

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	Splott	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 Rhydlafer 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
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 Pavillion (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