

EXECUTIVE BOARD

19.11.18

ACQUISITIONS AND DISPOSALS POLICY

Purpose:

To amend and update the Council's Property Acquisitions and Disposals Policy (current version 2005).

Recommendations / key decisions required:

To approve the attached revised (June 2018) Property Acquisitions and Disposals Policy.

Reasons:

To ensure that a strategic approach is taken to property disposals whilst maximising economic benefits alongside capital receipts. In addition to property disposals, the Council will look to purchase land and property, where the acquisition is required to support future development in line with Council priorities and objectives, particularly to support and facilitate strategic regeneration projects that will create jobs and economic growth within the County. The revised policy includes a property acquisition approach and extends disposals to include leases of 7 years or more.

Relevant scrutiny committee to be consulted : NO

Exec Board Decision Required YES

Council Decision Required NO

EXECUTIVE BOARD MEMBER PORTFOLIO HOLDER:-

Cllr. David Jenkins (Resources Portfolio Holder)

Directorate

Name of Head of Service:

Wendy Walters

Report Author:

Jason Jones

Designations:

Director of Regeneration &
Policy

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EXECUTIVE SUMMARY EXECUTIVE BOARD 19.11.18

Acquisitions and Disposals Policy

The Council's existing property disposal policy was approved by the Council in June 2005. Parts of the Council's strategic property function moved over to the Regeneration and Policy Service in April 2017, dealing with the majority of property acquisitions and disposals work. This has provided an opportunity for the existing policy to be reviewed.

The attached revised (June 2018) policy incorporates a number of changes, including:

- Alignment with the Well-being of Future Generations Act (Wales) 2015 and 5 ways of working.
- Inclusion of a property acquisition approach, particularly in relation to strategic acquisitions for future development in line with Council priorities and objectives.
- Inclusion of joint venture /development agreements as a possible disposal method for larger redevelopment projects, allowing the Authority to draw on the expertise and resources of a joint venture partner (public or private), enabling the more effective use of limited financial resources and/or property assets while accessing essential expertise without upfront costs.
- Detailed checklist procedures for sale and lease of council property to ensure a consistent and transparent approach.

The revised policy, particularly the appendix checklist procedures, responds to issues raised by a recent audit review of the systems and procedures associated with the management of Council properties. The Audit review findings apply to the property functions in both the Environment and Regeneration departments.

DETAILED REPORT ATTACHED?

Policy Document attached

IMPLICATIONS

I confirm that other than those implications which have been agreed with the appropriate Directors / Heads of Service and are referred to in detail below, there are no other implications associated with this report :

Signed: **Wendy Walters** **Director of Regeneration & Policy**

Policy, Crime & Disorder and Equalities YES	Legal YES	Finance YES	ICT NONE	Risk Management Issues YES	Staffing Implications NONE	Physical Assets YES
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1. Policy, Crime, Disorder & Equalities

The revised policy is aligned with the Well-being of Future Generations Act (Wales) 2015 ways of working and the Council's Asset Management Plan.

Vacant properties can have a negative effect on the locality and the longer they remain vacant the higher the risk of vandalism and safety issues arising. This policy will support the sale of surplus properties in a timely manner to reduce this risk.

2. Legal

Legal advice and input on the revised policy document has been received. Moving forward, Acquisitions and Disposal(s) will require the provision of legal advice and the preparation of appropriate legal documentation.

3. Finance

Property disposals will generate capital receipts to support the Council's capital programme.

5. Risk Management Issues

The revised policy, particularly the appendix checklist procedures, responds to issues raised by a recent audit review of the systems and procedures associated with the management of Council properties.

7. Physical Assets

Any Freehold disposal(s) would ensure that future maintenance of the asset would be undertaken by a third party. Leasehold disposals would transfer at least part of the Council's maintenance obligations.

CONSULTATIONS

I confirm that the appropriate consultations have taken in place and the outcomes are as detailed below

Signed: **Wendy Walters** **Director of Regeneration & Policy**

1. Scrutiny Committee N/A

2. Local Member(s) N/A

3. Community / Town Council N/A

4. Relevant Partners N/A

5. Staff Side Representatives and other Organisations

Section 100D Local Government Act, 1972 – Access to Information

List of Background Papers used in the preparation of this report:

THERE ARE NONE