation Reports on behalf of the Director of Environment for the financial year 2019/20 onwards.

In the absence of Mr. David Phillips it would be proposed that the Principal Estates Manager (Mr. Dean Nicholas), who is also RICS Registered Valuer, be authorised to sign off the Asset Valuation Reports on behalf of the Director of Environment for the financial year 2019/20 onwards.

### **Financial Impacts:**

The Council will continue to carry out Asset Valuation Reports in-house without the need for third party consultants.

### **Integrated Impact Assessment:**

A first stage impact assessment has been undertaken to assist the Council in discharging its legislative duties under the Equality Act 2010, the Welsh Language Standards (No 1) Regulations 2015, the Well-being of Future Generations (Wales) Act 2015 and the Environment (Wales) Act 2016.

The first stage assessment has indicated that a more in-depth assessment is not required.

**Valleys Communities Impacts:**

No implications.

**Workforce Impacts:**

No implications.

**Legal Impacts:**

No implications.

**Risk Management Impacts:**

There are no risk management issues associated with this report.

**Consultation:**

There is no requirement for external consultation on this item.

**Recommendations:**

It is recommended that:

- (a) Mr. David Phillips is given authority to sign off the Council's Asset Valuation Reports;
- (b) In the absence of Mr. David Phillips, Mr. Dean Nicholas be granted authority to sign off any Council's Asset Valuation Reports.

**Reasons for Proposed Decision:**

To give relevant officer of the Council the authority to sign off Asset Valuation Reports.

**Implementation of Decision:**

The decision is proposed for implementation after the three day call in period.

**Appendices:**

None.

**List of Background Papers:**

None.

**Officer Contact:**

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