

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL  
MUNICIPAL YEAR 2016-17**

**OVERVIEW & SCRUTINY COMMITTEE  
5 July 2016**

**REPORT OF THE GROUP DIRECTOR CORPORATE &  
FRONTLINE SERVICES**

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Agenda Item No. 4
Review of the Council's Strategic Approach to Asset Management in Rhondda Cynon Taf County Borough Council

**1. PURPOSE OF THE REPORT**

- 1.1 The purpose of the report is to provide Members with the opportunity to consider the progress made in response to the proposal arising from the Wales Audit Office report 'Review of the Council's Strategic Approach to Asset Management'

**2. RECOMMENDATIONS**

- 2.1 Members are asked to form a view on the adequacy of progress in respect of the recommendations arising from the Wales Audit Office report and consider whether any further information is required.

**3. BACKGROUND**

- 3.1 In January 2016, the Wales Audit Office published its findings in respect of its review titled 'Review of the Council's Strategic Approach to Asset Management'. The full report can be accessed via the following [link](#).
- 3.2 The Wales Audit Office presented the report to Audit Committee on 31 March 2016. The report findings were generally positive, in summary ***"the Council had started to engage its communities in taking a proactive approach to the future management of its assets but there was scope to strengthen performance reporting arrangements to better support oversight and decision making in relation to asset management"***.
- 3.3 This lead to only one proposal for improvement. ***"The Council should develop mechanisms for reporting a comprehensive picture of the management of its assets to senior managers and elected members to enable ongoing oversight and to inform decision making"***

- 3.4 Members are therefore asked to consider the progress update from Officers which is attached at Appendix 1, and form a view on the adequacy of progress in progressing the regulator's proposal.

**LOCAL GOVERNMENT ACT, 1972**  
**as amended by**  
**THE LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985**  
**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**  
**OVERVIEW & SCRUTINY COMMITTEE**  
**5 JULY 2016**

**Report of the Group Director Corporate & Frontline Services**

Item - Review of the Council's Strategic Approach to Asset Management'- Progress Report

**List Of Background Papers**

-WAO report 'Review of the Council's Strategic Approach to Asset Management' issued  
January 2016

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Overview & Scrutiny Committee 5 July 2016



## Review of the Council's Strategic Approach to Asset Management – Action plan up date to Overview & Scrutiny Committee July 2016

<b>What are we trying to achieve, the outcome</b>	Strengthened performance management arrangement that will shape planning, demonstrate progress and provide the opportunity for robust scrutiny in respect of our Strategic Asset Management
<b>Why we need to do it:</b>	<p>The Council needs to ensure that it is able to demonstrate progress in its priorities as set out in the Corporate Plan. This includes that the Council will</p> <ul style="list-style-type: none"> <li>• Reduce its office accommodation floor space by 20% by 2020</li> <li>• Continue to increase energy efficiency measures, including carbon reduction and renewable energy, and</li> <li>• Collaborate more with other public services to find common and jointly owned solutions</li> </ul>

Action taken that will address the WAO recommendations contained in ‘Review of the Council’s Strategic Approach to Asset Management’							
Update				Next Steps	Delivery Date	Responsible Officer	
WAO AMP 1	The Council should develop mechanisms for reporting a comprehensive picture of the management of its assets to senior managers and elected members to enable ongoing oversight and to inform decision making.	A01	<p>The Council’s Asset Management Plan for Property Assets 2013-2018 was agreed by Cabinet in June 2013. <b>Periodic reports on progress</b> are presented to Cabinet on an annual basis. The third annual update is scheduled for presentation to Senior Leadership Team and Cabinet in July 2016.</p> <p>The Council’s Asset Management Plan update includes a progress report of the work plans in respect of:-</p> <ul style="list-style-type: none"><li>• Rationalisation of the property Portfolio,</li><li>• Disposal Programme and reduction in leasehold premises,</li><li>• Energy Management and reduction in Carbon Emissions,</li><li>• 21<sup>st</sup> Century School programme, and</li><li>• Partnering Arrangements.</li></ul>	Put in place arrangements for biannual reporting to Senior Leadership Team and Cabinet.	Nov-16 & Apr-17	Colin Atyeo – Director of Corporate Estates	
		A02	<p>We are currently <b>drafting a timetable to present the Corporate Asset Management Plan update biannually</b> to Cabinet</p> <p>The Corporate Plan PI to ‘reduce the office accommodation floor space by 20% by 2020’, will be reported in the quarterly Performance &amp; Resources report to Cabinet on an annual basis.</p> <p>Reports have been presented to the Council Accommodation Scrutiny Working Group, to provide an overview of the Council’s accommodation rationalisation strategy, and to identify key actions in the development of the next stage of the programme of changes, within the office accommodation portfolio.</p>	The Accommodation Scrutiny Working Group will make appropriate recommendations to Cabinet for the implementation of the Council Office Accommodation Strategy	Jul-16 TBC	Colin Atyeo - Director of Corporate Estates	

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Action taken that will address the WAO recommendations contained in 'Review of the Council's Strategic Approach to Asset Management'

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Update				Next Steps	Delivery Date	Responsible Officer
WAO AMP 1	The Council should develop mechanisms for reporting a comprehensive picture of the management of its assets to senior managers and elected members to enable ongoing oversight and to inform decision making.- continued	A03	<p>An <b>update of the Energy Reduction Programme is being developed</b> to contain details of:</p> <ul style="list-style-type: none"><li>• Energy management, and</li><li>• Carbon Reduction Commitment Scheme</li></ul> <p>The update will be presented to the Asset Management Working Group which consists of senior officers in Community and Children’s Services, Corporate Estates, Corporate Estates Maintenance, Education, Energy Team, Highways and Street Care, ICT and Customer Care, Libraries and Planning.</p>	<ul style="list-style-type: none"><li>• The Asset Management Working Group to receive updates on the Energy Reduction Programme</li><li>• Review content at the meeting to establish further items of interest</li></ul>	Oct-16 Feb-17 Jun-17	Steve Lock – Head of Procurement & Energy Management
		A04	<p>An <b>update on the management of assets is being developed</b> to present to the Asset Management Working Group. The update will contain details of:</p> <ul style="list-style-type: none"><li>• Vacant buildings available for occupation,</li><li>• Disposals completed during the last quarter and disposals anticipated to complete during the next quarter,</li><li>• Acquisitions completed during the last quarter and acquisitions anticipated to complete during the next quarter,</li><li>• Off hires completed during the last quarter, and off hires anticipated to complete during the next quarter.</li></ul>	<ul style="list-style-type: none"><li>• The Asset Management Working Group to receive updates on the disposal and acquisition of assets</li><li>• Review content at meeting to establish further items of interest</li></ul>	Oct-16 Feb-17 Jun-17	Paula McCarthy – Head of Legal Property & Estates
		A05	<p>A <b>report on the disposal and acquisition of Freehold and Leasehold interests</b> is being developed to present to Cabinet Members and Finance colleagues.</p> <p>The Report will contain details of:</p> <ul style="list-style-type: none"><li>• Vacant buildings available for occupation,</li><li>• Disposals completed during the last quarter and disposals anticipated to complete during the next quarter,</li><li>• Acquisitions completed during the last quarter and acquisitions anticipated to complete during the next quarter,</li><li>• Off hires completed during the last quarter, and off hires anticipated to complete during the next quarter.</li></ul>	Cabinet members and Finance to receive a quarterly update on the disposal and acquisition of Freehold and Leasehold interests.	Quarterly from Oct-16	Paula McCarthy– Head of Legal Property & Estates