CARDIFF COUNCIL
CYNGOR CAERDYDD

CABINET MEETING: 28 SEPTEMBER 2022

ANNUAL PROPERTY PLAN 2022/23

INVESTMENT & DEVELOPMENT (CLLR RUSSELL GOODWAY)

AGENDA ITEM: 9

Reason for this Report

1. To approve the 2022/23 Annual Property Plan (APP).

Background

2. The Council's land and property estate is considerable, with property running costs representing the second largest call on the Council's budget after staff costs. Changes to the way in which the Council delivers its services is inextricably linked to the management of its operational property estate and therefore strategic estate management offers an on-going opportunity to support improved efficiency and service delivery. This is particularly relevant in the post COVID recovery period as services adapt to working in new ways and different environments, for example the adoption of Hybrid Working models.

3. Land and property management is a key strategic activity which aligns the Council's service and financial objectives with the property estate. It ensures optimisation of property assets to best support the organisation's business goals and objectives. The requirement for effective land and property management is based on treating property as a corporate resource which forms the basis of the County Estates team and Corporate Landlord principles.

4. In December 2021, Cardiff Council adopted a new five year Corporate Property Strategy (2021-2026) setting out a framework within which all Council property related matters are to be managed. The Cabinet approved Strategy, entitled *"Leaner and Greener"*, established a series of targets over the five year period designed to support core corporate objectives relating to service delivery, regeneration and the Council's budget.

3. The Annual Property Plan (APP) is an annual report which serves as the implementation plan for the Strategy. The targets within the APP contribute towards the five year targets set out in the Property Strategy, reporting the transactions completed from the previous financial year, as well as the transactions planned for the current financial year. The APP

also provides updates on any relevant property projects or initiatives and their relevance to the Property Strategy.

5. An Annual Property Plan will be published for each year of the five year Corporate Property Strategy. Financial year 2021/22 was the first APP in the new strategy and APP 2022/23 is the second.

Issues

6. The Corporate Property Strategy 2021-26 set out the strategic intent for key elements of the property estate. These areas cover a large work programme and are subject to specific governance. They impact performance of the estate at a strategic level with notable updates including:

Hybrid Working

7. Development of the Council's accommodation strategy in relation to Hybrid Working is at an advanced stage. This is an important workstream in the context of the Council's operational estate, particularly in regards to Core Office, as the outcome will have a significant impact on the Council's future office requirements.

8. Finalisation of the Hybrid Working model will be a key consideration in the retain / remodel / relinquish decision making process within the operational estate. This in turn has a linked dependency with the modernisation and carbon reduction initiatives as the Council seeks to make the best value investments that maximise the objectives in those specific areas. For example, it will be key to invest in properties and spaces that the Council intends to retain over the long term and are aligned to service requirements.

Regeneration

9. Utilisation of the Council's land and property assets is fundamental to the delivery of large-scale regeneration schemes aligned with the Council's Economic Development and Wellbeing initiatives. Examples include the International Sports Village and the Atlantic Wharf masterplan. These schemes are of a scale that requires specific governance and individual cabinet reports. The related land and property transactions are reported through the Annual Property Plan. Given the community impact of major regeneration schemes it is important to ensure appropriate consideration is given to equality impact and future generations.

10. The remaining vaccination centres at Bayside and Splott are due to close this financial year and the sites will return to Council management. The former STAR Centre will be subject to a housing redevelopment scheme, and the former Toys R Us building will be brought forward as part of the International Sports Village regeneration.

Housing

11. The Council's Housing targets remain a corporate priority. The Property Strategy established the principle that any Council owned sites declared surplus to requirements should be firstly assessed for suitability to meet housing objectives. This is a key element of the decision-making process when disposing of surplus land assets.

12. The appropriation of general fund sites to the Housing Revenue Account (HRA) has made up a significant proportion of the annual capital receipt target over the course of the last 6 years. As new housing programmes are developed it is anticipated further appropriations will be required to ensure an adequate supply of suitable sites. These will be reported through the Annual Property Plan and specific HRA governance.

SOP

13. Implementation of the Sustainable Communities for Learning Band B Programme is ongoing. The replacement Fitzalan High School on Leckwith Road is at an advanced stage of construction and the St Mellons CiW Primary is also progressing well on site. A number of other projects are progressing through the design phase, including the Fairwater Campus and the new Willows High School. The programme has successfully developed Net Zero Carbon (NZC) standards for new build schools and improved procurement processes. Welsh Government has supported strategic land transactions to enable the implementation of the programme, such as the acquisition of the former HMRC site at Ty Glas, Llanishen. Risks remain in relation to increasing inflation in the construction sector and changing demographics.

14. A strategic plan will be brought forward in due course to establish principles for decision making and priorities. An annual programme update report will also be brought forward in the Autumn 2022. There is limited land available within the Council's estate so there may be further acquisitions and disposals to support future projects. Any transactions would be reported through Cabinet and the outlined in the Annual Property Plan.

Corporate Estate

15. In addition to the impact of Hybrid Working on core office noted above, the Council's operational estate is under constant review to ensure alignment with changing service needs. Statutory services such as Social Services continue to evolve delivery models post COVID that may see property requirements change. Other areas of the estate under review include the Council's operational depots and the full range of sports & leisure facilities. It is important to consider service needs together with the Council's Financial, Hybrid Working, Carbon Reduction and Modernisation programmes to enable good property decisions over the short, medium and long-term.

Land

16. The Council estate includes considerable land assets principally used either operationally for purposes such as education, recreation and public open space or is held of planning purposes to deliver future development and regeneration. Where land becomes surplus to service requirements it is assessed to determine most appropriate future use. This includes alternative operational use by other service areas to deliver different services i.e. a change of use. However in some instances the land is declared surplus to Council requirements and can be considered for disposal.

17. The delivery of various Council objectives is dependent on the availability of land. Examples include established regeneration programmes such as Housing and SOP. More recently One Planet Cardiff and the Council's objectives relating to sustainability and carbon reduction have introduced land dependent projects including Coed Caerdydd and community food growing. Finally, the Council has a capital receipts target to support the capital programme. Consideration will be given to the delivery of each requirement and any recommendations will be made on a case-by-case basis.

APP targets 2022/23

18. The Corporate Property Strategy 2021-26 identified five performance targets to be achieved by the end of the strategy. Each year the APP determines targets to be achieved annually that then contribute to the strategy target. The 2022/23 targets are as below:

	Carbon reduction	Priority 1 works commissioned	Running Cost reduction	General Fund Capital Receipts	Investment estate target
Target	**Maintain current position**	**100%**	**£100k**	**£5.5m**	**n/a (5 year target)**

Table 1. Annual Property Plan targets 2022/23

One Planet Cardiff – Carbon Neutral Built Environment

19. The One Planet Cardiff strategy seeks to achieve a carbon neutral Cardiff Council by 2030. The built environment is one of the key components to the total carbon footprint of the Council. The built environment is comprised principally of the corporate and education estates. The Property Strategy 2021-26 set a target of reducing the carbon footprint by 30% in the Built Environment by 2026.

20. The table below shows the carbon footprint of the Cardiff Council built environment over the last three years. 2019/20 was unaffected by COVID and serves as an effective benchmark year. The trend shows a considerable reduction in the carbon footprint in 2020/21. This was largely due to the Council closing operational buildings as part of the COVID

response. 2021/22 saw an increase from the previous year, but not back to 2019/20 levels. The increase in carbon footprint in the built environment in 2021/22 was largely due to the easing of COVID restrictions and the reopening of Council operational properties.

	2019/20	2020/21	2021/22
Built Environment Carbon Footprint tCO2e	19,000	15,000	16,300

Table 2. Carbon footprint in the Built Environment 2019/20 to 2021/22

21. The APP carbon reduction target for 2022/23 is to maintain the carbon footprint at its current level and minimize any rise back to previous levels.

22. The Property Strategy sets out the key areas of focus to permanently reduce the built environment carbon footprint including modernisation of the estate through refit, behavior change, more efficient use of our properties, passive decarbonization of the grid and rationalisation of property. These schemes are ongoing and will take time to mature and make a notable change to the annual carbon footprint. Significant decreases may not be seen until later years of the Property Strategy and the One Planet Cardiff Strategy.

23. The Council has invested in new pilot benchmarking tools in both the corporate and education estates. These tools provide up-to-date and accurate utility usage allowing for a more accurate carbon output calculation. Further budget has been secured through the One Planet Cardiff carbon reduction programme to install further benchmarking tools within the corporate estate. Installation is planned over the next two years. It is important that the Council is able to report the carbon footprint consistently year on year over the course of the One Planet Cardiff strategy.

24. Preliminary work is underway to develop Refit 4. Nineteen school sites have benefited from previous Refit programmes delivering an average of 13% carbon reduction. Refit 4 will once again include schools but will also be extended to the corporate estate. Due to the scale of works required to meet One Planet Cardiff carbon reduction targets, Refit 4 will be the largest programme thus far. The detail of the programme is currently being developed and will be subject to a separate cabinet report.

25. In regards to carbon offsetting, in its first planting season (21/22) Coed Caerdydd enhanced the city's traditional tree planting activities to achieve an extra 8 ha of new woodland areas across the city (20,000 individual trees in total). This represents an increase of over 350% of the traditional planting activity.

26. The overall target for One Planet Cardiff is to increase canopy cover across the city from 18.9% to 25% by 2030 which requires 839 Ha of land. As noted above, there is a range of competing demands for land to deliver other Council objectives. The Authority currently does not have sufficient

land in its portfolio to meet the quantities needed. It is likely private land holdings will need to be utilised where possible and opportunities arise.

Modernisation

27. Modernisation of the estate describes the planned investment, repair and improvement of the councils corporate and education properties. The Property Strategy sets a target of ensuring all priority 1 works identified (through surveys, suitability assessments and statutory maintenance) are commissioned on an annual basis. This was achieved in 2021/22 with £21.8m works commissioned in total, £2.3m in the corporate estate and £18.5m in education.

28. The programme in 2022/23 is likely to be more extensive, with a provisional total works value of £54m, split £3.2m corporate and £51m education. This programme is draft and subject to affordability and contractor availability. A key piece of ongoing work relates to the alignment of planned capital works (asset renewal) with the carbon reduction refit proposals. It is important that going forward these work streams are planned together and complement each other to ensure maximum value for money and impact within the retained estate.

29. The education estate has seen an increase in spend from circa £13.1m in 2020/21 to £18.5m in 2021/22. Despite the increase spend, significant risks and challenges still remain due to the age of the estate. Despite the increase in planned works, there are still regular non-planned works some of which are significant. Examples include Stacey Primary School major refurbishment; Tremorfa Nursery structural works; Gwaelod Y Garth demountables; various stonework issues and underground water leaks. Due to the peak of secondary mainstream places and increasing ALN demands, the programme is also bringing forward a number of larger schemes to accommodate the sufficiency demands. Further work is underway to assess the condition of the education estate and to set the annual asset programme of work.

30. For reasons of materiality and consistency with other capital controls, a de minimis level of expenditure is applied below which capital spend is treated as revenue. This de minimis level is set at a £6,000 and is applied at a scheme/project level rather than on an invoice-by-invoice basis.

31. In the absence of a budget for undertaking asset renewal work of value less than £6,000 because the revenue budget is small in value, such works are being undertaken in a reactive way and may not be addressed until the works situation approaches a critical state. County estates will work with finance colleagues to consider appropriate budget options for the undertaking of proactive asset renewal works below the capital de minimis level of £6,000 in future years.

32. In July 2022 Cabinet approved the procurement of the third generation building framework. Authority was delegated to the Director of Economic Development to complete the procurement. The new framework is schedule to take effect from 1/4/23.

Running Cost reduction through relinquishment

33. The property strategy identifies a £6m reduction target over the course of the strategy. The principle means of achieving savings is through rationalisation of the Council's operational footprint. The implementation of hybrid working, and reviews of the operation estate are anticipated to deliver larger running cost savings in later years of the strategy. In 2021/22, a reduction of £260k was achieved. £100k is the target for 22/23.

34. The cost of energy has risen significantly over the last 18 to 24 months. Cardiff Council is part of a UK wide consortium via CCS (Crown Commercial Services) which includes all other public sector bodies. The CCS purchase our power and gas on the market over a set period of time. As part of this we have large economies of scale to support us with getting the very best prices on the market and to negate as much risk as possible. As such we have been protected from the widely publicised energy spikes with the increases not filtering through until April 2023.

35. Both the CCS and Cardiff Council's in-house Energy Team continue to monitor the utility markets and work closely with finance to set budgets. The presiding sentiment is that the next financial year will be the highest in terms of cost and although it will not go back down to historic levels (pre-COVID) it is anticipated the market will soften slightly from 2024. The market is expected to remain high until at least 2030.

Capital Receipts

36. Capital Receipts from the disposal or appropriation of general fund land and property is critical to support the Council's capital programme. The Corporate Property Strategy targets achieving £25m Capital Receipts by 2025/26. £2.1m general fund receipts were achieved in 2021/22. The target for 2022/23 is £5.5m with £2.5m achieved as of Q3.

37. The former Glan Morfa school site will be appropriated to the HRA in 2022/23, implementing a meanwhile community use prior to redevelopment in future years.

38. As part of this Cabinet Report and per the APP list, specific approval is being sought for delegated authority to complete the disposal, via appropriation of by the HRA, of land at the former Llanedeyrn Family Centre and St Teilo's School. The land has been rendered surplus via the School Organisational Planning programme. The capital receipt captured will include provision for ring fenced sums for new school pitches and other relevant community proposals.

Investment Estate

39. The Property strategy identifies a £600k net increase in rental income by 2025/26. This is not tracked in the APP on an annual basis due to the nature of the transactions in the portfolio. However, it is managed through established governance involving Estates and Finance officers.

40. The Council's Investment Estate will continue to be managed with a commercial approach, completing outstanding lease events and where opportunities arise, seek to re-gear leases and potentially re-let at higher commercial market rents. Currently, there are 17 rent reviews to implement across the Investment portfolio in FY 22/23, and 11 in FY 23/24. These comprise a mix of stepped rents, RPI rents, and open market reviews.

41. Where a decision is taken to dispose of an investment asset, this may have a short term adverse impact on income receivable, until the disposal proceeds are re-invested. In the medium to long term, reinvestment will be targeted to improve the Estate's longer term income profile.

42. A review of Investment Estate practices is underway and to be completed by February 2023 to accord with the Chartered Institute of Public Finance and Accountancy (CIPFA) requirements and guidance.

43. On occasion investment estate property is required to support the Council's wider property and operational objectives. For example, the former Tennis Centre at Ocean Park is required to enable the delivery of a compliant new Willows High School. As such, the commercial model for the centre will need to be realigned as part of the work to bring forward the new high school.

44. The Council has successfully acquired the leasehold interest in five public houses that were formally owned and operated by Brains across the city. The Council already owned the freehold interest in the land these buildings occupied and therefore has now established an unfettered freehold reversion through the acquisition of the leasehold interests.

45. Brains were not able to operate the pubs commercially and following a review of their business, had sub-let the pubs to Marsdens on short-term flexible leases. Marsdens were also not prepared to take on long-term leases. The Council will therefore review the options for each site with a view to establishing a viable income (capital or revenue) back into the Investment Estate.

Non-Operational Estate

46. The Corporate Property Strategy 2021-26 detailed the results of a review of the non-operational estate. This review provided a better understanding of the assets within the portfolio and their performance. A number of key themes were identified from the review.

- Backlog maintenance with no allocated budget to address
- Health & Safety compliance concerns
- Reactive estate management
- Inconsistent tenure arrangements in particular within retail parades
- Status, strength and presence of tenants

These issues are now being addressed through a revised and more proactive management approach and further recourse to ensure improved performance of the non-operational estate.

47. The Council's retail parades were declared surplus to Council requirement through the 2018/19 APP. As a result, a programme has been set to undertake the relevant tenancy management, ensure any long leaseholders continue to have a mortgageable asset and undertake the necessary due diligence to bring forward the parades for disposal.

48. In total four retail parades have been disposed of to date and a further 4 are being prepared as part of this year's APP. The capital receipts are ringfenced to the general fund.

49. In addition to the retail parades, further assets have been assessed and declared surplus to Council requirements. The majority of the assets are let on commercial terms and disposal gives rise to a permanent loss of income to the Council's budgets.

Local Member consultation

50. Member engagement will take place through the implementation of the plan.

Scrutiny Consideration

51. The Policy review and Performance Scrutiny Committee is due to consider this report on 26 September. Any comments received will be reported at the meeting.

Reasons for Recommendations

52. To enable Cabinet to approve the 2022/23 Annual Property Plan.

Financial Implications

53. The report sets out the 2022/23 Annual Property Plan (APP) and the overall strategies and targets for the proposed management of the Council's land and property estate. This serves as the second-year implementation plan of the five-year Corporate Property Strategy (2021-2026) approved by Cabinet in December 2021.

54. It is essential that annual plans continue to support improved operational efficiencies and align with the Council's overall strategies and priorities, financial objectives, available resources and service requirements.

55. General updates are provided on the property plan implications for corporate priorities and initiatives including the Council's One Planet strategy, hybrid working and modernisation as well as the Council housing new build programme.

56. There are no detailed costings set out within this report or the APP. It is essential any commitments arising from this plan are affordable, aligned

to the budget framework and that resources are allocated to priority areas. The successful delivery of outcomes will need to be underpinned by an effective and robust governance and assurance framework that delivers clear and measurable results through informed decision making.

57. The APP considers land and property transactions across the Council's estate which will include large scale regeneration schemes such as the International Sports Village and the Atlantic Wharf masterplan. The report identifies that these are of such a scale as to require specific governance and decision making and will require individual future reports to Cabinet.

58. Similarly, separate reports to Cabinet are planned later in the year for the STAR and Toys R Us sites. These reports should clearly identify any ongoing revenue and capital budget implications and funding sources and should ensure that any proposals for future use of these sites is affordable and aligns with other Council priorities and budgeting.

59. The report sets out that the principle that surplus Council owned sites will be firstly assessed for suitability to meet Housing objectives. Any site appropriations to the Housing Revenue Account should be in line with related governance arrangements including evidenced independent market valuations.

60. In respect of the Council's One Planet Strategy and decarbonisation targets, several initiatives such as refit, behaviour change, passive decarbonisation of the grid and rationalisation of property are considered to contribute to future changes to the carbon footprint for the Authority. Any plans and programmes which develop from these initiatives will need to be supported by robust business cases which clearly identify the funding source and provide assurance that they remain affordable within the Council's overall financial envelope and medium-term financial plan. Investment in benchmarking tools planned to be used for more accurate carbon output measures will be funded by the £80,000 budget identified through the One Planet Cardiff programme funding.

61. The report highlights the modernisation programme which is the planned investment, repair and improvement of corporate and education properties with a provisional total value of £50m for 2022/23 (£3.2m for corporate buildings and £46.8m for education buildings). Any spend must be within approved revenue and capital budgets and align with other corporate priorities.

62. A high-level update on the SOP Band B implementation programme is provided with land acquisitions and disposals supporting the financing of the programme. Additionally, the report identifies that consideration is being given to the future use of the Tennis Centre within the Education estate. It is planned that future transactions will be reported through the Schools Programme Board and to Cabinet.

63. The report highlights the target for reductions in running costs of the property estate (£100k for 2022/23) and the current pressures on these targets as a result of the utility markets and energy price increases. Detailed monitoring of the position will be essential to understand ongoing

risks, any opportunities from existing purchasing arrangements and the potential for future efficiencies. A budget shortfall is recognised in the report with regard to asset renewal revenue works under £6,000. These issues and any significant risks and future pressures must be detailed and considered as part of the Council's future budget setting processes and medium-term financial plan.

64. The report also provides an update on performance against the £600,000 increased target for rental income. This was an additional target anticipated to be achieved by 2025/26 through completion of outstanding leases, regearing of leases and relets at higher commercial market rents. This target will need to be tested and continually reviewed to ensure it is at an achievable level and is not based on the acquisition of new commercial investment solely for yield. Any such target also needs to consider the capacity and skills required to ensure that lease reviews are undertaken when due. Consideration will need to be given to the achievability of these targets within available resources.

65. Where properties are the subject of lease agreements, monitoring and enforcement of tenants' obligations to repair should be taken to ensure liabilities do not fall back on the Council. In the event of liabilities being accepted (after a robust options appraisal) then these will need to be managed within existing resources and prioritised with other commitments. Where any new Community leases are proposed to be approved, these should be supported by a robust business case including consideration of sustainability of any entity to manage and operate that asset.

66. Where the Council has entered into lease agreements for its use of properties or land, regular review of the use of such properties needs to be undertaken to ensure decisions can be made in advance of any options periods identified in the lease. Any such options appraisal will need to include any dilapidations payable as well as the benefits in terms of savings in expenditure where the property can be relinquished. Where there are such leased properties, provisions should be created for future lease costs such as dilapidations as part of the continued use of such sites.

67. The report provides an update on the £40m general fund target for non-earmarked capital receipts. Capital receipts from the disposal or appropriation of General Fund land and property are critical to support the Council's capital programme. The Corporate Property Strategy includes a target for achievement of £25m capital receipts by 2025/26 with £2.1m General Fund receipts achieved in 2021/22. The report identifies that the target for 2022/23 is £5.5m with £2.5m achieved as at Q3. Where such targets are set, these need to be demonstrated as achievable within a short timescale, as continued inclusion of a capital receipts target in the budget framework represents a risk and will need to be reviewed as part of the budget framework for 2023/24.

68. Lost income from sites to be disposed of towards the £40m target that are not part of the investment property estate will have an impact on the property budget and will need to be managed within the existing budget or as part of the increased income target. Where such sites are to be

disposed of, there needs to be a clear rationale for disposal as part of the Council's governance processes including consideration of yield lost and the extent of any liability inherent in the asset which forms the rationale for disposal.

69. Where proposals are reliant on the generation of earmarked receipts, there is a risk to the budget framework and unplanned increases to the level of borrowing if such receipts are not realised in terms of value and timing. Where additional sites are acquired to meet strategic aims, the holding costs and VAT implications should be a key financial consideration of the business case development at an early stage.

70. The report identifies that a review of Investment Estate practices is due to be completed by February 2023 to accord with CIPFA requirements and guidance and it is anticipated that any outcomes and actions arising from this review will form part of any future report to Cabinet.

Legal Implications

71. The Council has an obligation to ensure value for money in its management, acquisition and disposal of land and property as public assets. The Council's Acquisition and Disposal of Property Procedure Rules in Part 4 of the Council's Constitution sets out the matters to be considered with reference to Property transactions.

Equalities & Welsh Language

72. In considering this matter the decision maker must have regard to the Council's duties under the Equality Act 2010 (including specific Welsh public sector duties). Pursuant to these legal duties Councils must, in making decisions, have due regard to the need to (1) eliminate unlawful discrimination, (2) advance equality of opportunity and (3) foster good relations on the basis of protected characteristics. Protected characteristics are: (a). Age,(b) Gender reassignment(c) Sex (d) Race – including ethnic or national origin, colour or nationality, (e) Disability, (f) Pregnancy and maternity, (g) Marriage and civil partnership, (h)Sexual orientation (i)Religion or belief –including lack of belief.

73. When taking strategic decisions, the Council also has a statutory duty to have due regard to the need to reduce inequalities of outcome resulting from socio-economic disadvantage ('the Socio-Economic Duty' imposed under section 1 of the Equality Act 2010). In considering this, the Council must take into account the statutory guidance issued by the Welsh Ministers (WG42004 A More Equal Wales The Socio-economic Duty Equality Act 2010 (gov.wales) and must be able to demonstrate how it has discharged its duty.

74. An Equalities Impact Assessment aims to identify the equalities implications of the proposed decision, including inequalities arising from socio-economic disadvantage, and due regard should be given to the outcomes of a Equalities Impact Assessment. The decision maker should

be mindful of the Welsh Language (Wales) Measure 2011 and the Welsh Language Standards.

75. The Well-being of Future Generations (Wales) Act 2015
The Well-Being of Future Generations (Wales) Act 2015 ('the Act') places a 'well-being duty' on public bodies aimed at achieving 7 national well-being goals for Wales - a Wales that is prosperous, resilient, healthier, more equal, has cohesive communities, a vibrant culture and thriving Welsh language, and is globally responsible. In discharging its duties under the Act, the Council has set and published wellbeing objectives designed to maximise its contribution to achieving the national wellbeing goals. The wellbeing objectives are set out in Cardiff's Corporate Plan 2020 -23.

76. When exercising its functions, the Council is required to take all reasonable steps to meet its wellbeing objectives. This means that the decision makers should consider how the proposed decision will contribute towards meeting the wellbeing objectives and must be satisfied that all reasonable steps have been taken to meet those objectives.

77. The wellbeing duty also requires the Council to act in accordance with a 'sustainable development principle'. This principle requires the Council to act in a way which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. Put simply, this means that Council decision makers must take account of the impact of their decisions on people living their lives in Wales in the future. In doing so, the Council must:

- Look to the long term
- Focus on prevention by understanding the root causes of problems
- Deliver an integrated approach to achieving the 7 national well-being goals
- Work in collaboration with others to find shared sustainable solutions
- Involve people from all sections of the community in the decisions which affect them

78. The decision maker must be satisfied that the proposed decision accords with the principles above; and due regard must be given to the Statutory Guidance issued by the Welsh Ministers, which is accessible online using the link below:
http://gov.wales/topics/people-and-communities/people/future-generations-act/statutory-guidance/?lang=en

Property Implications

79. All property considerations are described in the report.

HR Implications

80. There are no HR implications for this report

RECOMMENDATIONS

Cabinet is recommended to:

1. Approve the 2022/23 Annual Property Plan attached at Appendix 1.

2. Delegate authority to the Director of Economic Development to complete the disposal of land at St Teilo's, via appropriation by the HRA, at market value of the property less any relevant ring-fenced sums.

SENIOR RESPONSIBLE OFFICER	**Neil Hanratty** **Director of Economic Development**
	22 September 2022

The following appendices are attached:

Appendix 1: Annual Property Plan 2022/23

Appendix 2: Annual Property Plan 2022/23 transactions list