



Annual Property Plan 2021/22



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Annual Property Plan overview

In 2014 Cardiff Council agreed the Corporate Property Strategy 2015-2020. This established new governance to ensure the Council's estate was managed strategically. Performance targets were introduced to track improvement over time. These targets are reported annually to Cabinet via the Annual Property Plan (APP). The APP provides an update on the transactions from the previous financial year, and the proposals for the present financial year. A new Corporate Property Strategy was planned for 2020-2025 however the impact from COVID resulted in this being moved to 2021-26.

To ensure continuity a one-off APP was presented to Cabinet in 2020/21.

This APP provides a summary of year 2020/21 property transactions and proposals for 2021/22.

Annual Property Plan 2020/21

The table below shows the targets and results for 2020/21

| | Floor Area (GIA Sqft) | Condition Backlog | Total Running Cost | Total Capital Receipt |
|-------------------------|-----------------------|-------------------|--------------------|-----------------------|
| 2020/21 Target | 100,000 sqft | £500,000 | £400,000 | £10,000,000 |
| 2020/21 Achieved | 111,708 sqft | £2,316,000 | £339,500 | £1,236,000 |

Various transactions originally planned to complete in 2020/21 were affected due to the impact of COVID 19.

Transactions that did not complete in 2020/21 have been moved into the 2021/22 plan.

Annual Property Plan 2020/21 – Completed Transactions

| Land and Property Acquisitions | | | | |
|-----------------------------------|------------|----------|-----------------|---|
| Property | Ward | Tenure | Action / Status | Acquisition Purpose |
| Oak House | Trowbridge | Freehold | Purchased | New accommodation for the Alarm Resource Centre |
| Land at Lewis Road | Sploot | Freehold | Purchased | To facilitate replacement Willows High |
| Cory's Buildings / Merchant Place | Butetown | Freehold | Purchased | To facilitate sustainable regeneration |
| James Street & Mandalay House | Butetown | Freehold | Purchased | To facilitate sustainable regeneration |

| School Organisational Planning | | | | |
|---|------|----------|-----------------|--|
| Property | Ward | Tenure | Action / Status | |
| Former Michaelston College (DEMOLITION) | Ely | Freehold | DEMOLISHED | |

| Land Disposals | | | | |
|---------------------------|------------|----------|-----------------|--|
| Property | Ward | Tenure | Action / Status | |
| Land at the Beacon Centre | Trowbridge | Freehold | SOLD | |
| Land at 200 Fairwater Rd | Fairwater | Freehold | SOLD | |

| Retail Parade and Non-Operational Disposals | | | |
|--|-------------|---------------|------------------------|
| Property | Ward | Tenure | Action / Status |
| Fishguard Road Retail Parade | Llanishen | Freehold | SOLD |
| Bishopston Road Retail Parade | Caerau | Freehold | SOLD |
| Llangranog Road Retail Parade | Llanishen | Freehold | SOLD |
| Llangranog Road - Premium payment 1 - COMPLETED | Llanishen | Freehold | COMPLETED |
| Llangranog Road - Premium payment 2 - COMPLETED | Llanishen | Freehold | COMPLETED |
| 56a & 56b shops at Plasmawr Road Retail Parade | Fairwater | Freehold | SOLD |

| Operational Estate Transactions | | | |
|--|----------------|---------------|------------------------|
| Property | Ward | Tenure | Action / Status |
| Former Radnor Road Caretakers House | Canton | Freehold | COMMERCIAL LEASE |
| Land at Railway Street (Green City) | Splott | Freehold | COMMUNITY LEASE |
| Former Trelai Bowls Pavilion (Ely & Caerau Sports Trust) | Caerau | Freehold | COMMUNITY LEASE |
| Lydstep Changing Rooms (Cardiff Draconians FC) | Llandaff North | Freehold | COMMUNITY LEASE |

Annual Property Plan 2021/22

The table below shows the targets for 2021/22

| | Condition Backlog reduction | Running Cost reduction | Capital Receipts | Built Environment Carbon reduction |
|-----------------------|-----------------------------|------------------------|------------------|------------------------------------|
| 2021/22 Target | £2,000,000 | £300,000 | £15,000,000 | 1% |

Floor area (GIA reduction) has been removed as a performance target as it no longer represents an indicator of improvement.

Carbon reduction has been introduced as part of the One Planet Strategy to track the objectives relating to a carbon neutral Built Environment by 2030.

Annual Property Plan 2021/22 - Transactions

| Land and Property Acquisitions | | | | |
|-------------------------------------|------------|----------|-----------------|--|
| Property | Ward | Tenure | Action / Status | Acquisition value |
| Land at ISV (Greenbank) | Grangetown | Freehold | Purchase | To facilitate International Sports Village development |
| Former HMRC Offices, Ty Glas Avenue | Llanishen | Freehold | Purchase | Strategic acquisition |

| Operational Property Disposals | | | |
|--|-------------------|-----------------|-----------------|
| Property | Ward | Tenure | Action / Status |
| St Mellons Housing site (Linc Cymru) | Trowbridge | Freehold | SELL |
| Former Llanrumney Play Centre & Land - COMPLETE | Llanrumney | Freehold | SOLD |
| Wyndham Street Car park (part) | Riverside | Freehold | SELL |
| Trowbridge Children's Home | Rumney | HRA | SELL |
| Canton & Riverside Community Centre | Riverside | Freehold | APPROPRIATE |
| Land at CTS Depot | Grangetown | Freehold | SELL |
| 57 Romilly Road - COMPLETE | Canton | HRA | SOLD |
| 1 Cyril Crescent - COMPLETE | Adamsdown | HRA | SOLD |

| School Organisational Planning | | | |
|---|---------|----------|-----------------|
| Property | Ward | Tenure | Action / Status |
| Former Michaelston College (Band A) - COMPLETE | Ely | Freehold | APPROPRIATED |
| Former Rumney High School (Band A) | Rumney | Freehold | APPROPRIATION |
| Former Llanedeyrn Family Centre & St Teilo's Land | Pentwyn | Freehold | APPROPRIATION |
| Part Glan Morfa school site | Splott | Freehold | APPROPRIATION |
| Former Baden Powell Caretakers House | Splott | Freehold | SELL |

| Land Disposals | | | |
|---|----------------------|---------------|------------------------|
| Property | Ward | Tenure | Action / Status |
| Land at James Street | Butetown | Freehold | APPROPRIATION |
| Land at Beaumaris Road | Rumney | Freehold | APPROPRIATION |
| Land at Greenway Road, Adjacent allotment | Rumney | Freehold | SELL |
| Land at Rhydlafar Drive | Creigiau / St Fagans | Freehold | SELL |
| Land adjacent to Aldi, Treseder Way | Caerau | Freehold | SELL |
| Land at Bishopston Road retail parade | Caerau | Freehold | SELL |

| Retail Parade and Non-Operational Disposals | | | |
|--|--------------------------|---------------|------------------------|
| Property | Ward | Tenure | Action / Status |
| Former Fairwater Social Club | Fairwater | Freehold | APPROPRIATION |
| Moorland Community Centre | Splott | Freehold | APPROPRIATION |
| Heol Trenewydd Retail Parade | Caerau | Freehold | SELL |
| Harris Avenue Retail Parade | Rumney | Freehold | SELL |
| Plasmawr Road, 171, 173 Pwllmellin | Fairwater | Freehold | SELL |
| Wilson Road Retail Parade | Ely | Freehold | SELL |
| Burnham Avenue Retail Parade | Llanrumney | Freehold | SELL |
| Penlline Car Park (former cafe) | Whitchurch & Tongwynlais | Freehold | SELL |

| Other Operational Estate Transactions | | | |
|---|------------|----------|-------------------|
| Property | Ward | Tenure | Action / Status |
| New Theatre (HQ Theatres/Trafalgar Entertainment) - COMPLETED | Cathays | Freehold | COMMERCIAL LEASE |
| Norwegian Church (Norwegian Society) | Butetown | Trustees | TRUSTEE CHANGE |
| Maes-y-Coed Changing Rooms (St Joe's AFC & RFC) | Heath | Freehold | COMMUNITY LEASE |
| Splott Bowls Pavilion (St Albans FC) | Splott | Freehold | COMMUNITY LEASE |
| Canal Park land (CAVC) | Butetown | Freehold | COMMUNITY LEASE |
| Former Stacey Road Caretakers (Flying Start) | Adamsdown | Freehold | COMMUNITY LEASE |
| Morganstown Changing Rooms (Radyr Rangers FC) | Radyr | Freehold | COMMUNITY LICENCE |
| Heath Park Changing Rooms | Heath | Freehold | COMMERCIAL LEASE |
| Former Museum Avenue PC's | Cathays | Freehold | COMMERCIAL LEASE |
| Mill Road Pavilion (Private Childcare provision) | Ely | Freehold | COMMERCIAL LEASE |
| Waterloo Gardens Rangers Hut | Penylan | Freehold | COMMERCIAL LEASE |
| Lisvane Changing rooms | Lisvane | Freehold | DEMOLITION |
| Land at Bessemer Close, adjacent to HWRC | Grangetown | Freehold | COMMERCIAL LEASE |
| Land at Flaxland Avenue | Gabalfa | Freehold | COMMUNITY LEASE |

| Investment Estate Disposals | | | |
|-----------------------------------|---------|----------|-----------------|
| Property | Ward | Tenure | Action / Status |
| Flat C Kingswood Court - COMPLETE | Penylan | Freehold | Enfranchisement |
| Flat 4, Marlborough Close | Penylan | Freehold | Enfranchisement |
| Flat 3 Melrose Close | Penylan | Freehold | Enfranchisement |
| Flat 5 Melrose Close | Penylan | Freehold | Enfranchisement |
| Flat 4 Melrose Court | Penylan | Freehold | Enfranchisement |