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PRESENTATIONS

Committee ECONOMY & CULTURE SCRUTINY COMMITTEE

**Date and Time
of Meeting** MONDAY, 14 SEPTEMBER 2020, 5.00 PM

Please see attached the Presentation(s) provided at the Committee Meeting

12 **Presentation** (*Pages 3 - 12*)

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Dumballs Road Redevelopment

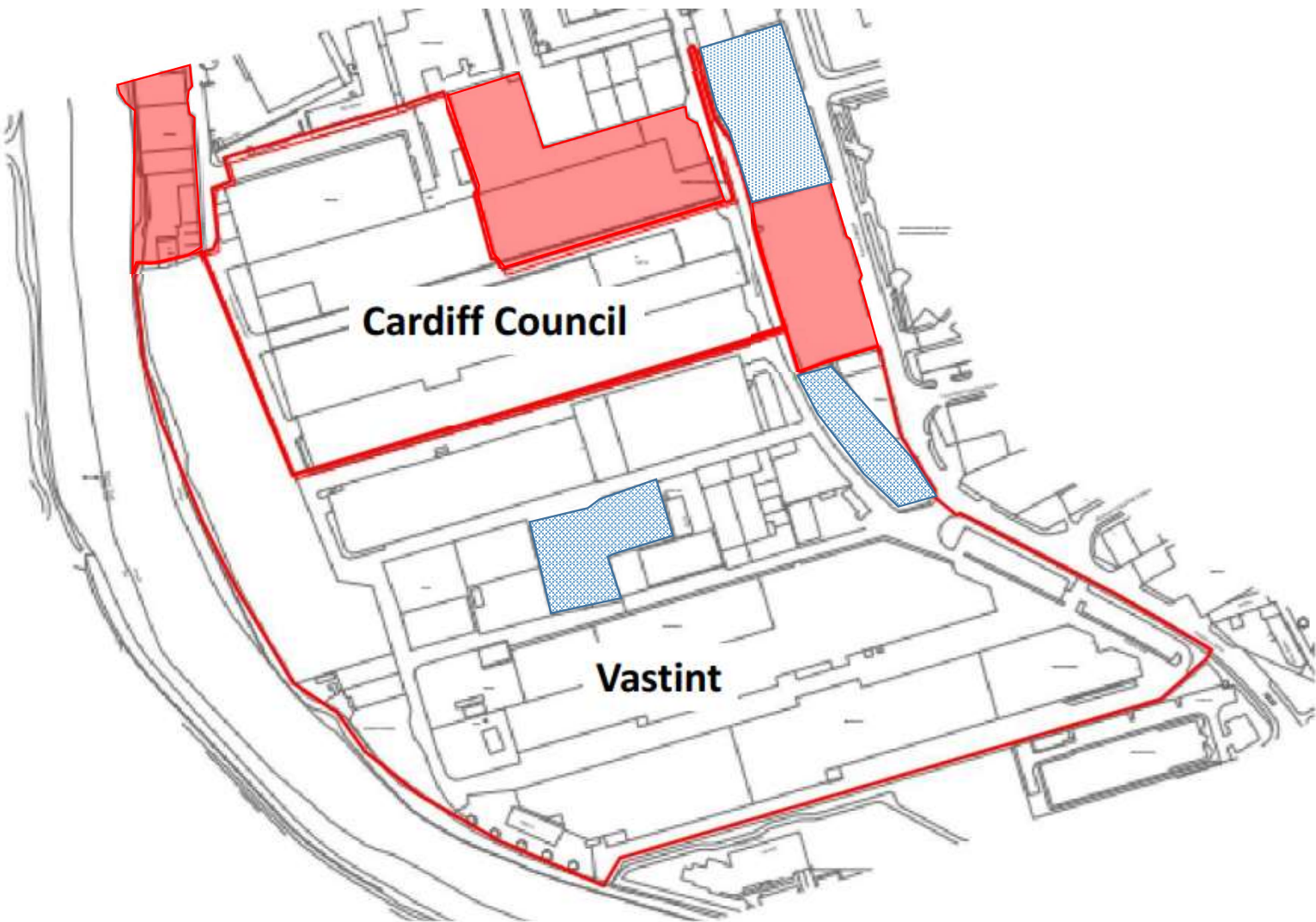


September 2020

Background

- Initial land assembly secured in January 2017
 - Vastint acquired circa 22 acres; Cardiff Council acquired 8.5 acres
 - Vastint has subsequently acquired a further circa 10 acres
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- Total site is now circa 40 acres
 - Vastint still negotiating with A&T Skip Hire, Biffa, CAVC





Development Proposal

- Vastint has commissioned the development of a masterplan to support submission of a planning application.
- The masterplan delivers:
 - 2,100 homes
 - c.675,000 sq ft of commercial space
 - c.20,000 sq ft of retail space
 - c.80,000 sq ft of creative/innovation space
 - Riverside parkland and green spaces



Masterplan



Masterplan

Pedestrian
Bridge

City
Square

Business
Garden

River
Park

Creative
Quarter

Cultural
Quarter

Market



Key Issues

- Completion of land assembly

This *may* require CPO assistance from the Council

- Clean-up of unregistered title

This *will* require CPO assistance from the Council

- Site remediation & infrastructure (roads/utilities etc)

Can only commence once above land assembly issues are fully resolved



Recent Negotiations

- Council to agree unencumbered sale of 8.5 acres to Vastint
- At point of sale, secure legally binding commitment to provide a minimum of 12.5% affordable contribution through a Unilateral Undertaking
- Council to secure an Option to purchase up to an additional 100 residential units as a package deal



Working Timetable

- Planning Application —————→ *Autumn 2020*
- Planning Permission —————→ *Spring 2021*
- Commence Remediation/Infrastructure —————→ *Spring/Summer 2021*
- Commence Construction of housing units —————→ *Late Autumn 2021*
- Completion of first phase of housing units —————→ *2022*



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