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GOHEBIAETH YN DILYN CYFARFOD Y PWYLLGOR

Pwyllgor PWYLLGOR CRAFFU'R ECONOMI A DIWYLLIANT

Dyddiad ac amser y cyfarfod DYDD MAWRTH, 12 HYDREF 2021, 3.30 PM

Gweler isod gohebiaeth anfon gan Gadeirydd y Pwyllgor ar ôl y cyfarfod , ynghyd ag unrhyw ymatebion a gafwyd

Am unrhyw fanylion pellach, cysylltwch â scrutinyviewpoints@caerdydd.gov.uk

10 **Gohebiaeth yn dilyn Cyfarfod y Pwyllgor** (*Tudalennau 3 - 8*)

Mae'r dudalen hon yn wag yn fwriadol

My Ref: T: Scrutiny/Correspondence/Cllr NH

Date: 13 October 2021



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

Public Letter

Dear Councillor Goodway,

James Street Regeneration

Thank you to you, Neil Hanratty, Chris Barnett and Eirian Jones for attending Committee on 12 October 2021 to discuss the report to Cabinet regarding the above item. Our comments in relation to information in the public domain are set out below. I have written to you separately to capture our comments and observations regarding the confidential information contained in Appendices 4-9 of the report to Cabinet.

Overall, Members are very pleased to see proposals coming forward to regenerate these areas and are supportive of the recommendations to Cabinet. We congratulate all for their work on these sites, which we are sure will bring benefits to the local community, removing eyesores and bringing valuable amenities to the area.

At the meeting, Members explored the process followed to arrive at the preferred bidder re disposal of Merchant Place and Cory's Building. Members are satisfied with the scoring matrix and the application of this and agree that the preferred bidder's proposals will bring vibrancy to the area and enable the Council to recoup costs expended. Members highlighted that the site is next to busy roads and asked whether students would have safe walking routes to the school; we note that students will be mostly 17+yrs old, and either accommodated on site or at the proposed additional accommodation on nearby Pierhead Street.

Regarding the appropriation of council-owned land at James Street into the Housing Revenue Account, Members note the intention to use this to provide

intergenerational family council housing, with active ground floor usage. Members were interested to hear that this could include an extension of the Royal Stuart workshops as well as retail. Members are alert to the fact that the Royal Stuart workshops, and adjacent Douglas workshops, need refurbishment and that the original purchase of the land was intended to provide a route to enable this to take place. Members are therefore interested to receive information on whether there are any plans to revamp the existing Royal Stuart and Douglas workshops and ask that this be provided in your response to this letter. Members note that the Council will recoup its costs re James Street land assembly.

Finally, Members sought to understand whether the Council could achieve better value from a joint approach to the sites. Members appreciate the responses given at the meeting and are content with these.

This letter requires a response, please, to the request summarised below.

Request following this scrutiny

For ease of reference the request contained in the letter is as follows.

- In your response to this letter, to receive information on whether there are any plans to revamp the existing Royal Stuart and Douglas workshops.

Thanks once again for your attendance at committee and ensuring papers were available for pre-decision scrutiny.

Yours sincerely,



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

cc Members of the Economy & Culture Scrutiny Committee
Neil Hanratty Chris Barnett Eirian Jones
Clair James Cabinet Support Office
Tim Gordon Jeremy Rhys

Yn rhinwedd paragraff (au) 14, 21 Rhan (nau) 4 a 5 o Atodlen 12A
o Ddeddf Llywodraeth Leol 1972.

Mynediad Cyfyngedig i'r Ddogfen

Mae'r dudalen hon yn wag yn fwriadol

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

My ref : RVG/cmdid/Scrutiny

Your ref : T: Scrutiny/Correspondence/Cllr NH

8 November 2021

County Councillor Nigel Howells
Chair, Economy & Culture Scrutiny Committee

By email: nhowells@cardiff.gov.uk

Public Letter

Dear Nigel

JAMES STREET REGENERATION

Thank you for your letter dated 13 October 2021 regarding your committee's consideration of the James Street Regeneration scheme. I apologise for the delay in replying to you.

The committee's support for the proposals is appreciated, and as ever I thank Members for their considered reflections on the proposed schemes, which I believe will make a valuable contribution to our communities in Butetown.

With regard to the request on more information on the plans to revamp the existing Royal Stuart and Douglas workshops, the initial intention was to deliver a comprehensive scheme for a new facility on James Street to include a refurbishment of the existing Royal Stuart and Douglas Workshops. However, following financial advice on the VAT status of each site, it was deemed necessary to progress with James Street as a standalone project.

In addition to the above, consideration was given to the existing tenants of the workshops and the potential disruption of relocation. Not only does the relocating to the new facility attract VAT on the rent but, given the estimated market rent being greater than the existing rent at the workshops, this could present a financial challenge for some of the existing tenants.

/cont...

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Email: r.v.goodway@cardiff.gov.uk

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

Tudalen 7



Based on the above factors, officers in Economic Development will work with officers in Housing and Communities to explore the feasibility of using the ground floor of the new development as an extension of the Royal Stuart and Douglas Workshops, with the space being used as a transition space in the first instance to allow the upgrade of the existing workshops.

Thank you again for inviting me to your meeting and for your consideration of the above matter.

Yours sincerely



RUSSELL GOODWAY
CABINET MEMBER, INVESTMENT & DEVELOPMENT

Copy: Neil Hanratty, Director of Economic Development
Angela Holt
Clair James
Alison Taylor, Cabinet Office