

## Corporate Asset Management Plan 2016-2019

### Update for Policy & Resources Scrutiny Committee, January 2019

The Council undertakes a comprehensive review of its Corporate Asset Management Plan (AMP) every 3 years, setting out its priorities in property terms to meet the aims highlighted in the Corporate and Integrated Community Strategies.

In addition, the AMP captures the property implications of issues experienced by services, brought about by changes in local and national agendas. These service property requirements are referred to in Service Asset Management Plans (SAMPs) evidenced by assessments of the relevant portfolio's suitability to meet such changes.

The AMP reviews the high-level performance of the corporate portfolio and highlights key challenges and priorities moving forward over the next 3-year cycle.

One of the outcomes of the recent Corporate Assessment was the requirement to strengthen links between SAMPs and the AMP, in addition to reviewing information on backlog maintenance to better inform decision making. These items, along with the challenges below, have been highlighted as the key priorities for property related matters over the next 3 years –

- Investment in strategic sites to promote economic growth
- Sustaining Community Assets
- Ensuring suitability of the retained estate
- Exploring alternative ways of holding assets for service delivery
- Greater collaboration with partners on property related matters
- Generating Capital Receipts
- Reducing Revenue Costs

The Corporate Asset Management Plan Summary 2016-2019 is attached in Appendix 1.

The plan incorporated the first three columns of actions table highlighted in the following pages. For the purposes of this report an update is provided against each action.

ACTION	BY WHEN	BY WHOM	UPDATE [NOV 2017]
<p>Undertake substantial infrastructure and premises related investment in accordance with the Strategic Regeneration plan for Carmarthenshire 2015 -2030 – Transformations</p>	<p>Ongoing</p>	<p>Regeneration &amp; Policy</p>	<p>Funding (£2.3m) to deliver phase 2 of the Cross Hands East Strategic Employment site has been secured from Welsh Government and the Welsh European Funding Office. Works are currently out to tender with commencement on site scheduled for April 2019. Once complete a further 9 hectares of employment space will be available to complement the 10 hectares already completed as part of phase 1. It is envisaged that the £5.5m scheme will be completed by 2021.</p> <p>There is strong occupier demand in Phase 1. Two local developers are progressing with separate office development proposals, part of which will be for their individual company's own occupation and part will be available for other businesses to lease. Other interest currently being progressed includes a precision engineering company.</p>
<p>Continue to support the capital investment programme with strategic land acquisitions and disposals</p>	<p>Ongoing</p>	<p>Regeneration &amp; Policy</p>	<p>The Council's Regeneration Masterplan for Llanelli town centre has been supported through the acquisition of 15 properties and 1 development site that were vacant and underutilised, with a view to bringing these properties back into beneficial use to support the town centre economy.</p> <p>Over the duration of the project (April 2014- March 2017) properties were acquired and works to refurbish rundown vacant properties undertaken. In total the programme cost £4,522,894. Welsh Government provided £2,422,669 grant funding, which was supported by contributions from Carmarthenshire County Council of £1,610,926 capital funding, £440,000 Housing Revenue Account, and £49,299 economic development revenue funding. 20 jobs have been accommodated, 3 enterprises accommodated, 382 m<sup>2</sup> of business premises have been created, 4 housing units created, 20 individuals have completed employment related courses, 8 individuals have gained employment related qualifications and 52 economically inactive individuals engaged with the project. These property acquisitions have enabled three strategic town centre commercial development</p>

			<p>opportunities to be assembled. These opportunities are currently being offered to the open market, with strong developer interest.</p> <p>The Council's housing stock has been increased through acquiring privately owned houses that have been upgraded, where required, and then made available for much needed affordable housing. To date over 160 properties have been purchased, with a value in excess of £14m. In 2018/19 43 properties have been acquired (at a total cost of just over £4m) with terms agreed and solicitors instructed on a further 27 properties (total cost just under £3m). This is against a target of 70 purchases for this year (2018/19).</p> <p>Land and property acquisitions have been progressed to support several significant highway schemes, including a new link road between Cross hands and Maesybont road (£10m scheme), Tirydail lane roundabout Ammanford (£1.8m scheme) and Towy Valley Cycle path (£8m scheme).</p> <p>41 Quay Street, Ammanford has been purchased to facilitate the establishment of a customer service hub in the town.</p> <p>The Council's Agile Working Investment Plan has been supported by identifying an opportunity to dispose of the Council owned Parc Amanwy administration building in Ammanford to a private sector occupier that will initially employ 50 people in the building. The Council, jointly with Welsh Government (WG), owned an adjacent former call centre building. Utilising the sale proceeds from Parc Amanwy, terms were negotiated with WG to buy out their interest and also negotiated terms with the tenant, who was no longer in occupation, to surrender its lease. These negotiations have enabled 113 members of Council staff to relocate from Parc Amanwy to the former call centre (Ty Parc y Rhun), into an environment that is far more conducive to agile working.</p>
Meet Capital Receipt	2016 -2019	Regeneration	Capital receipts achieved from the sale of surplus Council property are an

targets of £2,620 m (2016-17); £2,714m (2017-18); £3,076m (2018-19)		& Policy	<p>important funding source for the Council's capital programme.</p> <p>In 2017/18 £1.475 million of capital receipts were generated against a target of £2.994 million.</p> <p>The target for 2018-19 is £3.042m. £471K of receipts have competed so far with a number of additional transactions agreed or under negotiation with a combined value of some £2.5 million and a further £4.4m of sales identified up to 2021. It is therefore anticipated that the overall 5 year target will be met, and possibly exceeded, although it should be noted that for various reasons not all transactions proceed to completion.</p>
Support premises related revenue savings by reducing the estate, as highlighted in various Service Asset Management Plans	Ongoing	Property	<p>The Council has continued to make better use of its portfolio to bring about revenue savings and invest in its core estate.</p> <p>Areas within Ammanford and Carmarthen Libraries have been used to generate additional income from office lettings.</p> <p>Better use of space within Ty Elwyn and Town Hall Llanelli has allowed the transfer of No's 2 &amp; 4 Coleshill Terrace for Housing purposes.</p> <p>In addition, better use of office space in core assets such as 3 Spilman Street and St David's Park has allowed the proposed letting of offices at St David's Park Hywel Dda University Health Board to generate additional revenue. The Council will also shortly be vacating 5-8 Spilman Street and Nantyci. These buildings are already being marketed for sale or letting with the potential for capital receipts or additional revenue.</p>
Promote and build on collaborative working on property work with LSB (now PSB) partners	March 2017	Property	<p>The opportunities for local and regional property collaboration remain significant. The Head of Property now Chairs a new Mid &amp; West Wales Asset Collaboration Group on behalf of the Welsh Government's national estates collaboration Group: Ystadau Cymru. The Mid &amp; West Wales Group covers Pembrokeshire, Ceredigion, Powys and Carmarthenshire and has widened the previous Carmarthenshire-only discussions. This initiative has the potential to identify and extend best practice in estate management through property-related projects to support the 4 Public</p>

			<p>Service Boards' Wellbeing Objectives. An example includes a current initiative to map community assets in Carmarthenshire and support Community and Town Councils to develop improved property mapping data.</p> <p>The Mid &amp; West Wales Group has recently secured Welsh Government funding to undertake a Regional Strategic Asset Review and an Office Benchmarking exercise to identify opportunities for better sharing of buildings across the region.</p>
Improve data on backlog maintenance	March 2017	Property	<p>A detailed realignment of the Property Maintenance Section has recently been approved which will, amongst other matters, provide targeted resource to undertake a rolling programme of condition surveys. These surveys will be integral to improving data on backlog maintenance and moving towards a more planned programme of maintenance.</p> <p>Floor plans of all educational, core administrative and depot establishments have been updated. This is part of an ongoing exercise to ensure that premises-related plans are current for the purposes of advising on maintenance, compliance and service issues.</p> <p>All compliance related matters such as Fire Risk Assessments, Electrical certificates etc are being migrated into one system to assist with and ensure a consistent approach to estate management across the various portfolios.</p>
Assist with service plans to review alternative ways of holding assets.	March 2017	Property	<p>Assistance continues to be provided to service reviews, as required. Recent assistance has been provided in relation to the business case for the Museum Service's storage requirements.</p>

Strengthen links between Service Asset Management Plans and Corporate Plan	Dec 2017	Property	With the next Corporate Asset Management Plan covering 2020–2023, the coming year will involve reviewing and updating Service Asset Management Plans. The purpose of the reviews is to ensure that property implications of significance are adequately reflected in the revised Corporate Asset Management Plan and therefore aligned with core strategy.
Continue to support and enable Community Asset Transfers with emphasis on playing facilities and parks	March 2018	Property	<p>95% of park and playground facilities have now been transferred or nearing completion under Carmarthenshire County Council's asset transfer programme, with Community &amp; Town Councils and numerous other community organisations now managing and maintaining these assets under long leases.</p> <p>Expressions of interest have also been submitted recently with interest shown by organisations to take over other facilities, including toilets, growing spaces and fishing ponds.</p>