

DUMBALLS ROAD REGENERATION

Supplementary information to this report is exempt from publication because it contains information of the kind described in paragraphs 14 and 21 of parts 4 and 5 of Schedule 12A to the Local Government Act 1972. It is viewed that, in all the circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

Purpose of Report

1. To prepare Members of the Economy and Culture Scrutiny Committee to scrutinise proposals coming forward that will facilitate a Regeneration Scheme at Dumballs Road Regeneration Scheme.

Background

2. In 2013, the Welsh Government launched five Enterprise Zones across Wales, located in Cardiff, Anglesey, Deeside, St Athan and Ebbw Vale. More recently Enterprise Zones have been established in Snowdonia, Haven Waterfront and Port Talbot. The Cardiff Central Enterprise Zone was marketed as a Business District with a particular focus on the financial and professional advisory services.
3. Enterprise Zones are geographic areas dedicated to provide business infrastructure, support and incentives to attract businesses and stimulate economic growth and prosperity. Examples of the support available include financial incentives (grants, loans and business rate reductions), access to markets, close proximity to supply chain and customers, access to local academia, high speed broadband.

4. Almost one third of the Cardiff Central Enterprise Zone is accounted for in the Dumballs Road site, located south of Cardiff Central Train Station. This is a brownfield site which has been allocated for housing-led mixed use developments. A series of unsuccessful schemes have been privately developed in recent years, with many of the Option Agreements expiring at the end of 2016.
5. The Economic Development Directorate Delivery Plan 2016-18, considered by this Committee on 7 April 2016, contains the 'key aspiration' for 2016-17 to "*Unlock the Dumballs Road Regeneration Scheme*".

Way Forward

6. This item will be considered in closed session allowing Members and witnesses to discuss the information deemed commercially sensitive.
7. The Leader, Councillor Phil Bale will be in attendance, and may wish to make a statement. Neil Hanratty (Director – Economic Development) will be in attendance and will provide a short presentation on the proposals for Dumballs Road. They will also be available to answer any questions that Members may have.

Legal Implications

8. The Scrutiny Committee is empowered to enquire, consider, review and recommend but not to make policy decisions. As the recommendations in this report are to consider and review matters there are no direct legal implications. However, legal implications may arise if and when the matters under review are implemented with or without any modifications. Any report with recommendations for decision that goes to Cabinet/Council will set out any legal implications arising from those recommendations. All decisions taken by or on behalf of the Council must (a) be within the legal powers of the Council; (b) comply with any procedural requirement imposed by law; (c) be within the powers of the body or person exercising powers on behalf of the Council; (d)

be undertaken in accordance with the procedural requirements imposed by the Council e.g. Scrutiny Procedure Rules; (e) be fully and properly informed; (f) be properly motivated; (g) be taken having regard to the Council's fiduciary duty to its taxpayers; and (h) be reasonable and proper in all the circumstances.

Financial Implications

9. The Scrutiny Committee is empowered to enquire, consider, review and recommend but not to make policy decisions. As the recommendations in this report are to consider and review matters there are no direct financial implications at this stage in relation to any of the work programme. However, financial implications may arise if and when the matters under review are implemented with or without any modifications. Any report with recommendations for decision that goes to Cabinet/Council will set out any financial implications arising from those recommendations.

Recommendation

10. The Committee is recommended:
 - a) Note the contents of the report and discussions during the meeting;
 - b) Consider whether it wishes to make any comments to the Cabinet

Davina Fiore

Director, Governance and Legal Services
10 November 2016