

CYNGOR CAERDYDD

CARDIFF COUNCIL

ECONOMY & CULTURE SCRUTINY COMMITTEE 7 DECEMBER 2017

DELIVERY OF A NEW BUS STATION: UPDATE

The Chair will move that the presentation and discussion of this item be heard in closed session as it contains confidential information by virtue of paragraph 14 of Part 4 and paragraph 21 of part 5 of Schedule 12A to the Local Government Act 1972.

Purpose of Report

1. This item will provide Members of the Economy and Culture Scrutiny Committee with an update on the work ongoing to deliver a new bus station in central Cardiff.

Background

2. At the Cabinet Meeting on 27 July 2017, the Cabinet resolved that:
 - 1) *The developer be allowed to maximise capital receipts for the commercial floor space within the Bus Interchange development by allowing end use to be driven by market demand.*
 - 2) *Authority be delegated to the Director of Economic Development in consultation with the Cabinet Member for Investment & Development and the Cabinet Member for Finance, Modernisation and Performance, the Section 151 Officer and the Monitoring Officer to:*
 - *Negotiate and conclude a final agreement with the developer subject to the financial envelope outlined in Appendix 3 for the*

delivery of the Bus Interchange project and appropriate external advice.

- *Settle outstanding design, planning and site preparation costs as outlined in Confidential Appendix 2 subject to independent verification of costs.*
 - *Acquire the Saunders Road Car Park site owned by Network Rail to complete the land assembly as outlined in this report, subject to independent valuation.*
- 3) *Budget be brought forward from the approved 2018/19 Capital Programme into 2017/18 budget to meet the pre planning and land assembly costs outlined in the report.*

3. This Cabinet Decision, known as CAB/17/11 was published on the 28 July 2017 in the Register of Cabinet Decisions. The reason provided in the Register of Cabinet Decisions for taking this Decision was:

- *“To seek in-principle agreement from Cabinet to the proposed funding proposal from the developer for delivery of the Bus Interchange development and to secure delegated authority to conclude arrangements to deliver the development within the Council’s financial envelope including settling outstanding design, planning and site preparation costs”.*

Scope of Scrutiny

4. This item will enable Members to:
- a. Receive an update on the work underway to deliver a new bus station for Cardiff;
 - b. Explore with witnesses key factors such as financing and whether there are any risks to the Council; and
 - c. Gain an understanding of the next steps and timelines involved.

Previous Scrutiny

5. In June 2017, the Economy & Culture Scrutiny Committee held a joint meeting with Environmental Scrutiny Committee to carry out pre-decision scrutiny of a report to Cabinet titled 'Funding the New Bus Transport Interchange'. The information presented to the Committee was mostly confidential information. Members of the Committee endorsed the recommendations to Cabinet.
6. In September 2017, the Economy & Culture Scrutiny Committee held a joint meeting with Environmental Scrutiny Committee to carry out a Call-In scrutiny of the decisions taken by the Cabinet, as detailed above at point 2. Members decided not to refer the decisions back to Cabinet for reconsideration.

Way Forward

7. The Chair will move that this item be considered in closed session allowing Members and witnesses to discuss the information to be provided at the meeting, which is deemed commercially sensitive.
8. Councillor Russell Goodway (Cabinet Member: Investment and Development) has been invited and may wish to make a statement. Neil Hanratty (Director – Economic Development) will attend and will provide a short presentation. They will also be available to answer any questions that Members may have.

Legal 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 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

10. 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

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

Davina Fiore
Director, Governance and Legal Services
1 December 2017