

**Cabinet Response to a Report of the Policy Review & Performance Scrutiny  
Committee Inquiry – Managing the Estate under a Corporate Landlord Model.**

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**Purpose of report**

1. To update Members on the Cabinet response to the recommendations made in the Policy Review & Performance Scrutiny Committee inquiry report, Managing the Estate under a Corporate Landlord Model, published in May 2018.

**Background**

2. As a part of the Policy Review & Performance Scrutiny Committee work programme for 2017-18, the Committee agreed to consider the Corporate Landlord model as a topic for in-depth scrutiny. The following terms of reference were used:

To examine Cardiff Council's proposal to adopt a Corporate Landlord model and ascertain the benefits for residents, community groups, and the organisation by:

- Establishing the reasons for introducing the model
- Identifying the scale of benefits for community organisations in terms of access to facilities
- Identifying the scale of benefits for the Council in terms of capital and revenue budgets
- To identify the key challenges overcome by other Local Authorities who have adopted the Corporate Landlord model

3. Membership of the task & finish group comprised:
  - Councillor Joe Boyle (Chair)
  - Councillor Norma Mackie
  - Councillor Rod McKerlich
  - Councillor Jim Murphy
4. Members received internal evidence from a range of sources, including Cabinet Members, senior officers of the Economic Development and Education & Lifelong Learning Directorates. External evidence was received from the People Too business consultancy, Bristol City Council, and Welsh Government.
5. The evidence was used to identify suitable findings from the Inquiry, and to develop recommendations based on the evidence heard throughout the Inquiry
6. The report for this task and finish inquiry was taken to the Cabinet meeting held on 12 July 2018. The full report inquiry report can be found by following the link below:

[Managing the Estate under a Corporate Landlord Model](#)

### **Cabinet Response to Recommendations**

7. The Cabinet agreed their response at the meeting on 12 July 2018. Attached at **Appendix 1** is a full copy of the Cabinet Report considered 'Management of the Council's Non-residential Property Estate –embracing a Corporate Landlord Model'. This report includes the Cabinet Members response to the Report by the Policy Review & Performance Scrutiny Committee "Managing the Estate under a Corporate Landlord Model" at pages 2-4. The Report outlines the recommendations made and the Cabinet response to each recommendation.
8. Overall, the Committee made 7 recommendations to the Cabinet. The Cabinet response (*Appendix 1, point 11, page 4*) shows that:
  - 6 of the recommendations are accepted – *R1, R2, R3, R4, R5, R7,*

- 1 of the recommendations has been partially accepted:

R6 – A preventative maintenance programme must be in place for all Council assets. Cabinet should ensure that:

- Proposals for new buildings factor in preventative maintenance at the planning stage
- A preventative maintenance is in place for retained assets.

## **Way Forward**

9. Councillor Russell Goodway (Cabinet Member – Investment & Development), Neil Hanratty (Director – Economic Development) and Simon Reynolds, Corporate Landlord Implementation Manager (Economic Development) have been invited to present the response to the inquiry and present any progress made in addressing the issues raised and recommendations approved.

## **Legal Implications**

10. The Scrutiny Committee is empowered to enquire, consider, review and recommend but not to make policy decisions. As the recommendations in this report are to consider and review matters, there are no direct legal implications. However, legal implications may arise if and when the matters under review are implemented with or without any modifications. Any report with recommendations for decision that goes to Cabinet/Council will set out any legal implications arising from those recommendations. All decisions taken by or on behalf of the Council must (a) be within the legal powers of the Council; (b) comply with any procedural requirement imposed by law; (c) be within the powers of the body or person exercising powers on behalf of the Council; (d) be undertaken in accordance with the procedural requirements imposed by the Council e.g. Scrutiny Procedure Rules; (e) be fully and properly informed; (f) be properly motivated; (g) be taken having regard to the Council's fiduciary duty to its taxpayers; and (h) be reasonable and proper in all the circumstances.

## **Financial Implications**

11. The Scrutiny Committee is empowered to enquire, consider, review and recommend but not to make policy decisions. As the recommendations in this report are to consider and review matters there are no direct financial implications at this stage in relation to any of the work programme. However, financial implications may arise if and when the matters under review are implemented with or without any modifications. Any report with recommendations for decision that goes to Cabinet/Council will set out any financial implications arising from those recommendations.

## **Recommendation**

The Committee is recommended to receive the Cabinet response and agree the way forward for receiving progress reports on the work required to implement the agreed recommendations.

**DAVINA FIORE**

**Director of Governance & Legal Services**

**8 November 2018**

*The following Appendix is attached:*

**Appendix 1:** Cabinet Report considered on 12 July 2018 'Management of the Council's Non-residential Property Estate –embracing a Corporate Landlord Model, which includes the Cabinet Members response to the Report by the Policy Review & Performance Scrutiny Committee "Managing the Estate under a Corporate Landlord Model"