



Councillor Mary Jones
Chair, Scrutiny Programme Committee

Sent by email

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Date: 8 October 2019

Dear Councillor Jones

Cabinet Member Question Session – 12 August 2019

Thank you very much for your questions at the Scrutiny Programme Committee on the 12th August. I have focused my answers on the key points raised.

With regard to questions asked from the public gallery in respect of progress with the Universal Review of Council land and potential areas of land for disposal.

- Date of the Universal Review and whether this is accessible to the public? The Universal Review started in 2009/10. The work is not held in a format which is accessible to the public as there are numerous files and information held in various formats and locations. This involved all officers in the asset management team, collating and analysing site information, and pulling together recommendations in respect of sites.
- How much surplus land in acres was identified in 2016/2017, 2017/2018 and 2018/2019? It is not possible to provide a response to this question in the format requested.
- The efforts that have been made to market surplus land? In the majority of instances marketing of surplus land is via external agents who are appointed following a procurement process and who satisfy the Council's ambition to have widest possible exposure of surplus sites to the market (either by private treaty or via auction). In many instances the process can be quite lengthy given the need to involve planning colleagues to determine the most valuable or practical use of land to ensure that the Council meets its obligations in respect of best value.
- What is the percentage of surplus land that had been sold and amount remaining? It is not possible to provide a response to this question in the format requested.



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- Revenue is also being generated from acquisitions / investments. To date, the authority has acquired three commercial property investments which generate an additional revenue for the authority of £628,200 p.a (exc. of existing ground rents). Breakdown is below:-
 - - DHL – The property has a total floor area of approximately 4,000 sq. m (43,000 sq. ft.) and an overall plot size of circa 4.5 acres. The trade depot is located in the Enterprise Park. Income is £123,200 (exc. ground rent). Purchase price was £900,000 which reflects a 13.5% NIY.
 - NCP Kingsway & Orchard Street – Kingsway consists of 328 spaces on a total site area of 0.60 Acres. Orchard Street consists of 512 spaces on a total site area of 0.81 Acres. Both car parks are located in Swansea City Centre. Combined revenue is £505,000 (exc. ground rents). Total purchase price was £6,915,000 reflecting 7% NIY.

With regard to the Critical Incident Task & Finish Group, good progress is being made, membership includes:

- Local Authority – key service area leads where appropriate
- South Wales Police
- Swansea Bay University Health Board
- Mid & West Wales Fire & Rescue Service
- 3rd Sector organisations i.e. Barod; Wallich; Women's Aid
- Registered Social Landlords
- Swansea University
- University of Wales Trinity St. David
- British Transport Police
- BID
- Nominated Community representation
- Deputy Leader/Ward Councillors
- Other members as required / identified

On the question relating to Pensions - our advanced position has now been suitably recognised by the Council winning the UK wide award for Best Approach to Sustainable Investing strategy in the LAPF 2019 awards, as announced at Council in September. I look forward to officers receiving the award at October Council.

With regard to Council borrowing, the exact amount of borrowing is set out in the annual report on Treasury Management, which was reported fully to Council in September.

Yours sincerely



**COUNCILLOR CLIVE LLOYD
CABINET MEMBER FOR RESILIENCE
& STRATEGIC COLLABORATION**