

Birmingham City Council

Resources Overview and Scrutiny Committee



Date 17th November 2022

Subject: Progress Report on Implementation: Council-owned Assets

Report of: Councillor Ian Ward, Leader

Report author: Kathryn James Assistant Director of Investment and Valuation/ Rebecca Grant, Cabinet Support Officer

1 Purpose

- 1.1 To update the Resources Overview and Scrutiny Committee on progress made with regard to the outstanding recommendations.

2 Recommendations

- 2.1 That the Resources Overview and Scrutiny Committee accept the Leader's assessment of progress made.

3 Any Finance Implications

- 3.1 None

4 Any Legal Implications

- 4.1 None

5 Any Equalities Implications

- 5.1 None

6 Appendices

- 6.1 Tracking report – Council- owned Assets

Report of:	Leader of the Council
To:	Resources Overview and Scrutiny Committee
Date:	17th November 2022

Progress Report on Implementation: Council-owned Assets

Review Information

Date approved at City Council:	15 th March 2022
Member who led the original review:	Cllr Lou Robson / Cllr Saima Suleman
Lead Officer for the review:	Ceri Saunders
Date progress last tracked:	N/A

1. In approving this Review the City Council asked me, as the appropriate Cabinet Lead, to report on progress towards these recommendations to the relevant Overview and Scrutiny Committee.
2. Details of progress with the remaining recommendations are shown in Appendix 2.
3. Members are therefore asked to consider progress against the recommendations and give their view as to how progress is categorized for each.

Appendices

1	Scrutiny Office guidance on the tracking process
2	Recommendations you are tracking today
3	Recommendations tracked previously and concluded

For more information about this report, please contact

Contact Officer: Rebecca Grant Title: Cabinet Support Officer Rebecca.grant@birmingham.gov.uk
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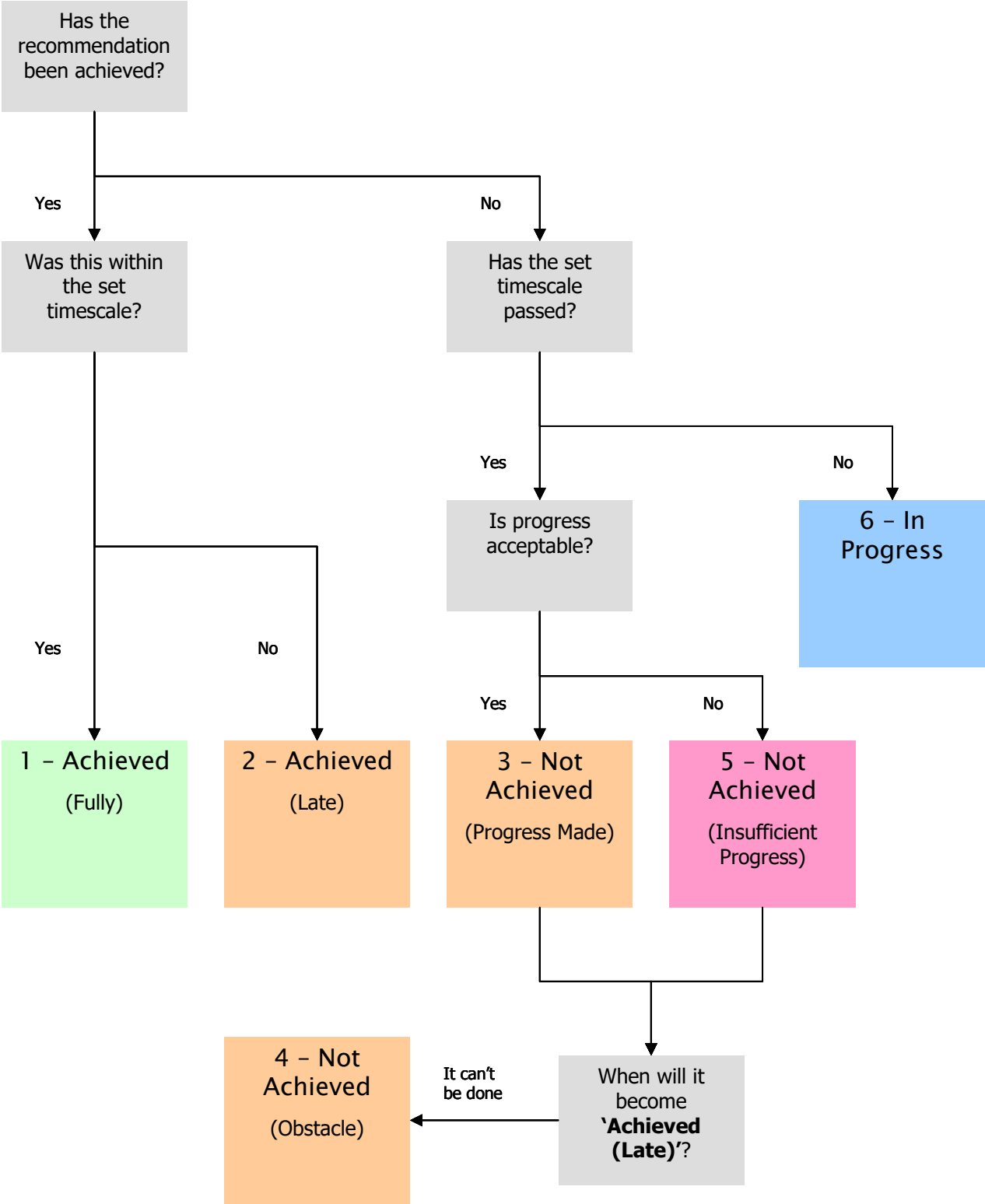
Appendix 1: The Tracking Process

In making its assessment, the Committee may wish to consider:

- What progress/ key actions have been made against each recommendation?
- Are these actions pertinent to the measures required in the recommendation?
- Have the actions been undertaken within the time scale allocated?
- Are there any matters in the recommendation where progress is outstanding?
- Is the Committee satisfied that sufficient progress has been made and that the recommendation has been achieved?

Category	Criteria
1: Achieved (Fully)	The evidence provided shows that the recommendation has been fully implemented within the timescale specified.
2: Achieved (Late)	The evidence provided shows that the recommendation has been fully implemented but not within the timescale specified.
3: Not Achieved (Progress Made)	The evidence provided shows that the recommendation has not been fully achieved, but there has been significant progress made towards full achievement. An anticipated date by which the recommendation is expected to become achieved must be advised.
4: Not Achieved (Obstacle)	The evidence provided shows that the recommendation has not been fully achieved, but all possible action has been taken. Outstanding actions are prevented by obstacles beyond the control of the Council (such as passage of enabling legislation).
5: Not Achieved (Insufficient Progress)	The evidence provided shows that the recommendation has not been fully achieved and there has been insufficient progress made towards full achievement. An anticipated date by which the recommendation is expected to become achieved must be advised.
6: In Progress	It is not appropriate to monitor achievement of the recommendation at this time because the timescale specified has not yet expired.

The Tracking Process



Appendix ②: Progress with Recommendations

No.	Recommendation	Responsibility	Original Date for Completion	Cabinet Member's Assessment
R01	As part of a health check on the Property Strategy, the Leader is asked to review the progress made on the analysis and development of the community portfolio.	Leader of the Council	September 2022	3
Evidence of Progress (and Anticipated Completion Date if 'Not Achieved')				
<p>From an initial assessment the Community Portfolio has been determined to currently comprise of 101 assets. There is an ongoing review of cases as-and-when they arise, together with consideration being given to entire classifications e.g. sporting organisations. At present there is activity on 29 premises, predominately to either renew existing Community Asset Transfer (CAT) leases, convert existing sub-market / grant-for-rent arrangements into modern CAT leases or to assign the lease to a new occupier. This activity is primarily driven by either forthcoming lease expiries or direct approaches from organisations where a new lease term will provide organisational certainty, business planning stability or support capital bids from funding partners to invest in the facilities.</p> <p>The proposed new date for completion is April 2023</p>				
No.	Recommendation	Responsibility	Original Date for Completion	Cabinet Member's Assessment
R02	Recognising the key role many community organisations played in response to the Covid-19 crisis, and the impact the pandemic had on so many local centres and high streets, the Leader is asked to ensure that the Chief Executive and Director of Strategy, Equalities and Partnerships develop a clear strategic framework for community wealth building and inclusive growth, based on the Levelling Up strategy.	Leader of the Council	September 2022	3
Evidence of Progress (and Anticipated Completion Date if 'Not Achieved')				
<p>The Levelling Up Strategy we published in November 2021 recognised the importance of local and community wealth building in our overall approach to inclusive growth:</p> <p>"Our inclusive growth approach with community wealth building at its heart seeks to ensure that the strengths of a growing economy reach every corner of the city, that wealth is retained within communities and assets are utilised and created to drive local value creation."</p> <p>Activity to support this is already taking place, including in procurement and social value, the anchor network and the Business Charter for Social Responsibility and through BCC development programme and also through that of the Commonwealth Games. The latter was cited as an exemplar in the government's Levelling Up White Paper.</p> <p>As we take forward the implementation of BCC's Levelling Up Strategy we are</p>				

- (a) collating the activity that might be “under the radar” in relation to inclusive growth and community wealth building
- (b) assessing what additional or recalibration of activity and programmes can be undertaken to advance it
- (c) seeking to mainstream activity and co-ordinate across BCC and through its partnerships.

This will support a more coherent overarching programme for local and community wealth building and inclusive growth within our levelling up agenda and within BCC’s corporate delivery programme - accelerating inclusive growth is for example one of the priorities within the BCC’s Corporate Plan.

The overall inclusive growth approach is now being developed, under the oversight of the new officer Levelling Up Strategic Board. This work is also linked to the plans to address the cost of living that have been developed, given the connections to inclusive growth. We have also had to assess the changes of focus and priorities of the government’s levelling up programme and any implications that this might have.

The proposed date for completion of this recommendation is April 2023.

No.	Recommendation	Responsibility	Original Date for Completion	Cabinet Member’s Assessment
R03	<p>a) The Leader is asked to explore and implement transparent, open and consultative ways in which communities and ward councillors can be better involved in decisions around assets in the community portfolio.</p> <p>b) The Executive is also asked to think about how it can actively support communities to have a say in the future of their neighbourhood and report back to Committee in September 2022.</p>	<p>Leader of the Council</p> <p>Cabinet Member for Homes and Neighbourhoods</p> <p>(Under portfolio changes now the responsibility of the Leader)</p>	<p>September 2022</p>	<p>1</p> <p>Reporting into Housing and Neighbourhoods O&S.</p>

Evidence of Progress (and Anticipated Completion Date if ‘Not Achieved’)

The vast majority of existing assets within the Community Portfolio are documented by leases where the occupiers have statutory protection under the Landlord & Tenant Act 1954. However, to ensure that members are sighted on activity and that community groups are embedded into local planning, ward councillors will be engaged to advise on future intentions and the conversion of existing arrangements into Community Asset Transfer scenarios.

b) The Leader is reporting into the Housing and Neighbourhoods O&S Committee on Localisation and attended on 12th October 2022. This recommendation is now covered under the remit of that Committee.

No.	Recommendation	Responsibility	Original Date for Completion	Cabinet Member’s Assessment
R04	The Leader to ensure Birmingham Property Services (BPS) improve the channels of communication and engagement with existing tenants and prospective buyers, by creating a portal on their website with access to	Leader of the Council	June 2022	3

	information and deadlines, signposting to "how to" guides and help with navigating the process from start to finish.			
Evidence of Progress (and Anticipated Completion Date if 'Not Achieved')				
<p>The new Property Services website is due to go live in December 23. Documents previously available on Property Services original website have been updated and will appear on the new website. New 'how to guides' post launch will require some 'development' work from the website company but anticipated to be complete by April 2023</p> <p>It is proposed that the date for completion is April 2023.</p>				
No.	Recommendation	Responsibility	Original Date for Completion	Cabinet Member's Assessment
R05	The Leader to ask BPS to streamline the process for bidding and improve communications with those involved in the bidding process, providing clear timelines for response and full disclosure of appropriate information required by tenants and buyers to submit a bid, and provide feedback on unsuccessful bids.	Leader of the Council	June 2022	2
Evidence of Progress (and Anticipated Completion Date if 'Not Achieved')				
<p>Property Services undertake continual review of disposal processes to ensure expedience whilst remaining compliant with existing Schemes of Delegation governing transaction reporting and audit requirements. To ensure bidders are informed it will be the intention moving forward to include an indicative timetable as part of the tender pack produced to support any sale process. This timetable will provide guidance on dates for submission of bids, evaluation period, cabinet decision, notification of decision to bidders and anticipated dates for exchange of contracts and sale completion. The new web site provides a platform for enhanced accessibility and transparency in relation to information share for all. In respect of feedback to bidders, this will be offered and provided on request post decision date in line with existing practice.</p>				
No.	Recommendation	Responsibility	Original Date for Completion	Cabinet Member's Assessment
R06	That an assessment of progress against the recommendations in this report be presented to the appropriate Overview & Scrutiny Committee by no later than 30 September 2022.	Leader of the Council	September 2022	2
Evidence of Progress (and Anticipated Completion Date if 'Not Achieved')				
Presented in November 2022				

Appendix ③: Concluded Recommendations

These recommendations have been tracked previously and concluded. They are presented here for information only.

concluded

No.	Recommendation	Responsibility	Date Concluded by Overview and Scrutiny Committee	Tracking Assessment