

CYNGOR CAERDYDD

CARDIFF COUNCIL

POLICY REVIEW AND PERFORMANCE

SCRUTINY COMMITTEE

16 May 2018

Managing the Estate under a Corporate Landlord Model

Reason for the Report

1. To present Members with an opportunity to consider the final draft report of the Committee's inquiry into Managing the Estate under a Corporate Landlord Model.

Background

2. As part of its 2017/18 work programme, at its meeting on the 20th September 2018, the Committee agreed to undertake a review of how the Council will manage its estate under a Corporate Landlord Model.
3. The terms of reference for the inquiry were agreed as follows:
 - 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.
 - To report the task group findings to the Cabinet and stakeholders.

4. Members of the Task & Finish group were:

Councillor Joe Boyle (Chair)

Councillor Norma Mackie

Councillor Rod McKerlich

Councillor Jim Murphy

5. The Task & Finish Group received evidence from a wide range of internal and external witnesses as follows.

Internal Witnesses

Councillor Russell Goodway, Cabinet Member for Investment and Development

Councillor Sarah Merry, Cabinet Member for Education, Employment & Skills

Nick Batchelar, Director of Education & Lifelong Learning

Neil Hanratty, Director of Economic Development

Tara King, Assistant Director for Commercial and Collaboration

David Lowe, OM Commercial and Collaboration Services

Donna Jones, Health & Safety Manager

Helen Thomas, Strategic Estates Manager

External Witnesses

Richard Baker, Head of Estates and Professional Services, Welsh Government

Tony Bamford, Interim Head of Asset Management, Bristol City Council

Josh Dunn, Services Manager, "People Too" business consultancy

Way Forward

6. Attached at **Appendix A** is the final draft report of the task group.

Members are particularly referred to the Key Findings (*pages 6-11*) and the 7 Recommendations (*pages 12-13*). These are based on the evidence heard throughout the Task & Finish Group Inquiry.

7. Members may wish to consider the report, raise any matters for clarification with the task group, and agree whether to approve the report and refer it for consideration by the Cabinet.

Legal Implications

8. 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 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 of 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

9. 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.

RECOMMENDATIONS

The Committee is recommended to:

1. Consider the Managing the Estate under a Corporate Landlord Model report of the Task and Finish Group.
2. Agree the report, subject to any comments the Committee wishes to make, and agree that it is forwarded for consideration by the Cabinet at the earliest opportunity.

DAVINA FIORE

Director of Governance and Legal Services

10 May 2018