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## CORRESPONDENCE FOLLOWING THE COMMITTEE MEETING

**Committee** ECONOMY & CULTURE SCRUTINY COMMITTEE

**Date and Time of Meeting** THURSDAY, 8 NOVEMBER 2018, 4.30 PM

Please find below correspondence send by the Committee Chair following the meeting, together with any responses received.

For any further details, please contact [scrutinyviewpoints@cardiff.gov.uk](mailto:scrutinyviewpoints@cardiff.gov.uk)

12 **Correspondence Following Committee Meeting** (Pages 3 - 18)

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My Ref: T: Scrutiny/Correspondence/Cllr NH

Date: 9 November 2018



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Councillor Peter Bradbury & Councillor Russell Goodway  
Cabinet Members  
Cardiff Council  
County Hall  
Cardiff  
CF10 4UW

Dear Councillor Bradbury and Councillor Goodway,

### **Economy & Culture Scrutiny Committee: 8 November 2018**

Thank you for attending Committee with Neil Hanratty, Director of Economic Development, for pre-decision scrutiny of the report to Cabinet titled '*Securing the Future of Cardiff's Heritage Buildings*'. This letter supplements the email sent on my behalf yesterday evening, recommending amendments to the report to Cabinet prior to publication. It sets out Members recommendations, comments and observations on the proposals outlined in the report to Cabinet.

Members note that this report to Cabinet is an enabling report and that, apart from the Norwegian Church where there is a specific recommendation in this report to Cabinet, further reports will be brought to Cabinet on detailed proposals for all the heritage buildings. Members note that, as part of these reports, financial assumptions will be fleshed out. On this basis, Members support the recommendations to Cabinet and look forward to carrying out pre-decision scrutiny on more detailed proposals as these come forward.

Members are pleased to see a strong, upfront statement that there is resolute commitment to retain Council ownership of heritage buildings. We recognise the need to find alternative uses for these buildings that sustains their future whilst retaining these valuable cultural and historical assets for future generations. As such, Members stress the need to ensure that future uses do not dilute the heritage value of these buildings. We raised at the meeting the possibility of using organisations with expertise and experience in securing heritage buildings, such as the National Trust and/ or CADW, and recommend that the Council seek input from these organisations to gain their views on proposals, and include these views in future reports to Cabinet.

As discussed at the meeting, Members strongly believe that there is an opportunity to promote the Industrial and Edwardian history and heritage of Cardiff; retaining these heritage buildings contributes to this.

In terms of the proposed way forward, Members note the aim is to transfer maintenance costs and risks from the Council to lease operators. Members recognise the value of this but wish to point out that maintenance costs and risks need to be considered alongside other risks, such as reputational risk. These are significant buildings and we need to factor in consideration of all the risks to the Council were handover of these buildings to prove unsuccessful.

Members also note that further work is required to understand fully the possible risks associated with each heritage building, in terms of risks associated with listed building status, trust status, covenants and grant conditions. Members expect these risk assessments to be detailed, with appropriate legal advice, in future reports to Cabinet.

In terms of the specific heritage buildings, Members have the following comments and observations:

#### Cardiff Castle

- Members note that this report seeks permission to establish a ring-fenced budget, consisting of the surplus generated from the Castle, to meet the maintenance costs of the Castle
- Members would like to accept Neil Hanratty's offer to provide a written update on progress with establishing Dr Who tours and Black Tower Tales.

#### City Hall

- Members note there is to be further work on a detailed options appraisal, which will be presented to a future meeting of the Cabinet for decision
- Members note the wish to retain usage of the Council Chamber for Council meetings and highlight the consequent need for usage of ancillary rooms to enable Council to meet in Council Chamber, for example rooms for party groups to meet.
- Members note that the possible use as a conference centre would be for circa 1,000 delegates.

#### Mansion House

- Members note the comment that retaining civic use of the building seems to be attractive to investors, as it adds character.

#### Old Library

- Members note that discussions will be held with existing tenants to meet operating costs from rental income and service charges.

#### Norwegian Church

- Members note that there will be proper consultation with the Norwegian Church Trust.

St David's Hall

- Members note that the proposals are for Ground Floor modernisation.

New Theatre

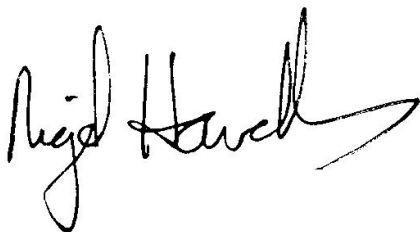
- Members note that Cabinet is being asked to provide authority for officers to explore the potential to rent the building to a theatre operator without subsidy. Members would like to scrutinise these proposals, as we are interested in exploring the impact on the cultural offer of Cardiff.

Finally, Members recognise that only the urgent maintenance backlog is referenced in the report to Cabinet and that work is underway to catalogue the full maintenance backlog, as part of an ongoing review of all council property. Members ask that, once available, this information be shared with Committee Members to assist our understanding of the full picture regarding our heritage assets. Members appreciate the scrutiny of this information comes under the remit of the Policy Review and Performance Scrutiny Committee and we will not duplicate their work.

Once again, thank you for your attendance and for bringing this report for pre-decision scrutiny. This letter requires a response, please, as it:

- Contains a recommendation re seeking input from organisations with expertise and experience in securing heritage buildings and including this in future reports to Cabinet; and
- Requests a written update regarding Dr Who tours and the Black Tower Tales at Cardiff Castle.

Yours sincerely,



**COUNCILLOR NIGEL HOWELLS**  
**CHAIR, ECONOMY & CULTURE SCRUTINY COMMITTEE**

cc Members of the Economy & Culture Scrutiny Committee  
Neil Hanratty                      Clair James                      Cabinet Support Office

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Date: 9 November 2018

Councillor Russell Goodway  
Cabinet Members  
Cardiff Council  
County Hall  
Cardiff  
CF10 4UW

Dear Councillor Goodway,

**Economy & Culture Scrutiny Committee: 8 November 2018**

Members have asked I pass on their thanks to you and Neil Hanratty for attending our meeting for pre-decision scrutiny of the report to Cabinet titled '*Purchase of Land at Britannia Park, Harbour Drive, Cardiff Bay*'.

Members are supportive of the proposal to purchase land in order to protect the Bay edge for leisure use and to provide opportunities for appropriate investment to enhance further the amenity of Cardiff Bay. Members are reassured to hear that officers are working on an overall Cardiff Bay masterplan, which will include this site. We look forward to scrutinising the masterplan and have scheduled it for May 2019.

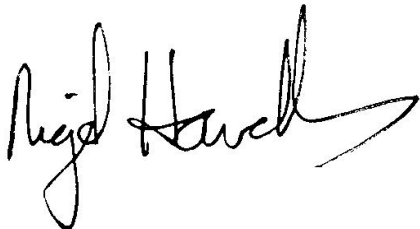
Members understand that an independent valuation of the land has been undertaken in order to check that the price paid is appropriate and that this demonstrates that the purchase price can be recovered via the subsequent land sale outlined in the report to Cabinet and leases to be negotiated going forward. Members understand that these leases would be Full Repair & Insuring leases, to protect the Council from future costs. Members also understand the intention is to purchase the site and sell a portion of it, in a 'back-to-back' deal; Members are pleased with the intended end-use of the portion of land to be sold, as this will bring an added dimension to the Bay and bring more visitors to this area.

Members sought reassurance that the site holding costs would not prove onerous and were pleased to hear that land sale receipts and income from venues and future events on the site would meet these.

Overall, and subject to the further due diligence checks and independent valuation of the land to be sold, as mentioned in the Cabinet report, Members support the recommendations to Cabinet and wish you well in the work to regenerate Cardiff Bay.

This letter does not require a response.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Nigel Howells', with a long, sweeping horizontal stroke at the end.

**COUNCILLOR NIGEL HOWELLS**  
**CHAIR, ECONOMY & CULTURE SCRUTINY COMMITTEE**

cc Members of the Economy & Culture Scrutiny Committee  
Neil Hanratty                  Clair James                  Cabinet Support Office



By virtue of paragraph(s) 14, 21 of Part(s) 4 and 5 of Schedule 12A of the Local Government Act 1972.

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My Ref: T: Scrutiny/Correspondence/Cllr NH

Date: 9 November 2018

**Public Letter:**

Councillor Russell Goodway  
Cabinet Members  
Cardiff Council  
County Hall  
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Dear Councillor Goodway,

**Economy & Culture Scrutiny Committee: 8 November 2018**

Members have asked I pass on their thanks to you and Neil Hanratty for attending our meeting for pre-decision scrutiny of the report to Cabinet titled '*Indoor Arena – Next Steps*'. Members have asked that I pass on the following comments and observations from their discussion at the Way Forward; I have written to you separately regarding confidential elements.

Members welcome the proposals set out for the indoor arena at the Red Dragon Centre site and the ancillary regeneration in the surrounding area. We agree that this will help create a sense of place in Cardiff Bay and boost residents' and visitors' experiences. We have set out previously our belief that an indoor arena will benefit the city region, with the increased footfall and enhanced infrastructure that a 15,000-capacity super- hybrid bowl multi-purpose indoor arena will bring

Members are pleased to hear that Live Nation has approached the Council seeking to expand their existing capacity in the city. We recognise that this means the Motorpoint Arena site would become available for redevelopment and we wish to be kept abreast of proposals for this site.

Members are reassured to hear that independent consultants have undertaken verification checks of the developer's proposals and that officers are able to use their findings in on-going negotiations. It is essential that the Council has robust, independent advice to ensure that the Council remains legally compliant and achieves value for money in a development as complex as the indoor arena.

With this in mind, Members believe the costs cited, for design and pre-development work and for independent consultants to undertake due diligence checks on these, are both necessary and appropriate. Members note that there is a possibility that

some of these costs become abortive if the development does not proceed but, on balance, support the expenditure given the need to ensure legal compliance and test value for money.

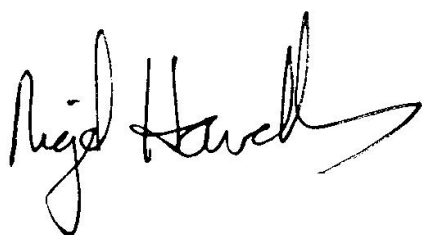
Overall, Members support the recommendations to Cabinet and look forward to undertaking detailed pre-decision scrutiny, which we will schedule for March 2019.

At the pre-decision scrutiny meeting, Members would like to receive evidence of market testing to demonstrate the indoor arena development is able to hold its own against competitors. Members will also be asking for relevant finance and legal council officers to attend this meeting to provide advice to the Committee. We are also interested in inviting the independent consultants procured to undertake due diligence, subject to your views on this.

Finally, in the Way Forward, members discussed the traffic and transportation implications of the arena and asked that I re-emphasise our earlier comments of the need for high quality, reliable and affordable public transport to encourage the additional visitors to Cardiff to use sustainable transport and to avoid adding to the congestion in Cardiff.

I trust that the above comments are helpful and wish you well with this important project. This letter requires a response regarding your views on the independent consultant attending the pre-decision scrutiny.

Yours sincerely,



**COUNCILLOR NIGEL HOWELLS**  
**CHAIR, ECONOMY & CULTURE SCRUTINY COMMITTEE**

cc Members of the Economy & Culture Scrutiny Committee  
Neil Hanratty                      Clair James                      Cabinet Support Office

**County Councillor Russell Goodway**  
**Cabinet Member, Investment & Development**



My ref : RVG/Scrutiny/CM40567

Your ref : T: Scrutiny/Correspondence/Cllr NH

2 April 2019

County Councillor Nigel Howells  
Chair, Economy & Culture Scrutiny Committee

By email: [nhowells@cardiff.gov.uk](mailto:nhowells@cardiff.gov.uk)

*Dear Nigel*

**HERITAGE BUILDINGS**

I refer to the meeting of your Committee held on 8 November 2018 regarding the report entitled *Securing the Future of Cardiff's Heritage Buildings* and for your subsequent letter. I apologise for the delay in replying to you.

Your Committee's support for the report and its recommendations is both noted and appreciated. In particular, I note your comment regarding the need to ensure we seek input from organisations with expertise in securing heritage buildings, and for this to be included in future Cabinet reports. I will ensure that this is followed up and referenced in future reports.

With regard to the Dr Who tours, I understand that discussions are still ongoing with BBC Worldwide regarding the opportunity and licensing arrangements, specifically for the offer being located at Cardiff Castle. I am told that details on the historical and educational tour, Black Tower Tales, are close to being finalised. I understand that funding options and arrangements are being progressed and an external partner is being engaged as part of the completion of the final proposal. You will appreciate that the operational aspects of both projects fall within the portfolio responsibilities of my colleague, Councillor Peter Bradbury, Cabinet Member, Culture & Sport who will provide a more detailed written update once details are finalised.

Once again, thank you for your support for our commitment to securing the future for our city's heritage buildings.

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Please reply to:  
Cabinet Office, County Hall, Cardiff, CF10 4UW  
T: 029 2087 2631

Best wishes,

Yours sincerely

*Russell*

**RUSSELL GOODWAY**  
**CABINET MEMBER, INVESTMENT & DEVELOPMENT**

Copies: Councillor Peter Bradbury, Cabinet Member Culture & Sport  
Neil Hanratty, Director of Economic Development.

**County Councillor Russell Goodway**  
**Cabinet Member, Investment & Development**



My ref : RVG/Scrutiny/

Your ref : T: Scrutiny/Correspondence/Cllr NH

2 April 2019

County Councillor Nigel Howells  
Chair, Economy & Culture Scrutiny Committee

By email: [nhowells@cardiff.gov.uk](mailto:nhowells@cardiff.gov.uk)

*Dear Nigel*

**INDOOR ARENA – NEXT STEPS**

I refer to your letter dated 9 November 2018 in connection with the public aspects of the Cabinet report entitled *Indoor Arena –Next Steps*.

I am grateful for the time taken by your colleagues for the constructive input they have provided to what is an exciting project for the city.

With regard to the Committee's request for evidence of the marketing testing exercise, I can confirm that this has been undertaken in the period following your meeting and I will be in a position in the near future to provide details of the outcomes of the exercise. I am also more than happy to bring the item to Scrutiny later with the appropriate officers – including financial and legal officers – as well as any other relevant individuals

In terms of public transport, I fully support the committee's view, and we will be ensuring that high quality, reliable and affordable public transport is in place to support the Arena development. While there will inevitably be a significant requirement for car-based access, I believe that further investment in public transport in partnership with Welsh Government will support a development that is both more sustainable, but also attracts more visitors.

/cont...

Thank you again for your support for this project. I believe it will make a hugely positive contribution the city, and will play a crucial role kick starting the next phase of Cardiff Bay's development.

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**Email: [r.v.goodway@cardiff.gov.uk](mailto:r.v.goodway@cardiff.gov.uk)**

Please reply to:  
Cabinet Office, County Hall, Cardiff, CF10 4UW  
T: 029 2087 2631

Best wishes,

Yours sincerely

*Russell*

**RUSSELL GOODWAY**  
**CABINET MEMBER, INVESTMENT & DEVELOPMENT**

Copies: Neil Hanratty, Director of Economic Development.