

Meeting of:	Cabinet
Date of Meeting:	Thursday, 17 July 2025
Relevant Scrutiny Committee:	Live Well Scrutiny Committee
Report Title:	Acquisition of Properties for Social Services
Purpose of Report:	To seek Cabinet approval to acquire a property for Social Services in the Vale of Glamorgan
Report Owner:	Cabinet Member for Social Care and Health
Responsible Officer:	Director of Social Services
Elected Member and Officer Consultation:	<p>Director of Place</p> <p>Head of Adult Services & Vale Alliance, Social Services</p> <p>Head of Resource Management and Safeguarding, Social Services</p> <p>Head of Children and Young People Services, Social Services</p> <p>Operational Manager, Property</p> <p>Commercial and Consultancy Manager</p> <p>Operational Manager, Major Project Manager</p> <p>Operational Manager, Accountancy</p> <p>Operational Manager – Legal Services</p>
Policy Framework:	This report is within the policy framework and budget and is a matter for Executive decision by Cabinet.
<p>Executive Summary:</p> <ul style="list-style-type: none"> Full considerations are detailed in a Part II Report later in this agenda and Cabinet is requested to consider these reports in conjunction. 	

Recommendation

1. That the contents of this Report be noted and considered in connection with the Part II Report later on the meeting agenda.

Reason for Recommendation

1. To allow the Part I and Part II Reports to be considered together.

1. Background

- 1.1 The Council's Social Services Directorate (and services which they provide) currently occupy several properties leased and owned by the Council, including Hen Goleg, Rondel House, Tryso'r Lle at the Hub, Ty Jenner, the Docks Offices and the Civic Offices.
- 1.2 The delivery of services from these buildings and appraisal of other locations is part of a wider rationalisation of Council property. This has been driven by changes in working practices to a hybrid home and office model since the pandemic (for posts where this is practicable), a recognition that many of the Council's properties are ageing and in need of renovation, and a need to ensure buildings are suitable to deliver high quality, sustainable services to citizens.
- 1.3 There is also an important link and collaboration with the current Council 'Eich Lle' programme which is examining the rationalisation of office space within the Council, and in this case, the existing two floors of Social Services staff located within the Dock Office.
- 1.4 Welsh Government's Integration and Rebalancing Capital Fund ([health-and-social-care-integration-and-rebalancing-capital-fund-ircf-guidance-2022-25.pdf](#)) funding has been established to support a coherent approach to planning the co-location and integration of health and social care services within the community across Wales.
- 1.5 Following a review of services and buildings, Social Services are consequently seeking to purchase a property to provide accommodation to meet their future service needs. Further detail is set out in the Part II Report.
- 1.6 In accordance with Acquisition Protocol (2016), this proposal was presented to Insight Board in December 2025, and approved, in principle, subject to Cabinet approval. The Council's Insight Board is fully sighted on matters relating to this proposal.

2. Key Issues for Consideration

- 2.1 Subject to Cabinet's approval, it is intended that the Council purchase a property to accommodate staff and services.

2.2 Given the commercially sensitive nature regarding the acquisition, full details are outlined in the Part II Report.

2.3 It is anticipated that Welsh Government funding would fund this project through IRCF funding, via the Regional Partnership Board, to support the purchase and any renovation works required to the property.

3. How do proposals evidence the Five Ways of Working and contribute to our Well-being Objectives?

3.1 This proposal meets Objectives 1 and 4 in the Vale of Glamorgan's Corporate Plan "Vale 30" 2025-30.

3.2 Please refer to Part II Report.

4. Climate Change and Nature Implications

4.1 Please refer to Part II Report.

5. Resources and Legal Considerations

Financial

5.1 In terms of capital expenditure, a grant application would be submitted to Welsh Government for IRCF funding, via the Regional Partnership Board, to support the acquisition of a property, and any renovation works required.

5.2 Alternatively, the project has the support of the Council as an invest to save scheme should internal Council capital funding be required – this is already included on the Council's Capital Programme.

5.3 In terms of revenue implications, this is detailed within the Part II Report.

5.4 This would represent a significant saving for the directorate.

Employment

5.5 Resource implications are set out in the Part II report.

Legal (Including Equalities)

5.6 The Social Services and Well-being (Wales) Act came into force on 6th April, 2016.

5.7 The Act provides the legal framework for improving the well-being of people who need care and support, and carers who need support, and for transforming social services in Wales.

5.8 The property acquired will be renovated to meet the provisions set out in the Act.

5.9 Public spaces and facilities like toilets within the property will be renovated in line with Equality Act, which places a duty on the Local Authority to make reasonable adjustments to properties.

6 Background Papers

None.