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SUPPLEMENTARY PAPERS

Committee	ECONOMY & CULTURE SCRUTINY COMMITTEE
Date and Time of Meeting	WEDNESDAY, 9 MARCH 2022, 4.30 PM
Venue	REMOTE MEETING VIA TEAMS
Membership	Councillor Howells (Chair) Councillors Henshaw, Gordon, Gavin Hill-John, Lay, Parkhill, Robson, Sattar and Stubbs

The following papers were marked 'to follow' on the agenda circulated previously

4 Allotment Strategy (Pages 3 - 68)
For Members to undertake pre-decision scrutiny of the report to Cabinet. To follow.

5 Report of The Leader and Cllr Bradbury (Pages 69 - 92)
To follow.

Appendix 1 to this report is not for publication under Schedule 12A Part 4 paragraph 14 and Part 5 paragraph of the Local Government Act 1972

6 Cardiff Bay Regeneration Update (Pages 93 - 510)
For Members to undertake pre-decision scrutiny of the report to Cabinet. To follow.

Appendices 4-9, 11, 13 and 15-17 of this report are not for publication as they contain exempt information of the description contained in paragraphs 14 and 16 of part 4 and paragraph 21 of part 5 of Schedule 12A of the Local Government Act 1972

7 Ely Youth Zone (Pages 511 - 578)

For Members to undertake pre-decision scrutiny of the report to Cabinet. To follow.

Appendices 1-6 of this report are not for publication as they contain exempt information of the description contained in paragraphs 14 and 16 of part 4 and paragraph 21 of part 5 of Schedule 12A of the Local Government Act 1972

Davina Fiore

Director Governance & Legal Services

Date: Thursday, 3 March 2022

Contact: Andrea Redmond, 02920 872434, a.redmond@cardiff.gov.uk

**CYNGOR CAERDYDD
CARDIFF COUNCIL**

ECONOMY & CULTURE SCRUTINY COMMITTEE

9 MARCH 2022

CARDIFF ALLOTMENT STRATEGY 2022-2027: PRE-DECISION SCRUTINY

Purpose of the Report

1. To provide background information to Members to aid their scrutiny of the draft report to Cabinet regarding the Cardiff Allotment Strategy 2022-2027, which is due to be considered by Cabinet at their meeting on 10 March 2022.

Scope of Scrutiny

2. During this scrutiny, Members can explore:
 - The consultation process to inform the draft Strategy
 - The proposed draft Strategy, including its vision, aims and objectives
 - The delivery plan, monitoring and review processes
 - The partnership working required to deliver the Strategy
 - The financial implications of the draft Strategy
 - The timeline and next steps for delivering the Strategy
 - Whether there are any risks to the Council, and
 - The recommendations to Cabinet.

Background

3. The provision of allotments is a statutory function of the Council. Cardiff Council owns and manages 28 statutory allotment sites, across Cardiff, providing 3,461 lettable plots. There are 2,398 individual plot holders, as some hold more than one plot.¹
4. Allotment tenancies are obtained through a waiting list procedure. As at January 2022, there are 1,292 individuals on the waiting list, an increase from 793 in

¹ Figures as at 1 February 2022, cited in draft Allotment Strategy attached as Appendix A

January 2020 due to the pandemic both restricting lettings (due to lockdown and social distancing requirements) and increasing interest. The draft Strategy highlights, at point 2.2 Appendix A, that a waiting list cleansing exercise will be undertaken in late 2022/23 to ensure that, as lives begin to return to 'normal', all those on the waiting list still wish to have an allotment.

5. The revenue generated from letting allotments is ringfenced for the Allotments Service. There is currently no specific annual capital allocation for Allotment improvement work, although historically allocations have been made via the overall parks' asset allocations within the capital programme.
6. Cardiff's Allotment Strategy was first adopted in 2004 and reviewed in 2010 and 2014, with Allotment Site Representatives involved in its development, monitoring and ongoing review. For this review, a Strategy Review Group was established to inform its development, led by Councillor Jane Henshaw, Assistant Cabinet Member for Local Environment, and supported by site representatives and officers.
7. In March 2016, the Welsh Government published Guidance for Traditional Allotments and Community Led Garden Projects, setting out the requirement for Local Authorities to develop and make available on their website an Allotment Strategy that covers the following issues:
 - Encourage access and the benefits from engaging with allotments and alternatives available in the region
 - Include a clear and simple procedure for obtaining an allotment
 - Include tenancy rules
 - Link up relevant policies and simply explain the rights and laws around allotments and any policies needed to be highlighted
 - Map and describe all local provision including on site facilities
 - Include costs and justification, relative costs to UK average
 - Include a clear strategy for communication, allotment provision, waiting lists, activity, feedback, and reports
 - Link to local and national support organisations
 - Include a chapter explaining and sharing links to alternatives to allotments style growing. (i.e., community growing projects, land share schemes etc)
 - Include the agreed collective plans for developing allotment provision across the authority
 - Explain simply the management process, data recording and reports
 - Share the action points and time frames.

8. The draft report to Cabinet entitled 'Cardiff Allotment Strategy 2022-2027' is attached at **Appendix 1** and has **two** appendices:

- **Appendix A** – Cardiff Allotment Strategy 2022-2027 (draft)
- **Appendix B** – Equalities Impact Assessment

Issues identified in the Cabinet Report

9. **Point 8** of the report to Cabinet highlights that the Strategy addresses the key issues raised by the Strategy Review Group and the outcomes from consultation with allotment tenants and site representatives, including:

- Lack of site representation on some sites
- Lack of investment in allotment infrastructure, leading to a backlog of repairs
- Allotment notices and procedures (which impact on turnover of tenancies)
- Use of scarce resources (water/soil/peat)
- Satisfying demand for plots, particularly owing to post pandemic interest in allotment gardening
- Improving accessibility of allotments in terms of proximity and suitability

10. **Section 3.1** of the Draft Strategy sets out the vision for the Allotment Services, which is:

'Cardiff will have a well-managed allotment service that provides an affordable and sustainable way for individuals and community groups to access opportunities to grow food for themselves and their families.'

11. **Section 3.2** of the Draft Strategy sets out the aims and objectives of the Strategy, as follows:

Aim 1: We will make the best use of resources available

Objectives

1. To ensure that all allotment sites have effective Site Representation including an increased proportion of sites under local management

2. To continue to make progress in addressing the level of repairs and maintenance required on allotment sites throughout the lifetime of the strategy and seek further resources to address ailing allotment infrastructure.

3. To improve processes and communications between the Council, sites,

and individual plot holders, through the use of new technology, virtual meetings, and electronic communications wherever possible.

Aim 2: We will demonstrate principles of economic, environmental, and social sustainability in the way that the service is run

Objectives

- 4. To reduce the consumption of and reliance on mains water supplies and other scarce resources*
- 5. To continue to work with local sites to satisfy demand for allotments, support the allotment community and protect allotment revenue*
- 6. To monitor the impact of our changing climate on allotment growing and develop initiatives that encourage growers to address the consequences for site management, growing methods and resource use.*

Aim 3: We will continue to develop Allotment provision in Cardiff to serve the needs of everyone

Objectives

- 7. To improve access to allotments for disadvantaged groups*
- 8. To ensure that Allotment tenancy agreements and procedures are fit for purpose and updated in line with Allotment legislation and local needs*
- 9. To continue to seek to secure and improve allotment provision in Cardiff as the city expands and develops.*

12. **Point 1.3** of the draft Strategy highlights that the Allotment Strategy focuses on the statutory provision for which the Council is responsible but does not focus on community growing beyond statutory allotments, albeit that this is acknowledged.

13. **Point 11** of the report to Cabinet sets out that the draft Strategy highlights areas which require further consideration, including:

- Reviewing allotment charging mechanisms
- Reviewing the supply and use of treated water for irrigation to reduce the cost of wastage and increase the use of collected rainwater
- Addressing the use of pesticides and chemical fertilisers by plot holders, with a view to reducing and eventually eliminating their use
- Improving cultivation methods to enhance the conservation of soil and improve the growing medium
- Encouraging the intergenerational transfer of skills
- Improving support for site-based volunteers, including Site Representatives.

14. The draft Strategy includes a Delivery Plan, at **Appendix 4**, that contains 34 actions, categorised as short, medium, or long term and grouped under the

appropriate aim and objective of the Strategy. At **point 13**, the report to Cabinet stresses that the success of the Strategy depends on the continued engagement of the allotment community. Delivery progress will be monitored through a review forum of nominated Site Representatives, who will make up the Strategy Review Group.

15. **Section 4.1** of the draft Strategy highlights that *‘there are some actions that will require particular consideration because additional financial or people resources may be required to resolve them.’*

16. In terms of financing the Allotment Strategy, the Strategy highlights that:

- there is a backlog of capital improvement work that cannot be funded from revenue and that requires a significant financial allocation. Many of the shortcomings of the previous strategies are linked to lack of resource and this strategy sets mechanisms for considering how these issues can be resolved.
- A full review of allotment infrastructure is needed to properly allocate funding and seek additional funding support.
- In 2021/22, an Allotment Support Grant of £59,395 has been offered by Welsh Government to enhance allotment provision in Cardiff after the Covid-19 pandemic. From this, £58,000 has been allocated to replacement fencing at Pontcanna A and Ely Great Farm Allotment sites, with the balance used to purchase water butts for distribution to sites. Further grant funding may be available in future years, but this is not guaranteed.
- A more structured and informed approach in identifying capital requirements over time will be required
- Local management has allowed sites to apply for external funding to make improvements, but sources of funding are also limited for the types of infrastructure improvements required. Several sites have applied for external funding for a variety of improvements such as wildlife ponds, orchard planting and communal polytunnels.

Proposed Recommendations to Cabinet

17. The report to Cabinet contains the following recommendation:

Cabinet is recommended to approve the Cardiff Allotment Strategy 2022-2027

Consultation Undertaken

18. At **point 6**, the report to Cabinet sets out that engagement with the allotment community has been a key feature of, and integral to, the review. A Strategy Review Group, led by Councillor Jane Henshaw, Assistant Cabinet Member for Local Environment, supported by site representatives and officers, was established to inform its development.

19. At **point 7**, the report to Cabinet sets out that a comprehensive consultation exercise with allotment tenants was undertaken in the autumn of 2021. This exercise generated 499 responses, a 20% response rate. The outcomes from the consultation exercise saw an overall increase in satisfaction when compared with the 2018 exercise; further details are set out in Appendix 3 of the draft strategy document, at Appendix A.

Previous Scrutiny

20. This Committee has undertaken scrutiny of previous iterations of the Allotment Strategy. The Chair's letter following the Committee meeting of 25 November 2010 raised several issues with the Executive Member for Sport, Leisure & Culture. These were:

- Members were happy with the progress made to date and the engagement with stakeholders and wished to congratulate all concerned on this progress.
- Members wished to encourage the use of Housing Revenue Account and private sector land, and to continue the rigorous pursuit for funding to improve facilities at allotment sites.
- Members encouraged officers to use the opportunity of the LDP and Section 106 where possible.
- Members commended the use of Community Service in allotments.

21. Following consideration of the 2015/16 Budget Savings Proposal *“Reduced subsidy for allotments - through increased fees and charges and increased occupancy as part of the ongoing Council strategy to make the allotment service self-sufficient - £8,000”*, the Chair’s letter to the Cabinet Member for Environment, dated 6 February 2015, stated that:

“the Committee was given assurances that the increased fees and charges for allotments are in line with the ongoing Allotment Strategy being developed by the Council, and we are not minded to oppose this proposal. We would however request that this Strategy comes through the Committee at a later date, enabling us to review this service in more detail.”

22. In July 2015, Committee considered the Allotment Strategy Interim Review 2014-2017. The Chair’s letter to the Cabinet Member for Environment, dated 16 July 2015, stated that:

- At the meeting members tested a number of areas, such as the accessibility of allotments, waiting lists and plot sizes, and we were pleased that all these issues have been considered and that the Council is working with the Cardiff Allotment Holders Association to find appropriate solutions.
- The Committee welcomes the close working relationship that has been developed with the Member Champion for Community Food Growing, and were pleased to hear that many of the historic barriers to working with allotment holders have been broken down as a result of Councillor Holden’s involvement. We feel confident there is now a focus and direction set for further improvements to be made in Cardiff’s allotments.
- The Committee expects further progress to be made as outlined in the Allotment Strategy Interim Plan 2014-2017 Action Plan, helping to develop a well-managed, sustainable, and accessible allotment service for Cardiff.
- We anticipate scrutinising this issue again when a new Allotment Strategy is developed in 2017.

Way Forward

23. Councillor Peter Bradbury (Cabinet Member – Culture and Leisure) will be invited to make a statement. Jon Maidment (Operational Manager – Parks and Cardiff Harbour Authority) and Rosie James (Strategy and Development Manager, Parks) will attend, as will Judith Hill (Site Representative for Lady Mary Allotments and Regional Representative for the National Society of Allotment & Leisure Gardeners) and Alan McCoy (Site Representative for South Rise Allotments). The whole panel will be available to answer Members' questions.

Legal Implications

24. 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

25. 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

The Committee is recommended to:

- i) Consider the information in this report, its appendices and the information presented at the meeting
- ii) Determine whether they would like to make any comments, observations, or recommendations to the Cabinet on this matter in time for its meeting on 10 March 2022, and
- iii) Discuss the way forward for any future scrutiny of the issues discussed.

DAVINA FIORE

Director of Governance & Legal Services

4 March 2022

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BY SUBMITTING THIS REPORT TO THE CABINET OFFICE, I, NEIL HANRATTY (DIRECTOR ECONOMIC DEVELOPMENT) AM CONFIRMING THAT THE RELEVANT CABINET MEMBER(S) ARE BRIEFED ON THIS REPORT

**CARDIFF COUNCIL
CYNGOR CAERDYDD**

CABINET MEETING: 10 MARCH 2022

CARDIFF ALLOTMENT STRATEGY 2022-2027

CULTURE & LEISURE (COUNCILLOR PETER BRADBURY)

AGENDA ITEM: 6

Reason for this Report

1. To inform Cabinet on the development of an updated Allotment Strategy for the city and to seek approval for its publication.

Background

2. Cardiff Council owns and manages 28 Statutory Allotment sites located across Cardiff, providing 3,461 lettable plots, with 2,398 individual named plot holders, some of whom hold more than one plot.
3. Cardiff's Allotment Strategy was first adopted in 2004 and a group of Site Representatives had been involved in its development, monitoring and ongoing review.
4. The original Strategy was subject to reviews in 2010 and 2014, resulting in the updating of action plans.
5. Key achievements of the strategy since 2004 have included:
 - The introduction of Local Management of allotment sites by Site Associations
 - The successful removal of the Allotment subsidy to secure allotment budgets
 - Programmed plot clearance to increase capacity

- The introduction of pro-active management of the waiting list (closing over-subscribed lists if more than 50% of plot capacity, reviewed monthly, and regular cleansing of the list to check all those on the list want a plot)
 - The introduction of a more structured Local Management agreement to encourage greater participation from sites
 - The removal of routine waste collections from sites to encourage re-use and recycling
 - Partnership working and the development and delivery of projects including, the War Veterans Project at the Leckwith Drovers Site, the Action For Children Project at the Colchester Avenue site and the emerging partnership with Travis Perkins that will see infrastructure improvements to sites, in areas of deprivation.
6. Engagement with the allotment community has been a key feature of, and integral to the review. A Strategy Review Group, led by Councillor Jane Henshaw, Assistant Cabinet Member for Local Environment, supported by site representatives and officers was established, to inform its development.
7. A comprehensive consultation exercise with allotment tenants was undertaken in the autumn of 2021. This exercise generated 499 responses, a 20% response rate. The outcomes from the consultation exercise that saw an overall increase in satisfaction when compared with the 2018 exercise are set out in Appendix 3 of the draft strategy document, at Appendix A.

Issues

8. The Strategy has been developed to address the key issues raised by the review group and outcomes from the consultation exercise involving tenants and site representatives, as set out below:
- Lack of site representation on some sites
 - Lack of investment in allotment infrastructure, leading to a backlog of repairs
 - Allotment notices and procedures (which impact on turnover of tenancies)
 - Use of scarce resources (water/soil/peat)
 - Satisfying demand for plots, particularly owing to post pandemic interest in allotment gardening
 - Improving accessibility of allotments in terms of proximity and suitability
9. The Strategy also seeks to address the need to adapt the service to our changing climate linked to the Council's One Planet Strategy. There is also an opportunity to contribute to the Nature Recovery agenda by enabling local sites to utilise ground unsuitable for cultivation to support wildlife and biodiversity.

10. The updated Strategy has three key aims:
 - To make the best use of available resources
 - To provide a sustainable allotment service
 - To ensure allotment gardening is accessible

11. The Strategy document provides a full overview of the service and the constraints within which it currently operates. It highlights areas of concern which require further consideration to adapt the service to meet current and future needs, which include:
 - Reviewing allotment charging mechanisms
 - Reviewing the supply and use of treated water for irrigation to reduce the cost of wastage and increase the use of collected rainwater
 - Addressing the use of pesticides and chemical fertilisers by plot holders, with a view to reducing and eventually eliminating their use
 - Improving cultivation methods to enhance the conservation of soil and improve the growing medium
 - Encouraging the intergenerational transfer of skills
 - Improving support for site-based volunteers, including Site Representatives

12. The action plan, attendant to the strategy document has been designed to drive the delivery of thirty-four actions categorised in the short, medium and long term, and in order to achieve strategy aims.

13. Critical to the success of the strategy will be the continued engagement of the allotment community and the progress against the delivery of the action plan will continue to be monitored through a review forum of nominated Site Representatives who will make up the Strategy Review Group.

Reason for Recommendations

14. To ensure that the key issues, challenges, and opportunities facing Cardiff's allotment service are addressed.

Financial Implications

15. This report does not identify any additional financial implications. The strategy delivery plan includes a number of actions and objectives which are assumed to be met within the available budget resources or through any additional grant funding opportunities that become available.

Legal Implications

16. The Allotments Act 1908 to 1950 provides the legal framework for allotments, which includes a duty upon local authorities to provide allotments. The strategy annexed to this report set out the Council's aims and objectives for providing this service.

Equalities & Welsh Language

In considering this matter the decision maker must have regard to the Council's duties under the Equality Act 2010 (including specific Welsh public sector duties). Pursuant to these legal duties Councils must, in making decisions, have due regard to the need to (1) eliminate unlawful discrimination, (2) advance equality of opportunity and (3) foster good relations on the basis of protected characteristics. Protected characteristics are: (a) Age, (b) Gender reassignment, (c) Sex, (d) Race – including ethnic or national origin, colour or nationality, (e) Disability, (f) Pregnancy and maternity, (g) Marriage and civil partnership, (h) Sexual orientation, (i) Religion or belief – including lack of belief.

When taking strategic decisions, the Council also has a statutory duty to have due regard to the need to reduce inequalities of outcome resulting from socio-economic disadvantage ('the Socio-Economic Duty' imposed under section 1 of the Equality Act 2010). In considering this, the Council must take into account the statutory guidance issued by the Welsh Ministers ([WG42004 A More Equal Wales The Socio-economic Duty Equality Act 2010 \(gov.wales\)](#)) and must be able to demonstrate how it has discharged its duty.

An Equalities Impact Assessment aims to identify the equalities implications of the proposed decision, including inequalities arising from socio-economic disadvantage, and due regard should be given to the outcomes of an Equalities Impact Assessment, detailed at Appendix B.

The decision maker should be mindful of the Welsh Language (Wales) Measure 2011 and the Welsh Language Standards.

The Well-being of Future Generations (Wales) Act 2015

The Well-Being of Future Generations (Wales) Act 2015 ('the Act') places a 'well-being duty' on public bodies aimed at achieving 7 national well-being goals for Wales - a Wales that is prosperous, resilient, healthier, more equal, has cohesive communities, a vibrant culture and thriving Welsh language, and is globally responsible. In discharging its duties under the Act, the Council has set, and published well-being objectives designed to maximise its contribution to achieving the national well-being goals. The wellbeing objectives are set out in Cardiff's Corporate Plan 2020 -23.

When exercising its functions, the Council is required to take all reasonable steps to meet its wellbeing objectives. This means that the decision makers should consider how the proposed decision will contribute towards meeting the wellbeing objectives and must be satisfied that all reasonable steps have been taken to meet those objectives.

The wellbeing duty also requires the Council to act in accordance with a 'sustainable development principle'. This principle requires the Council

to act in a way which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. Put simply, this means that Council decision makers must take account of the impact of their decisions on people living their lives in Wales in the future. In doing so, the Council must:

- Look to the long term
- Focus on prevention by understanding the root causes of problems
- Deliver an integrated approach to achieving the 7 national well-being goals
- Work in collaboration with others to find shared sustainable solutions
- Involve people from all sections of the community in the decisions which affect them

The decision maker must be satisfied that the proposed decision accords with the principles above; and due regard must be given to the Statutory Guidance issued by the Welsh Ministers, which is accessible on line using the link below: <http://gov.wales/topics/people-and-communities/people/future-generations-act/statutory-guidance/?lang=en>

Policy and Budget Framework

The decision maker must be satisfied that the proposal is within the Policy and Budget Framework, if it is not then the matter must be referred to Council.

HR Implications

17. There are no HR implications arising from the recommendations contained in this report.

Property Implications

18. There are no further specific property implications in respect of the Cardiff Allotment Strategy 2022-2027. The Strategic Estates Department will continue to assist and advise the Parks and Harbour Authority where necessary in supporting delivery in relevant areas and on any property related activities which affect allotment land and provision. Where there are property transactions or valuations required to deliver any proposals, they should be done so in accordance with the Council's Asset Management process and in consultation with Strategic Estates and relevant service areas.

RECOMMENDATIONS

Cabinet is recommended to approve the Cardiff Allotment Strategy 2022-2027.

SENIOR RESPONSIBLE OFFICER	Neil Hanratty Director Economic Development
	18 February 2022

The following appendices are attached:

Appendix A - Cardiff Allotment Strategy 2022-2027 (draft)

Appendix B - Equalities Impact Assessment

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CARDIFF ALLOTMENT STRATEGY 2022-2027 (DRAFT)**Contents**

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DRAFT FOR COMMENT

1.0 Why an Allotment Strategy?

1.1 What is an Allotment?

The word ‘allotment’ derives from land being ‘allotted’ to an individual under an enclosure award. Modern day allotments are parcels of land that are divided into plots and rented to individuals for the purpose of growing food. A full glossary of terms used in this document is provided in Appendix 1.

Allotment provision is a statutory requirement for Local Authorities and is governed by Allotment law as set out in Table 1 below.

Table 1: Legal framework for Allotment provision

Date	Legislation	Provision
1908	Smallholdings and Allotments Act	<ul style="list-style-type: none"> Required local authorities to make provision for allotments if 6 or more people demanded them
1922	Allotments Act	<ul style="list-style-type: none"> The notice period that has to be given to leave the plot Determines what can be grown on the plot Sets the size of an individual plot (40 poles, 10 perch or ¼ of an acre) Determines what can be done with the produce grown on the plot Provides limits on sharing and transferring the plot
1925	Allotments Act	<ul style="list-style-type: none"> Required allotments to be considered in every town planning scheme Required that land acquired or purchased for allotments could not be disposed of without ministerial consent
1950	Allotments Act	<ul style="list-style-type: none"> Restated the requirement that local authorities should provide allotment land in urban areas (rural allotments are not offered the same protection) Makes provision for the keeping of rabbits and hens on allotment sites (but not chicks or cockerels)
2020	The Town and Country Planning (General Permitted Development) (Amendment) (No.3) (Wales) Order 2020 ¹	<ul style="list-style-type: none"> Wales only - Permitted development rights (PDRs) for development extended to the erection, extension, alteration or replacement of storage sheds and greenhouses on community growing spaces, within parameters defined by the Order.

In Wales, the provision of allotments is considered to be an important mechanism for local authorities deliver their obligations under the Wellbeing of Future Generations (Wales) Act 2015. In March 2016, the Welsh Government published their Guidance for Traditional Allotments and Community Led Garden Projects, setting out the requirement for Local Authorities to develop and make available on their website an Allotment strategy that covers the following issues:

¹ [Changes to the Town and Country Planning \(General Permitted Development\) Order 1995 \[HTML\] | GOV.WALES](#)

- Encourage access and the benefits from engaging with allotments and alternatives available in the region
- Include a clear and simple procedure for obtaining an allotment
- Include tenancy rules
- Link up relevant policies and simply explain the rights and laws around allotments and any policies needed to be highlighted
- Map and describe all local provision including on site facilities
- Include costs and justification, relative costs to UK average
- Include a clear strategy for communication, allotment provision, waiting lists, activity, feedback, and reports
- Link to local and national support organisations
- Include a chapter explaining and sharing links to alternatives to allotments style growing. (i.e. community growing projects, land share schemes etc)
- Include the agreed collective plans for developing allotment provision across the authority
- Explain simply the management process, data recording and reports
- Share the action points and time frames.

In March 2016, Welsh Government issued Guidelines for the provision of Allotments, and in 2021, the information has been updated as ‘Guidance for Growers and Growing Groups’, which sets out broad details of the legal framework for Allotments and how this differs from other forms of community growing² as well as providing extensive information for those wishing to set up a growing project. The document also includes details of the changes to the General Development Order extending permitted development rights to certain allotment structures as detailed in the table above.

1.2 Background to Cardiff’s Allotment Strategy

Cardiff Council developed the first Allotment Strategy for the city in 2004. Table 2, below, outlines the evolving content of this and subsequent Strategy updates.

Table 2: Cardiff Allotment Strategy progress since 2004

2004-10 Allotment Strategy	2010-14 Strategy Review	2014-18 (extended to 2021) Interim Strategy
<ul style="list-style-type: none"> • Allotment Charter developed • Guidance produced for new allotment holders • Introduction of Local Management Agreement 	<ul style="list-style-type: none"> • Removal of allotment subsidy and introduction of ring-fenced budget to protect allotment income • Clearance programme to increase number of workable plots • Reinstatement of College Farm Allotment site 	<ul style="list-style-type: none"> • Proactive management of waiting list through monthly review of list and temporary closure of the list • Provision of guidance on allotment provision in Local Development Plan and accompanying Special Planning Guidance • Implementation of new Local Management Agreement • Improved partnership working between

² <https://gov.wales/sites/default/files/publications/2021-03/allotments-and-community-growing-guidance-growers-growing-groups.pdf>

		allotment sites and Council officers
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1.3 What is the Purpose of this Strategy?

The strategy presents an opportunity to provide factual and up to date information about the purpose, use and management of statutory allotment land in Cardiff and the issues that are facing the Allotment Service, in line with the Welsh Government guidance set out in 2016, with one exception – the issue of community growing beyond statutory allotments is acknowledged, but the focus of this strategy is on the statutory provision for which the Council is responsible.

Since the original Allotment strategy was adopted in 2004, much has changed in Local Government. Austerity measures introduced in around 2010 have put increasing pressure on Council budgets and although the Cardiff revenue budget is now ring-fenced and funded through allotment income, there is a backlog of capital improvement work that cannot be funded from that source and requires a significant financial allocation. Many of the shortcomings of the previous strategies are linked to lack of resource and this strategy sets mechanisms for considering how these issues can be resolved.

Climate change and concerns about the environment are changing the way in which people view their food sources and there is a demand for locally grown produce to reduce food miles. This has increased the demand for allotment plots, particularly among younger working age people.

There are also challenges to the way in which common horticultural practices are viewed – such as the use of peat and pesticides and the provision and use of potable (treated) water and the development of no dig horticulture to conserve soil quality. The ailing infrastructure of allotment water supplies has led to a series of significant leakages and consequent repair costs in recent years and there is a need to review levels of water consumption and alternative provision.

Finally, the impact of the Covid-19 pandemic has affected many aspects of service provision. Some of these impacts have been positive, others negative, but coming out of the pandemic, this review of Allotment service provision is timely and offers potential for some long-standing issues to be considered and addressed.

1.4 The Input of Allotment Holders

From the early days of the first Allotment Strategy, the direction and content of the Strategy has been guided and influenced by the input of an Allotment Strategy group, comprising nominated Allotment Site Representatives to represent the views both of plot holders and Site Associations.

The current Allotment Strategy group includes representation from allotment sites across the city, with all sizes of site included. Several of the Site Representatives are also elected officers for the Cardiff Allotment Holders Association (CAHA), established in 2015 to provide an effective voice for allotment holders across the city. Council Officers work closely both with Allotment Site Representatives and CAHA to deliver allotment provision within Cardiff and details of how this is achieved are provided within the Strategy.

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2.0 Cardiff's Allotment Provision

2.1 Cardiff Council's Allotment Sites

Cardiff Council manages 28 allotment sites distributed across the city, providing 3,739 plots in lettable condition. The sites are administered and managed by one designated Allotment Officer based within the Parks Service.

In January 2022 there were 2404 active allotment holders and a waiting list of 1292 individual names (increased from 793 in January 2020 due to more restricted letting and a spike in interest in allotment gardening during the Covid-19 pandemic).

Some Community Councils also make allotment provision and there are a number of proposed allotment sites located within new developments that are likely to be managed externally. A plan showing the location of all the known allotment and similar growing sites in Cardiff is provided in Figure 1, below, and Appendix 2 provides background information about each of these sites.

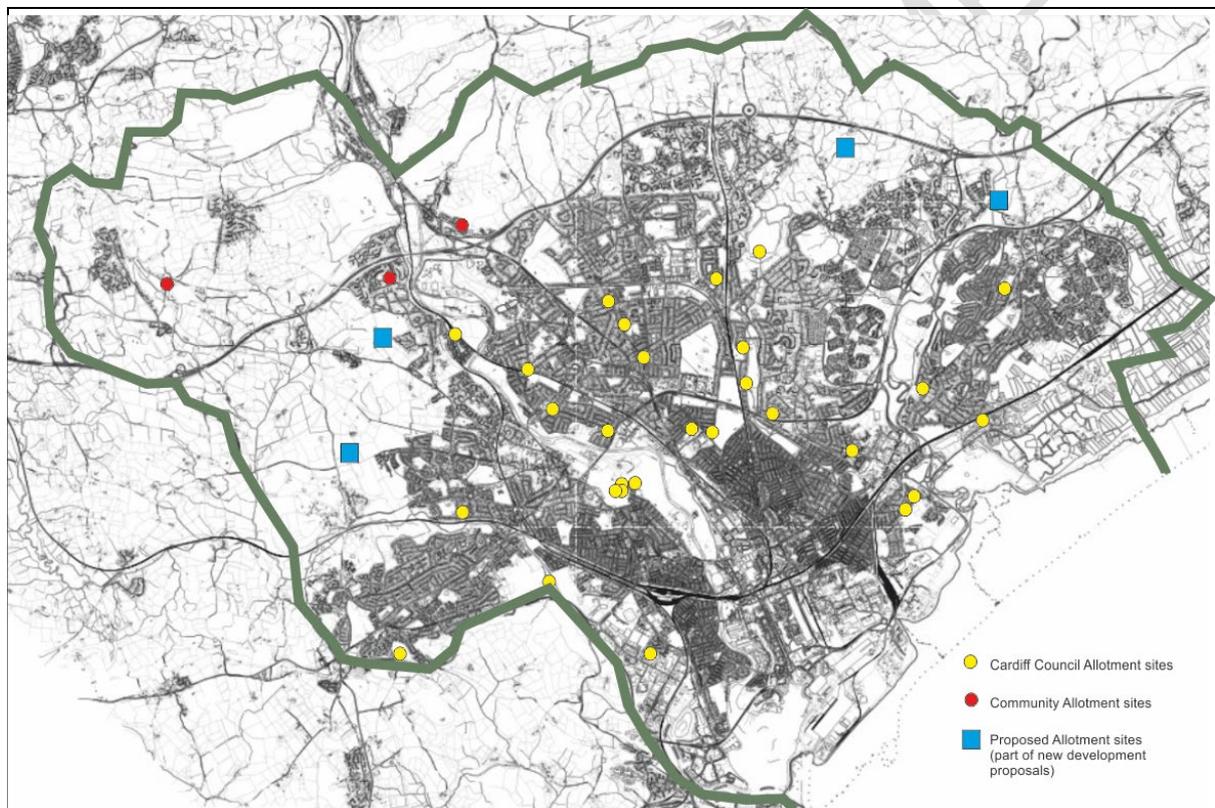


Figure 1 – Map showing location of Cardiff Allotment sites

2.2 Applying for a Plot and Waiting Lists

The waiting list for allotments is managed centrally and details of how to apply for allotment plots is provided on the Council's website. When applying, new applicants are permitted to apply for plots on up to two sites and their names are removed from both site lists when they accept a plot on one of their chosen sites.

In order to manage expectation and avoid long waiting times for plots on certain sites, the waiting lists numbers on each site are reviewed on a monthly basis and lists are closed to new applicants if the waiting list represents more than 50% of the number of plots available on the site and re-opened when it falls below this number. This has

helped to manage the length of the overall waiting list for allotments, which is also fully reviewed every 3-4 years to remove people who no longer wish to remain on the list.

During the Covid-19 pandemic, plot letting activity and cultivation notices were suspended for health and safety reasons to avoid close contact meetings and unfair penalties for those unable to attend sites due to shielding or key worker commitments. At the same time all site waiting lists were also closed to prevent these from becoming unmanageable. Since restarting the plot letting procedure in autumn 2020, the waiting lists have been slowly reducing as plot lettings have taken place. A further cleansing exercise will be undertaken in late 2022/23 to ensure that those who requested a plot during or after the pandemic still wish to pursue these requests as lives begin to return to 'normal'.

2.3 Allotment Tenancy Agreements

Allotment Tenancies are held in name of an individual or jointly between two or more individuals. They operate on an annually renewable tenancy, starting on 2nd February each year, which is rolled over from one year to the next as long as the conditions of tenancy are being met. Site Representatives are able to advise if the Allotment Tenancy has been breached.

A new Community tenancy agreement has been developed for groups that hold a plot on behalf of their members / customers. These are mainly charitable organisations, and the community tenancy reflects the same tenancy conditions as the standard form, but with responsibility for the tenancy in the name of the organisation with a nominated contact.

Introduction of any changes to allotment tenancies requires a 12-month notice period, which is being issued to all community groups from February 2022 for full introduction of the agreement by February 2023.

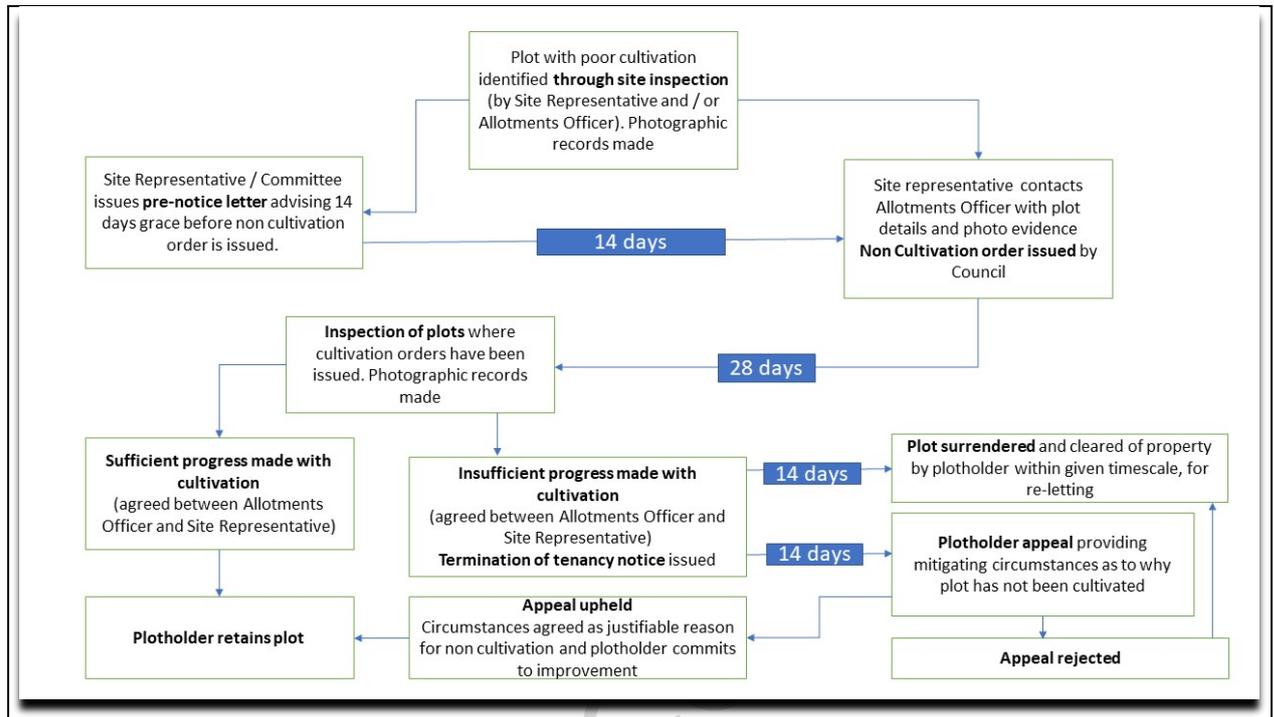
2.4 Cultivation Standards

The conditions of tenure for allotment plots are set out in the allotment tenancy. Actions taken in respect of failure to cultivate are governed by set rules within allotment legislation which involve the issue of notices, set response times and an appeals process. This is detailed in the flow chart overleaf (Figure 2). The legislative framework for managing allotments means that some processes, particularly the enforcement of cultivation rules and termination of tenancies, can be lengthy and drawn out, which is frustrating for Site Associations, but has to be complied with to prevent legal challenges.

Much progress has been made through the introduction of Local Management arrangements, which has brought an increased volunteer resource into the management of some sites, working alongside the Allotments Officer, but as the Council only has one Allotment Officer managing more than 2000 individual tenancies, communications can become difficult when responses are required for multiple notices from multiple sites at the same time.

New software is being introduced in 2022/23 to improve this process and further engagement with CAHA and Site Representatives will be undertaken to continue to monitor and address shortcomings in this area.

Figure 2 – Flowchart detailing cultivation order and termination process



2.5 Allotment Charges

The Allotment budget has been ringfenced since 2015. There is no direct Council subsidy, and it is reliant on income generated from allotment rentals. This situation was achieved following a period of above-inflation increases in allotment charges to reach a financially neutral position and protect the budget from further cuts between 2010 and 2015. The year-on-year increase since 2015 is governed by the requirement in Allotment legislation for this to be linked to inflation and the cost of leisure facilities within the Council. The rate is linked to the Consumer Price Index in October of each year.

Charges are made based on the area of land occupied (based on a per perch charge; 1 perch = 25m²). There are three categories of allotment site within the current charging mechanism as detailed in the table below. Plot charges and the additional cost of the chalet buildings at Pontcanna Chalet Gardens are all subject to a 50% concessionary rate for over 60s and those in receipt of certain benefits, by production of evidence that they are in receipt of that benefit.

Table 3: Allotment charges 2022/23

Category	Criteria	Cost per perch (2022/23)
A	Sites with mains toilets, water supplies and made up roads	£13.38
B	Sites with water supplies and made up roads	£12.94
C	Sites with no toilets, water supplies and limited made up roads	£12.36

Chalet Gardens (per chalet)	Charged on top of plot rental charge	£126
Brick cubicle (per cubicle)	Charged on top of plot rental charge where these are provided	£28.98

Over the years, as improvements have been made to sites through upgraded roads, installation of composting toilets and improvements to water supplies, the differences in provision between the categories is less distinct that it was when the charging system was introduced more than 20 years ago. Supply of water has also become far more expensive in recent years, so a review of the charging mechanism is overdue.

The category of each site is shown in the list of allotments in Appendix A.

2.8 Parks Based Allotment team

The Allotment Service is managed by one Allotment Officer, funded through the ringfenced Allotment budget. The Allotments Officer is supported by a manager and a small administrative team in Parks, as a part of their role.

The Allotments Officer deals with:

- Waiting list management and cleansing
- Site liaison (with elected / nominated Site Representatives)
- Support of sites (elections, disputes etc)
- Management of billing (in association with team in Financial Services)
- Correspondence and complaints relating to allotment matters
- Site repairs and maintenance
- Management of Allotment records (plot holder database)
- Issue of formal notices
- Responding and co-ordinating responses to appeals against notices
- Payment of bills (water / repairs / site expenses)
- Setting up and managing Local Management Agreements, including issue of grants to sites

Communications is often raised as an issue with the service, but with 28 Allotment Sites and over 2500 Allotment plot holders, the volume of work is high.

The current Allotment Management software is in need of replacement and a new bespoke Allotment Management software package is being evaluated for purchase during 2021/22 which should reduce the administrative burden significantly and release more officer time for supporting sites.

2.7 Site Management

Waiting lists for all Council allotment sites in Cardiff are managed centrally, but at a site level, there are varying levels of local involvement. Each site is encouraged to elect a Site Representative as the contact point between the Council and the site. This individual is the contact point for new tenants and assists with the setting up of new tenancies on a strictly first come first service basis, via the waiting list, in return for a small expenses allowance. Many, but not all sites, also have a locally elected, constituted Committee or Association (see Appendix 1).

Local management of sites was introduced in 2015, giving Allotment Associations options for taking on certain management tasks in return for a percentage of site

income returned to them to address repair and maintenance issues themselves. The level of agreement (1,2 or 3) determines both the length of agreement, the number of tasks undertaken and the percentage of income, with the Level 3 agreement being the longest term (up to 10 years) to provide a basis for application to external funders for improvement works. In 2021, 14 out of the 28 sites have elected to sign up for one of these agreements, including two sites who work together under a 'memorandum of understanding', an arrangement introduced to address the problem of smaller sites not having the capacity to undertake the roles required in the Local Management Agreement. This arrangement has been successful in supporting the limited capacity of the smaller site, working together with the larger site to achieve benefits for both sites under a single agreement.

Local representation and management both contribute to the effective running of allotments and the service would be difficult to run within existing resources without the assistance of these volunteers. There is a need to encourage all sites to elect or appoint a representative to facilitate and improve site management.

2.8 Partnership Working with Sites

Allotment Site representatives have met with the Council Allotments team on quarterly basis however these meetings have lapsed during the Covid-19 pandemic. Online meetings have taken place, but there has been a mixed reaction to these, and further consideration will be given to the best way of meeting for the future.

The Cardiff Allotment Holders Association was established formally in 2015 by Site Associations to support local sites and provide a channel for raising common concerns with the Council. The Allotments team works with CAHA to resolve issues of concern, including support for establishing improved representation on sites across the city.

2.9 Livestock on Allotment sites

Under Allotment legislation, plot holders are able to keep chickens, bees, and rabbits on allotment plots. In Cardiff, the urban setting of most allotment sites and the reduced size of many plots mean that only certain sites contain plots that are suitable for these purposes.

Chicken and rabbit keeping is restricted to Allotment sites where there are large (10 perch) plots located away from rear garden areas, as the presence of such livestock can attract rats and other vermin. Certain plots on these sites have been designated as suitable for livestock keeping and plot holders are required to sign an additional agreement to indicate that they are aware of the animal welfare requirements of keeping livestock.

Beekeeping on allotment sites is governed by a similar set of requirements. Again, certain sites have been designated as suitable for beehives and there is a restriction on the number of hives that can be accommodated in any one site to ensure pollen supplies are plentiful. All potential beekeepers are required to provide evidence of training in beekeeping and adjacent plot holders and residential properties are canvassed prior to consent being given to ensure that there is local support and that the potential for harm to those with bee allergies is accounted for.

2.10 Allotment Infrastructure

Most allotment sites managed by Cardiff Council date back to the mid to late 20th century and many have poor quality or deteriorating infrastructure – site fencing,

roads, communal building, and water supplies. Efforts have been made over time to secure funding to improve this, but success has been limited and the existing revenue budget, which is tied directly to allotment income, is insufficient to upgrade most facilities to a reasonable standard. A full review of allotment infrastructure is needed to properly allocate funding and seek additional funding support.

Local management has allowed sites to apply for external funding to make improvements, but sources of funding are also limited for the types of infrastructure improvements required.

2.11 Allotment Holders perception of Allotment provision

In 2018, a consultation exercise was carried out with Allotment holders as part of the preparation for the updated strategy and this was repeated in 2021 to capture changes in perceptions of provision and the impact of the Covid-19 pandemic on the allotment service.

The total number of respondents to the 2018 survey (836 responses) exceeded the more recent survey in autumn 2021 (499 responses). This is likely to be due to the online nature of the more recent survey, as paper copies of the survey were only made available on request, not provided to each site. However, the responses demonstrate a broadly similar view. An average satisfaction score was calculated from responses to questions about the service, as shown in Table 4, below.

Table 4: Satisfaction scores for Allotment Plot Holder Surveys in 2018 and 2021

	Score average or above	Score good or very good
2018	84%	57%
2021	86%	65%

Appendix 3 provides a more detailed summary of the satisfaction results from both surveys.

2.12 The Impact of Covid-19 on the Allotment Service

The Covid-19 pandemic impacted all areas of the Council's operation. Allotment sites remained open throughout lockdowns, but with restricted operation linked to legislation around social distancing, use of masks and potential areas for transfer of the virus:

- All communal facilities including toilets were closed with some phased reopening in progress from late Autumn 2021, where cleaning and ventilation can be addressed appropriately at a site level (there is no cleaning service for allotment facilities).
- Plot lettings were suspended during the first lock down and only reintroduced in Autumn 2020, with specific requirements for social distancing when signing forms and electronic exchange of documents.
- All plot cultivation notices were suspended during 2020 due to restricted opportunities for people to access their plots, but cultivation orders were reinstated in Summer 2021.

One impact of the pandemic has been to create a backlog of cultivation orders and termination notices, which are a legal requirement of allotment management to ensure that the ground is being cultivated for food growing. This has reduced the availability of plots which has led to increased waiting lists. However, this is a temporary situation which will be resolved over time as more plots become available through the termination process and people giving up their plots.

Local representation on some sites has been difficult to sustain during the pandemic due to the resignation of some Site Representatives and difficulties in organising elections when face to face meetings cannot take place. These issues are being addressed with the support of CAHA.

On the positive side, the pandemic has resulted in increased interest in allotment gardening and Site Representatives have reported a significant improvement in cultivation standards across the city, with allotment sites looking at their best during the summer of 2020 and into 2021.

The 2021 survey demonstrated the benefits felt by many of having their allotment as a place of 'escape' from lockdowns as shown in the word cloud in Figure 3, below.



Figure 3: Word cloud of responses from the Allotment consultation on the benefits of having their allotment

2.13 The Impact of Environmental Concerns and Climate Change on the Allotment Service

Local food growing

Climate change and concerns about the environment are changing the way in which people view their food sources and there is a demand for locally grown produce to reduce food miles. This has increased the demand for allotment plots, particularly among younger working age people, since the Covid-19 pandemic.

Sustainable horticultural practises

Challenges to the way in which common horticultural practices are viewed – such as the use of peat and pesticides, no dig horticulture and the provision and use of potable (treated) water to irrigate plots, need to be discussed more widely in relation to the allotment service in response to the Council's One Planet Strategy.

Water supply issues

The ailing infrastructure of allotment water supplies has led to a series of expensive leakages and consequent repair costs for the Allotment Service over the past few years. Much of the pipe network is unmapped and leaks are difficult to trace. Incidences of plot holders tampering with water supplies have also been discovered, with watering systems 'plumbed in' to bypass the need to collect water from troughs.

Since 2016, sites have been looking at ways of reducing water consumption and providing water in a more environmentally sustainable way by using collected rainwater or groundwater, but there is now a need for a fundamental review of the way in which water is provided and paid for on allotment sites to determine if there is a more effective way of charging for water that will reduce water waste and encourage more water collection.

Changing weather patterns

Flooding has become a persistent problem on some allotment sites, particularly those located on river flood plains and in close proximity to major roads, where water run-off causes localised problems. There are also issues of water emanating from allotment sites causing flooding to adjacent properties which have to take priority in relation to budget allocation. Changing weather patterns can also impact on the types of crops that can be grown on allotment sites and the availability of water during periods of drought. Tried and tested cultivation methods may need to be modified to address these problems and this could also run counter to more traditional approaches, for example the use of no-till cultivation methods to preserve soil quality.

Increasing interest in biodiversity

The decline in pollinators has been well documented and many sites are responding to this with the introduction of wildflower areas to encourage pollinators, wildlife ponds and areas of biodiverse habitat, particularly in areas where the soil is unsuitable for growing crops. A number of sites have developed communal orchards and ponds on non-plot areas within their boundaries, but it is important that these are agreed with the Allotments Officer prior to establishment to ensure that they do not compromise the area of land that can be cultivated.

2.14 The Allotment Community

Most Allotment sites have experienced a heightened sense of community following the pandemic, but there has been and an increase in plot holder disputes, many of which have been resolved at a site level. Where this cannot be achieved, complainants are asked to report issues to the Police non-emergency 101 number if the situation is of significance. Many of the issues identified in the consultation that impact negatively on plot holders are linked to the behaviour of others on the site, including:

- Theft by other plot holders
- Antisocial activities
- Unregulated structures
- Plot trespass
- Lack of cultivation

The Allotment Community is intergenerational and there are opportunities for skills transfer between generations and adaptation of provision to keep older people involved in the allotment community. Several sites have also applied for and been awarded the Green Flag Community award (award scheme managed by Keep Wales Tidy³ in conjunction with Welsh Government), which recognises both the contribution

³ [Green Flag Award](#)

of the allotment community towards site management and the environmental quality that has been achieved.

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3.0 Vision Aims and Objectives for the Allotment Service

3.1 Vision for the Allotment Service

Cardiff will have a well-managed allotment service that provides an affordable and sustainable way for individuals and community groups to access opportunities to grow food for themselves and their families.

3.2 Aims and Objectives for the Service

Aim 1: We will make the best use of resources available

Objectives

1. To ensure that all allotment sites have effective Site Representation including an increased proportion of sites under local management
2. To continue to make progress in addressing the level of repairs and maintenance required on allotment sites throughout the lifetime of the strategy and seek further resources to address ailing allotment infrastructure.
3. To improve processes and communications between the Council, sites, and individual plot holders, through the use of new technology, virtual meetings, and electronic communications wherever possible.

Aim 2: We will demonstrate principles of economic, environmental, and social sustainability in the way that the service is run

Objectives

4. To reduce the consumption of and reliance on mains water supplies and other scarce resources
5. To continue to work with local sites to satisfy demand for allotments, support the allotment community and protect allotment revenue
6. To monitor the impact of our changing climate on allotment growing and develop initiatives that encourage growers to address the consequences for site management, growing methods and resource use.

Aim 3: We will continue to develop Allotment provision in Cardiff to serve the needs of everyone

Objectives

7. To improve access to allotments for disadvantaged groups
8. To ensure that Allotment tenancy agreements and procedures are fit for purpose and updated in line with Allotment legislation and local needs
9. To continue to seek to secure and improve allotment provision in Cardiff as the city expands and develops.

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4.0 How Will This Be Achieved?

4.1 Delivery

Many of the actions required to deliver the strategic objectives will require changes to working practise and can be addressed within existing resources or with limited investment. However, there are some actions that will require particular consideration because additional financial or people resources may be required to resolve them.

4.2 Financial resources

a) Parks Revenue Funding

The Allotment revenue budget is currently ring fenced and expenditure is balanced by income. There are limited opportunities to increase income. The Allotments Act of 1950 dictates that Councils should charge for allotments at a price that tenants should be reasonably expected to pay, taking into account allotment rents charged by other authorities and charges for other recreational activities in the city.

Between 2010 and 2014, a series of above inflation charges for allotments were made to remove the Council subsidy to achieve the current position of a ring-fenced budget. At time this was not challenged, however in 2014, a similar attempt to raise allotment charges in Leeds did face a challenge, which was partially upheld by the Court on the basis that Allotment Law was not properly taken into account. The Court however did determine that there was no obligation on the Council to subsidise provision of allotments.

Any further above inflation increases in income in Cardiff would have to be justified on the basis that they are in line with charges in adjacent authorities. Current increases are kept in line with recreational activity charges in the city.

The breakdown of the 2020/21 Allotment budget (Table 5 below) shows how the funding was allocated and spent in that year. The Allotment grant elements provided to locally managed sites help to address many of the small day to day repairs that in the past have been difficult to resolve, but unforeseen major repairs and additional water charges are the two most challenging items to manage. These are not covered by the Local management agreements and if they occur, can result in failure to deliver on other commitments due to lack of finance.

During the period of the Strategy period, consideration will need to be given to resolving the water supply and failing infrastructure issues that currently prevent the effective management of the allotment budget.

Table 5: Outline allotment budget for 2021/22

2021/22 outline budget		
Staffing and administration costs	£	38,000.00
Repair costs	£	25,000.00
Water bills	£	35,000.00
Grants to locally managed sites	£	62,000.00
	£	160,000.00
Income from plot rentals	£	160,000.00

b) Capital funding

There is currently no specific annual capital allocation for Allotment improvement works, although historically allocations have been made via overall parks asset allocations within the capital programme. A more structured and informed approach in identifying capital requirements, over time will be required.

4.2 People Resources

The Allotments Officer is the only member of staff employed within the Allotment budget. Unless there is a significant increase in the budget this will not change.

The allotment workload is complex and includes a significant amount of one-on-one meetings and calls, high levels of correspondence (around 10% of parks correspondence each year), management of maintenance and repairs to sites and the implementation of the legislative framework around cultivation notices, tenancy terminations and appeals.

The purchase of new specialist allotment management software should make a significant difference to the volume of administrative work and relieve some of the pressure in this area.

The Allotment Officer is supported by the Parks Administration team and a line manager, as well as others within the Parks Service, in an informal capacity.

With only one full time employee engaged to manage the allotment service, the work of the volunteer Site Representatives is invaluable, and the service would not function without this input.

Most Site Representatives elected by their sites as the contact point between the Council and sites, although some are self-nominated where sites are small, and no formal committee or association exists. They undertake new plot holder meetings, plot inspections and the issue of informal letters where cultivation is not up to standard.

Several sites are currently without a Site Representative and work is ongoing with these sites to encourage plot holders to consider taking on this role to improve representation and involvement.

4.4 Other Resources

In 2021/22, an Allotment Support Grant of £59,395 has been offered by Welsh Government to enhance allotment provision in Cardiff after the Covid-19 pandemic. From this, £58,000 has been allocated to replacement fencing at Pontcanna A and Ely Great Farm Allotment sites, with the balance used to purchase water butts for distribution to sites.

Further grant funding may be available in future years, but this is not guaranteed.

Some Locally Managed sites are able to apply for additional funding from external funders to enhance their sites, due to the longer term of the Level 2 and 3 agreements signed with the Council that demonstrate their tenure of the land. Several sites have applied for external funding for a variety of improvements such as wildlife ponds, orchard planting and communal polytunnels.

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5.0 Monitoring and review

A delivery plan for the strategy is provided in Appendix 4.

Progress will be monitored through meetings with the Allotment Strategy Group and reported to Site Secretaries meetings, with an updated copy of the action plan provided for each site on each occasion.

The Allotment Strategy will also be considered through the Council's Scrutiny process and will be called in at various time during implementation to monitor progress.

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Appendices

- Appendix 1** Glossary of terms
- Appendix 2.1** Cardiff Council Allotment sites
- Appendix 2.2** Other allotment sites in Cardiff
- Appendix 3** Summary of consultation results
- Appendix 4** Allotment Strategy Delivery plan

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Appendix 1 – Glossary of terms

Allotments	Allotments are usually large areas of land owned by a local authority and divided up into individual allotment plots. Each allotment plot is let to a named individual (or pair of individuals) and is used to grow fruit and vegetables for their own consumption, not for commercial gain. The plots are usually of a standard size and have a yearly charge for rent and services (such as water). Under allotment law, local authorities have a legal duty to provide allotment land if there is a demand.
Allotment authority	The public body that has the statutory obligation to provide allotments is called the allotment authority. Under allotment legislation, County Councils, County Boroughs and Community Councils are all deemed to be allotment authorities. In the absence of Community Councils, a County Borough is the sole allotment authority.
CAHA	Cardiff Allotment Holders Association – established formally in 2015 to support and represent Allotment Sites in Cardiff. Allotment sites can affiliate with CAHA and benefit from a strong voice speaking out to the Council on behalf of sites in issues that concern them as well as more practical support such as negotiating and bulk buying of horticultural supplies.
Community allotments	Where there is a lack of formal allotment land, some communities start groups that find their own land and create their own allotment site. As with formal allotments, the land is divided into plots which are let to individuals. These sites do not have set sizes rules or services as they are created by communities to meet their own needs.
Community gardens	A community garden is a community led growing project where a piece of land is acquired for community growing. Community gardens differ from community allotments in that the land is cultivated collectively rather than in plots let to individuals.
Community orchards	A community orchard is a growing project focussed on the establishment and management of an orchard for the benefit of the community. Some formal allotment sites may have a small community orchard established where plots are unsuitable for letting. In these cases, the orchard produce will be available to all the plot holders on the site.
Community plots	Some organisations like to provide opportunities for growing as part of their service but do not have land available to satisfy this need. In some cases, the organisation will rent one or more plots on a formal allotment site to provide this experience. These plots are not community gardens as the same rules apply as to any other allotment plot holder. In Cardiff, a community tenancy agreement is being rolled out to these groups to make this work better for the plot holders, the sites, and the Council.
NAS	National Society of Allotment and Leisure Gardeners
Rods and perches	

Traditional measurement units for Allotment plots. A standard Allotment plot measures 10 perches, which is equivalent to ***m².

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Welsh Government

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Appendix 2 - Allotment Sites in Cardiff

A2.1 Council owned sites

Name of site	Status	Category	Management	Site Representative	Site Association?	No of lettable plots (Nov 2021) ⁴	No on waiting list (Nov 2021)
Allensbank	Statutory	A	Locally managed	Yes	Yes	192	97
Birchgrove	Statutory	A	Locally managed ⁵	Yes	Yes	200	100
Colchester Avenue	Statutory	A	Locally managed	Yes	Yes	349	175
College Farm	Statutory	B		Yes	Yes	40	25
Cowbridge Road	Statutory	B		Yes	Yes	52	35
Elgar Crescent	Statutory	B	Locally managed	Yes	Yes	63	106
Ely Farm	Statutory	B		Yes	Yes	172	147
Fairwater	Statutory	B		In process	In process	107	93
Flaxland Avenue	Statutory	B		Yes	Yes	98	80
Forest Farm	Statutory	B	Locally managed	Yes	Yes	161	87
Greenway Road	Statutory	B		No	No	160	88
Heol Chappell	Statutory	B		No	No	19	5
Highfields	Statutory	A	Locally managed	Yes	Yes	159	82
Lady Mary	Statutory	B	Locally managed	Yes	Yes	138	90
Leckwith Drovers	Statutory	C	Locally Managed	Yes	Yes	234	130
Llandaff Fields	Statutory	A		Yes	Yes	34	77
Llandaff North	Statutory	B	Locally managed	Yes	Yes	220	124
Llanishen	Statutory	B		Yes	Yes	164	77
Lon y Deri	Statutory	B	Locally managed ⁴	Yes	No	18	10
Lynton Terrace	Statutory	B		No	No	39	25
Pengam Pavilion	Statutory	A	Locally managed	Yes	Yes	78	45
Pengam Permanent	Statutory	B		Yes	No	164	84
Pontcanna A	Statutory	A		Yes	Yes	62	58
Pontcanna Chalet Gardens	Statutory	A		Yes	No	8	11
Pontcanna Permanent	Statutory	B	Locally managed	Yes	Yes	236	134
Porthamal Road	Statutory	B		Yes	No	9	22
Rhydypenau	Statutory	B	Locally managed	Yes	Yes	138	72
South Rise	Statutory	B	Locally managed	Yes	Yes	131	76

⁴ Total numbers of plots will change over time as plots are divided, take out of use due to changing site conditions (e.g. flooding) or brought back into use after clearance.

⁵ Locally managed jointly – Birchgrove / Lon y Deri under a Memorandum of Understanding
ALLOTMENT STRATEGY 2022-2027

A2.2 Other allotment sites in Cardiff

Name of site	Location	Status	Site Association?	Manager
Creigiau Allotments	Heol Pant y Gored, Creigiau	n/k	Yes	Dynevor Gardening Association
Radyr & Morganstown Allotments	Ffordd Treforgan, Morganstown	n/k	Yes	Radyr Community Council
St Edeyrn's Development	tbc	Not laid out yet	n/a	n/k
Plasdwr Allotments (2 sites)	tbc	Not laid out yet	n/a	Plasdwr Management Company
Tongwynlais Allotments	Off Castle Road, Tongwynlais	n/k	n/k	n/k

Appendix 3: Allotment Consultation summary

Satisfaction results averaged for all sites

All criteria were scored by respondents from 1 (very poor) to 5 (very good), with 3 being average and the scores were converted to average percentages across all allotment sites. The 2020 survey contained 3 additional questions.

	2018 Rating average or above	2018 Rating good or very good	2021 Rating average or above	2021 Rating good or very good
Communal facilities	78%	48%	74%	47%
Site entrances and gates	80%	57%	80%	56%
Provision of water	88%	67%	86%	73%
Maintenance of non-plot areas	74%	43%	72%	49%
Site roads	82%	51%	81%	50%
Value for money	n/a	n/a	93%	76%
Growing conditions	91%	62%	94%	68%
Diversity of nature and wildlife	n/a	n/a	95%	71%
Community spirit	n/a	n/a	95%	81%
Allotment Association	92%	73%	93%	76%
Average of all the above (overall satisfaction score)	84%	57%	86%	65%

DRAFT FOR COMMENT

Appendix 4: Allotment Strategy Delivery plan

Aim 1: We will make the best use of resources available

Action ref	Action	Timescale	Progress	Status
Objective 1: To ensure that all allotment sites in Cardiff have effective site-based management and representation appropriate to their circumstances				
1.1	To support those sites that do not currently have Allotment Site Representation to elect or appoint a Site Representative and (if appropriate) a Site Committee / Association.	MEDIUM By February 2023	Site elections being arranged for Fairwater and Greenway Road sites. Improved representation being discussed with Lynton Terrace Allotment site.	In progress
1.2	To put in place an appropriate procedure to record the process for election of a new Allotment Site Committee / Association or site representative where there is no allotment site committee or association	MEDIUM By February 2023	Allotment Officer is working with CAHA to arrange meetings and procedure will be documented and agreed with them.	In progress
1.3	To increase the uptake of local management of allotment sites in Cardiff from 50% of sites to 75% by February 2026.	LONG By February 2026	Interest being shown by sites that have recently established committee structures	In progress
1.4	To review the effectiveness of the quarterly face to face Site Representative meetings with a view to consideration of a more flexible means of meeting with Site Representatives (online or face to face) with the intention of encouraging smaller and less well represented sites to interact with the rest of the allotment community.	SHORT By July 2022	Small group online meetings have been held in the summer. Feedback was positive and a second round of meetings will be held in January.	In progress
Objective 2: To continue to make progress in addressing the level of repairs and maintenance required on allotment sites				
2.1	To address the issue of overgrown plots on sites through an annual programme of plot clearance	ONGOING Annual review	Plot clearance being arranged for 2021-22 at the following sites: <ul style="list-style-type: none"> • Ely Great Farm • Fairwater • Lynton Terrace • Pengam Pavilion 	In progress

Action ref	Action	Timescale	Progress	Status
			<ul style="list-style-type: none"> Greenway Road 	
2.2	To support non – locally managed sites to ensure that they are not overlooked in the allocation of funding for repairs.	ONGOING Immediate	CAHA have requested that non locally managed sites are prioritised where possible. Major fencing repairs are due to be carried out at Pontcanna A and Ely Great Farm in winter 2021/22, prioritised for WG grant funding.	In progress
2.3	To programme a full asset review during the lifetime of the strategy to determine the full level of repairs and maintenance required to bring all allotment sites to a similar standard of provision.	LONG Within 5 years	This will need to start in 22/23 years if completion within 5 years is to be achieved	Not started
2.4	To work with resource monitoring team to streamline the invoicing and processing of water bills for allotment sites to ensure that water leaks are identified and repaired before they result in huge loss of metered water.	SHORT By summer 2022	Initial meetings have taken place autumn 2021	In progress
Objective 3: To develop and review allotment procedures on a regular basis to provide a consistent approach to management across all sites.				
3.1	To work with site associations to put in place open and transparent procedures for the recording, banking and return of key deposits on all allotment sites, including those sites without representation or bank accounts.	MEDIUM By end 2023		Not started
3.2	To publish an updated version of the Allotment Handbook to provide all plot holders with a common source for information on allotment gardening.	SHORT By March 2022	Draft document prepared but needs to be reviewed in the light of Covid and recent changes in allotment planning consent procedures	In progress
3.3	Prepare a procedure for dealing with Recycling and waste and cascade to Sites and plot holders	SHORT By March 2022	Initial discussions have taken place with Waste management with a view to increasing recycling from allotment sites	In progress

Action ref	Action	Timescale	Progress	Status
3.4	To continue to work with Site Representatives and Site Associations to improve responses in relation to the cultivation order process and reduce time wasted in the letting of new plots, working within the legislative framework.	ONGOING	New software to be implemented in Spring 2022.	Ongoing
3.5	To review remuneration for Site Representatives expenses on a regular basis, ensuring that the level of remuneration is appropriate for each site.	SHORT By March 2023	Review has been discussed at site representatives meetings and a proposal will be brought to this forum before March 2023.	In progress

Aim 2: We will demonstrate principles of economic, environmental, and social sustainability in the way that the service is run

Objective 4: To reduce the consumption of and reliance on mains water supplies and other scarce resources				
4.1	To work with sites to reduce and eventually eliminate the established conventional use of peat on allotment sites within the lifetime of this strategy	MEDIUM - LONG Within 3-5 years		Not started
4.2	To review the current charging mechanism for allotments to ensure that plot holders are billed for water provision in a way that encourage more sustainable use of water.	MEDIUM - LONG Within 3-5 years		Not started
4.3	To work with sites to reduce or eliminate established conventional use of chemical pesticides by plot holders on allotment sites within the lifetime of this strategy	MEDIUM - LONG Within 3-5 years		Not started
Objective 5: To continue to work with local sites to satisfy demand for allotments and protect allotment revenue				
5.1	To work with Site representatives to reduce the site waiting lists that have built up over the past 2 years (during the Covid-19 pandemic).	SHORT By December 2022	Waiting list cleansing was undertaken in spring 2021, but the waiting lists remain high due to increased demand as a result of the pandemic. This will need to be discussed fully with Site Representatives and CAHA.	Not started
5.2	To continue to work with Site Representatives to improve cultivation standards across Allotments through the effective use of Cultivation orders and the Tenancy Termination process,	ONGOING	Purchase of new allotment software	In progress
5.3	To continue to work with Site Representatives to support plot holders with short term issues that prevent them from cultivating their plot	ONGOING		Ongoing
5.4	To address issues around management of livestock on allotments (chickens and bees) – dealing with pathogens and over stocking and a plot and site level	ONGOING		Ongoing

5.5	To review the current list of unlettable plots on a site by site basis and work with Site Representatives and Allotment associations to bring plots back into cultivation where this can be achieved.	LONG Within 5 years	Ongoing clearance work being undertaken but full review to be implemented within lifetime of strategy	Not started
Objective 6: To monitor the effects of climate change on allotment growing and develop initiatives that encourage growers to address the impact of our changing climate and promote biodiversity through improved site management, growing methods and resource use.				
6.1	To encourage and support emerging good practise in changing horticultural practise through provision of demonstration plots, distribution of information and creation of opportunities for training and development.	ONGOING		Ongoing
6.2	To work with Allotment Associations to develop a record set that records the ongoing impact of the changing climate on allotment gardening in Cardiff.	LONG Within 5 years		Not started
6.3	To improve the monitoring of water use on Allotment Sites	SHORT By March 2023		In progress, but on hold during pandemic
6.4	To develop proposals for the future reduction in use of mains water and improvements to water harvesting on sites.	MEDIUM Within 3 years		Not started
6.5	To work with Site Associations to identify areas and implement appropriate schemes where positive action can be taken to increase levels of pollinators and general biodiversity on sites in non-cultivated areas	ONGOING		Ongoing

Aim 3: We will continue to develop Allotment provision in Cardiff to serve the needs of everyone

Objective 7: To improve access to allotments for disadvantaged groups				
7.1	To continue to work with charities, community organisations and others to provide community allotment space to act as a stepping stone for disadvantaged groups to become part of the allotment community in a supportive environment.	ONGOING	Rollout of Community Allotment tenancy during 2022-23. Continued support for groups e.g. Welsh Veterans at Leckwith-Droves Action for Children at Colchester Avenue	In progress
7.2	To work with local Site Associations to review the needs of older people in the allotment community with a view to providing a documented procedure that allows older allotment holders to maintain their links with the site through raised beds or reduced size plots when they can no longer cultivate their plot.	MEDIUM Within 3 years		Not started
7.3	To work with local Site Associations to review the needs of people with disabilities in the allotment community and work with appropriate Equalities Groups to develop a documented procedure that allows individuals allotment holders to be supported in allotment gardening.	MEDIUM Within 3 years		Not started
7.4	To work with local Site Associations to review the needs of younger people with limited time to maintain an allotment to have access to growing space and expertise to develop their abilities in allotment gardening	MEDIUM Within 3 years		Not started
7.5	To promote and support the intergenerational transfer of skills within the allotment community through working with Site Associations and Community Allotment tenants.	ONGOING		Ongoing
7.6	To ensure that any review of pricing structure takes account of ability to pay	LONG Within 5 years		Not started
7.7	To ensure that information about any disability or particular needs are recorded at the time of application for a plot, as an option, to allow more appropriate responses for those with physical and visual impairments, mental health issues and those with learning disabilities.	SHORT By March 2023	This will be linked to the implementation of the new software purchased in March 2022	Not started

Objective 8: To ensure that Allotment Tenancy Agreements are fit for purpose and updated in line with Allotment legislation and local needs				
8.1	To implement the new Tenancy Agreement for Charity/Community group tenancies on allotment plots by February 2024. (Under allotment legislation, tenants must be given one full year's notice before any changes to tenancy conditions).	SHORT By February 2024	All new community tenancies will use the new format from February 2022. All existing community allotment tenants will be given the opportunity from now until February 2024 to take up the new tenancy format if they wish to do so. From February 2024 all existing and new community allotment tenants will be using the new form.	In progress
8.2	To review Allotment Tenancy Agreements at least once during the five-year strategy period to ensure they remain fit for purpose and updated in line with Allotment legislation and local needs	LONG Within 5 years		Not started
Objective 9: To continue to secure and improve allotment provision in Cardiff as the city expands and develops.				
9.1	To work with CAHA to develop a network of allotment providers across Cardiff, including Community Councils and Management Companies on new developments.	MEDIUM By March 2023		Not started
9.2	To identify the need for new allotment sites in association with the area allocated for new housing within the Local Development Plan (LDP), throughout the lifetime of the LDP	MEDIUM Links to LDP timescale	Through LDP process	In progress

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Strategy Title: Cardiff Allotment Strategy
Updating: 2022 - 2027

Who is responsible for developing and implementing the Strategy	
Name: Rosie James	Job Title: Parks Strategy and Development Manager
Service Team: Strategy and Development Team	Service Area: Parks
Assessment Date: 1 February 2022	

1. What are the objectives of the Strategy?

The Allotment Strategy update is intended to provide factual and up to date information about the purpose, use and management of statutory allotment land in Cardiff and the issues that are facing the Allotment Service.

The Strategy objectives are set within the context of 3 key aims as follows:

Aim 1: We will make the best use of resources available

- To ensure that all allotment sites have effective Site Representation including an increased proportion of sites under local management
- To continue to make progress in addressing the level of repairs and maintenance required on allotment sites throughout the lifetime of the strategy and seek further resources to address ailing allotment infrastructure.
- To improve processes and communications between the Council, sites, and individual plot holders, through the use of new technology, virtual meetings, and electronic communications wherever possible.

Aim 2: We will demonstrate principles of economic, environmental, and social sustainability in the way that the service is run

- To reduce the consumption of and reliance on mains water supplies and other scarce resources
- To continue to work with local sites to satisfy demand for allotments, support the allotment community and protect allotment revenue
- To monitor the impact of our changing climate on allotment growing and develop initiatives that encourage growers to address the consequences for site management, growing methods and resource use.

Aim 3: We will continue to develop Allotment provision in Cardiff to serve the needs of everyone

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- To improve access to allotments for disadvantaged groups
- To ensure that Allotment tenancy agreements and procedures are fit for purpose and updated in line with Allotment legislation and local needs
- To continue to seek to secure and improve allotment provision in Cardiff as the city expands and develops.

2. Please provide background information on the Policy/Strategy/Project/Procedure/Service/Function and any research done [e.g. service users data against demographic statistics, similar EIAs done etc.]

The Allotment Service is a statutory function of the Council, governed by Allotment legislation. Allotment sites are parcels of land that are divided into plots and rented to individuals for the purpose of growing food for personal consumption.

Cardiff Council owns and manages 28 Statutory Allotment sites located across Cardiff, providing 3,461 lettable plots, with 2,398 individual named plot holders (some of whom hold more than one plot) – figures from 1 February 2022.

Allotment tenancies are obtained through a waiting list procedure. Applicants can opt to be placed on a waiting list for up to 2 sites and are offered a plot on a first come first served basis, when their name comes to the top of the list. Local site volunteers work with the Allotment Service to allocate plots and monitor their cultivation.

The budget for the Allotment Service is ring fenced to the income generated by the letting of allotment plots. Discounts are provided for over 60s and those on certain benefits.

3 Assess Impact on the Protected Characteristics

3.1 Age

Will this Policy/Strategy/Project/Procedure/Service/Function have a **differential impact [positive/negative/]** on younger/older people?

	Yes	No	N/A
Up to 18 years			X
18 - 65 years	X		
Over 65 years	X		

Please give details/consequences of the differential impact, and provide supporting

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evidence, if any.
<p>The allotment community has a high percentage of older / retired people who can dedicate time to allotment gardening. Sites Associations are keen to support older allotment tenants who can no longer maintain their plots and several sites are installing smaller raised bed plots that can be used by those who want to keep on gardening at an advanced age.</p> <p>The allotment pricing structure currently provides a 50% discount for over 60s and those in receipt of certain benefits. The Allotment Strategy includes an action to review the pricing structure for allotments which may result in a change to the current pricing policy for over 60s and those on certain benefits.</p> <p>Allotments can only be held in the name of people over the age of 18.</p> <p>Family and community involvement in allotment gardening is encouraged and there are several community-held group allotments that welcome family groups, for example the Action for Children Allotment at Colchester Avenue which was established to support local families receiving support from the charity</p>
What action(s) can you take to address the differential impact?
<p>Continue to support Site Associations in the development of succession strategies to allow older people to continue allotment gardening.</p> <p>Ensure that any review of pricing structure review takes account of ability to pay and any increases in cost will also need to be in line with the cost of other leisure provision to comply with Allotment legislation.</p> <p>Continue to work with community groups that wish to support families in allotment gardening, where this can be accommodated as a community plot.</p> <p>.</p>

3.2 Disability

Will this Policy/Strategy/Project/Procedure/Service/Function have a **differential impact [positive/negative]** on disabled people?

	Yes	No	N/A
Hearing Impairment			X
Physical Impairment			X
Visual Impairment			X
Learning Disability			X
Long-Standing Illness or Health Condition			X
Mental Health			X
Substance Misuse			X
Other			

Please give details/consequences of the differential impact, and provide supporting evidence, if any.
<p>The strategy will have a positive impact on all allotment holders irrespective of any disability. The recent implementation of a Community Group tenancy has improved the management of allotment tenancies held by charities and specialist groups that support those with physical and visual impairments (e.g. Cardiff Institute for the blind and the Welsh Veterans groups) and those with learning disabilities.</p>

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Currently information about disability is not collected on the application form unless it is volunteered by the applicant.

What action(s) can you take to address the differential impact?

Continue to support community held allotments through the ongoing rollout of the community tenancy.

Disability information to be added to plot application form as an option, to allow more appropriate responses for those with physical and visual impairments, mental health issues and those with learning disabilities.

3.3 Gender Reassignment

Will this Policy/Strategy/Project/Procedure/Service/Function have a **differential impact [positive/negative]** on transgender people?

	Yes	No	N/A
Transgender People (People who are proposing to undergo, are undergoing, or have undergone a process [or part of a process] to reassign their sex by changing physiological or other attributes of sex)		X	

Please give details/consequences of the differential impact, and provide supporting evidence, if any.

No differential impact – the only requirement for allotment tenancy is to abide by the conditions of the tenancy.

What action(s) can you take to address the differential impact?

3.4. Marriage and Civil Partnership

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Will this Policy/Strategy/Project/Procedure/Service/Function have a **differential impact [positive/negative]** on marriage and civil partnership?

	Yes	No	N/A
Marriage		X	
Civil Partnership		X	

Please give details/consequences of the differential impact, and provide supporting evidence, if any.

No differential impact – the only requirement for allotment tenancy is to abide by the conditions of the tenancy.
Joint allotment tenancies are available to any allotment plot holders who wish to garden with others, but this is not limited to marriage, civil partnership, or any other status.

What action(s) can you take to address the differential impact?

3.5 Pregnancy and Maternity

Will this Policy/Strategy/Project/Procedure/Service/Function have a **differential impact [positive/negative]** on pregnancy and maternity?

	Yes	No	N/A
Pregnancy		X	
Maternity		X	

Please give details/consequences of the differential impact, and provide supporting evidence, if any.

Families are encouraged to become allotment gardeners.
No differential impact – the only requirement for allotment tenancy is to abide by the conditions of the tenancy.
It is recognised that pregnancy and maternity can present a challenge to the ability to

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maintain cultivation levels. All allotment tenants are advised to speak to the Site Representative if there is a temporary reason why they cannot cultivate their plot so that appropriate support can be provided.

What action(s) can you take to address the differential impact?

Work with site volunteers to provide support to ensure cultivation of plots can be maintained (new action)

3.6 Race

Will this Policy/Strategy/Project//Procedure/Service/Function have a **differential impact [positive/negative]** on the following groups?

	Yes	No	N/A
White		X	
Mixed / Multiple Ethnic Groups		X	
Asian / Asian British		X	
Black / African / Caribbean / Black British		X	
Other Ethnic Groups		X	

Please give details/consequences of the differential impact, and provide supporting evidence, if any.

No differential impact – the only requirement for allotment tenancy is to abide by the conditions of the tenancy.

What action(s) can you take to address the differential impact?

3.7 Religion, Belief or Non-Belief

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Will this Policy/Strategy/Project/Procedure/Service/Function have a **differential impact [positive/negative]** on people with different religions, beliefs, or non-beliefs?

	Yes	No	N/A
Buddhist		X	
Christian		X	
Hindu		X	
Humanist		X	
Jewish		X	
Muslim		X	
Sikh		X	
Other		X	

Please give details/consequences of the differential impact, and provide supporting evidence, if any.

No differential impact – the only requirement for allotment tenancy is to abide by the conditions of the tenancy.

What action(s) can you take to address the differential impact?

3.8 Sex

Will this Policy/Strategy/Project/Procedure/Service/Function have a **differential impact [positive/negative]** on men and/or women?

	Yes	No	N/A
Men		X	
Women		X	

Please give details/consequences of the differential impact, and provide supporting evidence, if any.

No differential impact – the only requirement for allotment tenancy is to abide by the conditions of the tenancy.

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What action(s) can you take to address the differential impact?

3.9 Sexual Orientation

Will this Policy/Strategy/Project/Procedure/Service/Function have a **differential impact [positive/negative]** on the following groups?

	Yes	No	N/A
Bisexual		X	
Gay Men		X	
Gay Women/Lesbians		X	
Heterosexual/Straight		X	

Please give details/consequences of the differential impact, and provide supporting evidence, if any.

No differential impact – the only requirement for allotment tenancy is to abide by the conditions of the tenancy.

What action(s) can you take to address the differential impact?

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3.10 Socioeconomic Duty

Is the change anticipated to reduce or contribute to inequality of outcome as a result of socio-economic disadvantage? (e.g. will the change negatively impact on those on low-incomes or those living in deprived areas)

	Yes	No	N/A
Socioeconomic impact		x	

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Please give details/consequences of the differential impact, and provide supporting evidence, if any.			
<p>The allotment pricing structure currently provides a 50% discount for over 60s and those in receipt of certain benefits. The Allotment Strategy includes an action to review the pricing structure for allotments which may result in a change to the current pricing policy for over 60s and those on certain benefits.</p>			
What action(s) can you take to address the differential impact?			
<p>The pricing structure review will need to take account of ability to pay and any increases in cost will also need to be in line with the cost of other leisure provision to comply with Allotment legislation. Any changes to the pricing structure will require further consultation and approval.</p>			

3.11 Welsh Language

Will this Policy/Strategy/Project/Procedure/Service/Function have a **differential impact [positive/negative]** on Welsh Language?

	Yes	No	N/A
Welsh Language		X	

Please give details/consequences of the differential impact, and provide supporting evidence, if any.			
<p>Information is provided in line with the Council's bilingual policy.</p>			
What action(s) can you take to address the differential impact?			

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4. Consultation and Engagement

What arrangements have been made to consult/engage with the various Equalities Groups?

Initial consultation for the strategy has been undertaken with all plot holders. Actions that require further consultation, such as any changes to pricing policy, will include wider consultation with the various Equalities Groups to ensure all views are considered when proposing any changes.

5. Summary of Actions [Listed in the Sections above]

Groups	Actions
Age	<ul style="list-style-type: none">• Continue to support Site Associations in the development of succession strategies to allow older people to continue allotment gardening.• Ensure that any review of pricing structure review takes account of ability to pay and any increases in cost will also need to be in line with the cost of other leisure provision to comply with Allotment legislation.• Continue to work with community groups that wish to support families in allotment gardening, where this can be accommodated as a community plot.
Disability	<ul style="list-style-type: none">• Continue to support community held allotments through the ongoing rollout of the community tenancy.• Disability information to be added to plot application form as an option, to allow more appropriate responses for those with physical and visual impairments, mental health issues and those with learning disabilities.
Gender Reassignment	No specific actions
Marriage & Civil Partnership	No specific actions
Pregnancy & Maternity	<ul style="list-style-type: none">• Work with site volunteers to provide support to ensure cultivation of plots can be maintained in line with tenancy conditions

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Race	No specific actions
Religion/Belief	No specific actions
Sex	No specific actions
Sexual Orientation	No specific actions
Welsh Language	No specific actions
Generic Over-Arching [applicable to all the above groups]	Any actions that require further consultation, such as any changes to pricing policy, will include wider consultation with the various Equalities Groups to ensure all view are considered when proposing any changes.

6. Further Action

Any recommendations for action that you plan to take as a result of this Equality Impact Assessment (listed in Summary of Actions) should be included as part of your Service Area's Business Plan to be monitored on a regular basis.

7. Authorisation

The Template should be completed by the Lead Officer of the identified Policy/Strategy/Project/Function and approved by the appropriate Manager in each Service Area.

Completed By : Rosie James	Date: 2 Feb 2022
Designation: Parks Strategy and Development Manager	
Approved By: Jon Maidment	Date : 3 Feb 2022
Designation: Operational Manager	
Service Area: Parks, Sport, Harbour Authority & Leisure	

- 7.1 On completion of this Assessment, please ensure that the form is submitted to the Equality Team mailbox so that there is a record of all assessments undertaken in the Council- equalityteam@cardiff.gov.uk.

For further information or assistance, please contact the Equality Team- equalityteam@cardiff.gov.uk

CYNGOR CAERDYDD
CARDIFF COUNCIL

ECONOMY & CULTURE SCRUTINY COMMITTEE

10 MARCH 2022

**UEFA EUROPEAN FOOTBALL CHAMPIONSHIPS FINAL TOURNAMENT 2028
(UEFA EURO 2028) EXPRESSION OF INTEREST': PRE-DECISION SCRUTINY**

Appendix 1 of the Cabinet Report attached at Appendix A is not for publication as it contains exempt information of the description contained in paragraphs 14 and 16 and 21 of Schedule 12A of 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 the Report

1. This report enables Members to provide pre-decision scrutiny of a report seeking approval from Cabinet at their meeting on 10 March 2022 for Cardiff to become a bidding host city for the UEFA European Football Championship Final Tournament 2028 ("Euro 2028").
2. Members should note that **Appendix 1** of the Cabinet report is exempt from publication. Members are requested to keep this information confidential, in line with their responsibilities as set out in the Members Code of Conduct and the Cardiff Undertaking for Councillors.

Scope of Scrutiny

3. At their meeting on 10 March 2022, the Cabinet will consider a report seeking approval from Cabinet to support the submission of an expression of interest by 23 March 2022 to become a host city for the UEFA European Football Championships Final Tournament in 2028 (UEFA EURO 2028).
4. During this scrutiny, Members can explore:
 - a. The proposal to express an interest
 - b. The proposed partnership working

- c. The financial, legal and property implications for the Council and any risks to the Council
- d. The next steps and timelines involved, and
- e. The recommendations to Cabinet.

Structure of the meeting

- 5. The Chair will move that this item be considered in two parts: an open session, where Members will be able to ask questions on the issues and papers that are in the public domain; and a closed session, where members of the public will be excluded, where Members can ask questions that pertain to **Appendix 1**.
- 6. Members will hear from Councillor Huw Thomas (Leader) and Councillor Peter Bradbury (Cabinet Member – Culture and Leisure), Paul Order (Chief Executive) and Kathryn Richards (Head of Culture, Venues, Tourism and Events). Members will be able to ask questions of the panel of witnesses.
- 7. Members will then be able to decide what comments, observations, or recommendations they wish to pass on to the Cabinet for their consideration prior to making their decisions.

Report to Cabinet

- 8. **Points 2-3** of the report to Cabinet provide background information on the EUROS and the partnership work to date between England, Northern Ireland, Scotland, Wales and the Republic of Ireland's governments and Football Associations.
- 9. **Points 4 -8** of the report to Cabinet set out issues, including that the submissions of interest for the 2028- and 2032-EURO tournaments are required by 23 March 2022 and that the Welsh Government has requested that Cardiff Council indicate its position, which it is proposed is captured in an in-principle letter of commitment in respect of the Council's projected obligations and associated costs.
- 10. **Confidential Appendix 1** sets out the projected requirements and associated cost implications.

11. **Point 8** of the report to Cabinet states that following UEFA's announcement on the 5 April 2022 and receipt of the UEFA EURO 2020 Technical Specification, all partner agencies will be working closely together to finalise the bid document, and that at this point a further report will be presented to Cabinet to consider the city's obligations and commitments prior to submission of the final five nation bid.
12. Members are advised to consider the **Legal Implications at Points 10-17; Financial Implications** are set out in **Confidential Appendix 1**, and there are no property or HR implications set out in the report.
13. **Points 21 – 23** of the report to Cabinet set out the reasons the decision has been certified by the Chief Executive as urgent. Councillor Howells, Chair Economy and Culture Scrutiny Committee, has agreed that this report should be certified as urgent.

Proposed Recommendations to Cabinet

14. The report to Cabinet contains the following recommendation:

Cabinet is recommended to support the submission of the expression of interest for Cardiff to become one of the Host Cities to host the UEFA European Football Championship Final Tournament in 2028 subject to confirmation of in principle financial support being confirmed by all bid partners.

Previous Scrutiny

15. In April 2014, Members undertook urgent pre-decision scrutiny of a report to Cabinet regarding becoming a host city for the UEFA European Football Championship Final Tournament 2020 Bid ("Euro 2020"). The resultant Chair's letter and response from the Cabinet Member are attached at **Appendix B**.
16. In 2018, this Committee undertook an Inquiry into Events in Cardiff, which found that events are worthwhile for Cardiff, both economically and socially. The Inquiry made a series of recommendations, including:

- a. lobby for increased funding to meet the costs incurred by statutory services,
- b. respond to the concerns of communities affected by events, by improving our communication and consultation processes, and
- c. increase the legacy and impact of events, so we maximise the benefits for our residents and our economy.

Way Forward

17. Councillor Huw Thomas (Leader) and Councillor Peter Bradbury (Cabinet Member – Culture and Leisure) will be invited to make a statement. Paul Order (Chief Executive) and Kathryn Richards (Head of Culture, Venues, Tourism and Events) will attend, and all witnesses will be available to answer Members' questions on the proposals.

18. All Members are reminded of the need to maintain confidentiality with regard to the information provided in **Appendix 1**. Members will be invited to agree the meeting go into closed session to enable discussion of this information.

Legal Implications

19. 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

20. 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

The Committee is recommended to:

- i) Consider the information in this report, its appendices and the information presented at the meeting
- ii) Determine whether they would like to make any comments, observations, or recommendations to the Cabinet on this matter in time for its meeting on 10 March 2022, and
- iii) Decide the way forward for any future scrutiny of the issues discussed.

DAVINA FIORE

Director of Governance & Legal Services

4 March 2022

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**UEFA EUROPEAN FOOTBALL CHAMPIONSHIPS FINAL
TOURNAMENT 2028 (UEFA EURO 2028) EXPRESSION OF
INTEREST**

**CULTURE & LEISURE (COUNCILLOR PETER BRADBURY)
AGENDA ITEM: 6**

The appendix to this report is not for publication under Schedule 12A Part 4 paragraph 14 and Part 5 paragraph of the Local Government Act 1972

Reason for this report

1. To obtain approval from Cabinet to support the submission of an expression of interest to become a host city for the UEFA European Football Championships Final Tournament in 2028 (UEFA EURO 2028) by 23 March 2022.

Background

2. Since 2018, reflecting Cardiff's Capital Ambition and Corporate Plan commitments, Cardiff Council have been supporting the development of a potential 5 nation bid to host the FIFA World Cup in 2030. Following an extensive feasibility study, which assessed the potential opportunities in international football, the 5 governments and Football Associations (FAs) of England, Northern Ireland, Scotland, Wales, and the Republic of Ireland (UK and I) have agreed to focus on an official bid to host EURO 2028 and not to progress a bid for the FIFA World Cup 2030.
3. Every four years, the final tournament of the UEFA European Football Championship gathers the European national teams and many of the best European footballers to compete for the Henri Delaunay trophy. Traditionally the event has been ranked the 3rd biggest sporting event in the World behind FIFA World Cup and Summer Olympics. However, the viewing figures from EURO 2020 were the biggest of all time with a cumulative estimated audience of 5.23 billion.

Issues

4. Submissions of interest for the 2028 and 2032 tournaments are required by 23 March 2022. UEFA will make an announcement about the bids received on 5th April 2022 at which point the UK and I will enter into a formal bidding process.

5. To assist funding and delivery partners in considering the expression of interest, detailed work, involving all 5 governments and FAs, has been undertaken to quantify both the cost of hosting UEFA EURO 2028 and its economic impact. To provide a level of surety and allow funding partners to consider their obligations, initial costs have been based on the 2020 UEFA EURO Tournament (in Glasgow and London), the Champions League Final in Cardiff and the UEFA EURO 2024 Technical Specification.
6. Cardiff's role as the Host City is important to the UK & I bid and as a successful Host City; we would be responsible for the delivery of several but not all key elements for which financial support will be required. The details of these requirements can only be fully quantified once the UEFA EURO 2028 Technical Specification document has been received and considered. However, the projected requirements and associated cost implications are captured in the confidential Appendix (Appendix 1) as an early indication.
7. To allow the submission of the expression of interest to proceed, Welsh Government has requested that Cardiff Council indicate its position, which we will capture in an in-principle letter of commitment in respect of our projected obligations and associated costs. The Council has extensive, multi-service experience and capability of supporting major events, and this will be an important factor in the success of the event in Wales. Hosting the tournament will also create opportunities to increase physical activity participation rates in the city, while potentially leveraging from partners as a long-term legacy of the tournament investment into the city's sporting infrastructure.
8. Following UEFA's announcement on the 5th April and receipt of the UEFA EURO 2020 Technical Specification, all partner agencies will be working closely together to finalise the bid document to ensure that all resource commitments are agreed and closely monitored, duplication of effort is avoided, and governance arrangements are in place to ensure that all associated spending plan commitments are strictly controlled, and all associated event hosting opportunities are maximised. At this point a further report will be presented to Cabinet to consider the city's obligations and commitments prior to submission of the final five nation bid.

Reasons for Recommendation

9. To support the submission of an expression of interest with the long-term objective to further develop and secure a successful bid outcome to facilitate the staging of the UEFA European Football Championship Final Tournament in 2028 which will:
 - Deliver significant economic benefits for Cardiff and the City Region
 - Signal the Capital's post Covid Recovery and provide an anchor event for the development of a new 10-year event strategy
 - Complement Cardiff's sporting event portfolio

- Provide an international media platform that promotes the reputation of Cardiff and Wales.
- Support the development and sustainability of the cultural, creative event and tourism sectors.
- Showcase our heritage, venues, parkland and waterfront
- Support and promote the health and wellbeing agenda by expanding the opportunity to participate in sport and physical activity and seeking to significantly increase the number of people wanting to play, coach, or volunteer within Welsh Football.

Legal Implications

10. The Council has a number of legal powers that it could rely on in order to 'support' the submission of an 'expression of interest' (as detailed in the body of this report) to become a 'Host City' for UEFA EURO 2028. It is understood that at this preliminary stage, the support would be set out in a letter and expressed as 'in principle' only, (that is not intended to be legally binding). That said, the indication of support will serve to create a legitimate expectation that the Authority will proceed with matters, subject to the caveats the Authority sets out in its indication of support. Accordingly, when indicating its support the Authority should make clear that should the expression of interest be successful, further reports will be submitted to the Authority seeking authority to; contractually commit the Authority to carry out a Host City role, to incur the requisite expenditure and that to this end the indication of support shall not serve to fetter the discretion of the Authority or its future budget setting decisions .
11. To the extent that the Council will be reliant on others to also deliver the host city role and obligations it will be necessary to ensure that suitable agreements are developed with other bid partner bodies as matter progress . In respect of requirements which involve financial assistance or support from the Council or are to be procured, then these will need to be clearly understood and arrangements implemented to ensure that vires, procurement, and Subsidy requirements are satisfied.

General legal implications

Equality Requirements

12. In considering this matter the decision maker must have regard to the Council's duties under the Equality Act 2010. Pursuant to these legal duties Councils must, in making decisions, have due regard to the need to (1) eliminate unlawful discrimination, (2) advance equality of opportunity and (3) foster good relations on the basis of protected characteristics. Protected characteristics are: (a). Age,(b) Gender reassignment(c) Sex (d) Race – including ethnic or national origin, colour or nationality, (e) Disability, (f) Pregnancy and maternity, (g) Marriage and civil partnership, (h) Sexual orientation (i) Religion or belief – including lack of belief.

When taking strategic decisions, the Council also has a statutory duty to have due regard to the need to reduce inequalities of outcome resulting from socio-economic disadvantage ('the Socio-Economic Duty' imposed under section 1 of the Equality Act 2010). In considering this, the Council must take into account the statutory guidance issued by the Welsh Ministers (WG42004 A More Equal Wales The Socio-economic Duty Equality Act 2010 (gov.wales) and must be able to demonstrate how it has discharged its duty.

Well Being of Future Generations (Wales) Act 2015

13. The Well-Being of Future Generations (Wales) Act 2015 ('the Act') places a 'well-being duty' on public bodies aimed at achieving 7 national well-being goals for Wales - a Wales that is prosperous, resilient, healthier, more equal, has cohesive communities, a vibrant culture and thriving Welsh language, and is globally responsible.
14. In discharging its duties under the Act, the Council has set and published well being objectives designed to maximise its contribution to achieving the national well being goals. The well being objectives are set out in Cardiff's Corporate Plan 2022-25. When exercising its functions, the Council is required to take all reasonable steps to meet its well being objectives. This means that the decision makers should consider how the proposed decision will contribute towards meeting the well being objectives and must be satisfied that all reasonable steps have been taken to meet those objectives.
15. The well being duty also requires the Council to act in accordance with a 'sustainable development principle'. This principle requires the Council to act in a way which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. Put simply, this means that Council decision makers must take account of the impact of their decisions on people living their lives in Wales in the future. In doing so, the Council must:
 - Look to the long term
 - Focus on prevention by understanding the root causes of problems
 - Deliver an integrated approach to achieving the 7 national well-being goals
 - Work in collaboration with others to find shared sustainable solutions
 - Involve people from all sections of the community in the decisions which affect them
16. The decision maker must be satisfied that the proposed decision accords with the principles above; and due regard must be given to the Statutory Guidance issued by the Welsh Ministers, which is accessible using the link below:
<http://gov.wales/topics/people-and-communities/people/future-generations-act/statutory-guidance/?lang=en>

17. The decision maker should also have regard, when making its decision, to the Council's wider obligations under the Welsh Language (Wales) Measure 2011 and the Welsh Language Standards.

Financial Implications

18. The proposed expenditure, detailed in Appendix 1 is dependent upon the final five-nation bid being successful. The expenditure therefore will not fall due until relatively close to the finals in 2028.

Property Implications

19. There are no specific property implications to be reported at this stage in respect of the UEFA European Football Championships Final Tournament 2028 (Uefa Euro 2028) Expression of Interest report. Any Council property usage, transactions or negotiations required to deliver any proposals should be done so in accordance with the Council's Asset Management process and in consultation with Strategic Estates and relevant service areas.

HR Implications

20. There are no direct HR implications arising from the recommendation set out in this report.

Urgent Decision Exempt from Call-In

21. This decision has been certified by the Chief Executive as urgent because any delay likely to be caused by the call-in process is not in the public interest under section 13 of the Scrutiny Procedure Rules.
22. The decision is urgent because of the UEFA Submission of interest deadline of the 23 March 2022. As detailed in this report, to submit the expression of interest an extensive costing exercise had to be undertaken. Given the complexity, this work, and the associated in principle funding commitments from stakeholders and funding partners will be finalised shortly ahead of the submission deadline. Failure to submit the expression of interest by the deadline would render UK & I non-compliant. Given that Cardiff is being presented with a third opportunity to secure host city status for the UEFA European Championship 2028, failure to act promptly would seriously prejudice the city's opportunity to secure the event and the associated economic investment.
23. In sum, the Chief Executive has certified that this decision is urgent and therefore the call-in procedure should not apply. The Chair of the Economy & Culture Scrutiny Committee has been consulted in this matter and has agreed that this report should be certified as urgent.

Recommendation

Cabinet is recommended to support the submission of the expression of interest for Cardiff to become one of the Host Cities to host the UEFA European Football Championship Final Tournament in 2028 subject to confirmation of in principle financial support being confirmed by all bid partners.

SENIOR RESPONSIBLE OFFICER	Neil Hanratty Director of Economic Development
	2 March 2022

The following Confidential Appendix is attached:

Appendix 1 – Host City Requirements and Finance

By virtue of paragraph(s) 14, 16, 21 of Part(s) 4 and 5 of Schedule 12A of the Local Government Act 1972.

Document is Restricted

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My Ref: SS/ECON/PK

Date: 4 April 2014

Councillor Peter Bradbury
Cabinet Member for Community Development, Co-operatives and Social
Enterprise
c/o Cabinet Support Office
County Hall
Atlantic Wharf
CARDIFF CF10 4UW

Dear Peter

**Economy and Culture Scrutiny Committee 3 April 2014:
Euro 2020 Championships**

Thank you for ensuring that the proposal for Cardiff to bid to become a hosting city for the Euro 2020 Championships came to Scrutiny last night, prior to being considered by Cabinet on 10 April. Please also pass on our thanks to Chris Hespe, Kathryn Richards and Geoff Shimell for attending to support Committee's scrutiny of the matter.

I and my Committee colleagues wish to congratulate you on your appointment as the Cabinet Member for Community Development, Co-operatives and Social Enterprise, and we are (as you would expect) pleased that the scrutiny experience and awareness you have acquired as a Member of this Committee during the past two years will be of great benefit both to you, to the Committee and the wider public as we work together in coming years. I feel we have already noticed the benefit of this, as I understand that you and the newly-appointed Council Leader played a strong role in ensuring that the report on the Euro 2020 was made available for pre-decision scrutiny.

You will remember that your predecessor Councillor Ramesh Patel made his first appearance in front of this Committee under similar circumstances late last year with an urgent report on the IAAF World Half Marathon. Members asked me to remind me of a point that we know you will expect us to make: although we recognise the financial, commercial, reputational and other sensitivities involved with bidding for major events (and were grateful for the opportunity to scrutinise this issue), we would prefer it if you can ensure in the future that we are afforded more time to absorb the issues, and provide more considered (and therefore quality assured) observations and recommendations. Scrutiny is a major contributor to the Council's 'corporate health', so please let's work together to ensure that we can demonstrate the highest levels of governance and transparency.

Moving on to the substance of the scrutiny, Members are fully in support of your wish for the Council to bid to become a hosting city for the Euro 2020s as set out in your draft Cabinet report, subject to the caveats, recommendations and observations listed below:

- In my 14 February 2014 letter to Councillor Goodway after Members considered the Cabinet's 2014/15 Budget proposals I expressed Committee's concerns at the sustainability of a major cut proposed to the Council's Corporate Initiatives Fund. We recognise that (should this bid succeed) monies will not be payable until 2020, but the Fund is becoming inadequate to meet the city's ambitions as a major sporting and cultural capital. Even if this bid is unsuccessful, we recommend that you place a contingency each year from the Fund into a Reserve to support the hosting of other potential events like this, and that you think seriously before considering further cuts to the Corporate Initiatives Fund.
- We have previously made the point to Councillor Goodway and Patel by letter that as a Committee we feel some grievance that the Council is required to place hard cash up front to support bids such as this, but is not part of the income shared out at the end. We were grateful to Kathryn Richards for her candour in so clearly spelling out to us that in contractual terms hosting cities should never expect cash income, and need to focus more on the wider economic benefit that results to the city's reputation, and its hospitality, cultural and sporting sectors. We recognise that the Council's options are also contractually limited in terms of the hospitality we can arrange, but Members urged you last night to take every step possible to mitigate the Council's liability by maximising revenues at a time when other Council services are having to tighten their belts. As a result, we would like to ask that you bring to a future Committee written proposals for how you might maximise income to the Council in the lead up to events staged in Cardiff as part of the Euro 2020 Championships.
- Members asked a series of questions about the IT compliance costs and the likely financial benefit to enure to the Millennium Stadium from having their IT infrastructure refreshed. We agree that the Stadium needs to maintain its cutting edge status to give assurance of our integrity as a leading sports city, but urge you to do all you can to negotiate firmly on this aspect of the proposal to ensure that the Council gets best value from its own investment in the bid.
- Members heard that the policing costs might be found from the Home Office or Welsh Government, but would like to receive further assurance on this point, as it did not seem absolutely clear at last night's meeting that this would be the case. We hope that you will address this point in your reply to this letter. Similarly, we were advised that clean up costs could be found from Council revenue, as they are for Rugby Internationals and other sports events hosted in Cardiff. We remain, however, concerned on this point. If you are

considering, for instance, creating fan zones or camping areas, the restitution of grass after 2020 might incur significant and ongoing financial commitments, as it has done for previous events like the Winter Wonderland and Eisteddfod. We are also aware of UEFA's very high expectations on issues like trading standards, and urge you to ensure that these issues have been fully thought through, as the current trajectory of public sector funding might make it unlikely that the Council can withstand major and unexpected commitments in future years.

- Finally, Committee were pleased to hear Chris Hespe and Kathy Richards spell out in detail the main areas of the anticipated £40 million positive economic impact for Cardiff as a host city. You'll be aware that economic impact reporting is of great interest to this Committee, and we will be pleased to accept Kathy's offer to share the FAW report on this matter with us. Please could Kathy pass this on to Paul Keeping for distribution? Although 2020 is some years away, there may be some value in considering some form of independent post-event analysis, to validate the figures suggested. This could help provide further confidence and support across stakeholder groups for the Council's future investment in events of this kind. Please could you share your thoughts on this matter with us in your reply?

I hope that the above will be of assistance to you in considering the proposal at Cabinet next Thursday. Please rest assured of Committee's wish to provide honest, cross-party and helpful feedback. As this letter contains a recommendation and a request for information, I look forward to your response to this letter within the next month.

Yours sincerely



Cynghorydd / Councillor Craig Williams
Cadeirydd Pwyllgor Craffu Economi a Diwylliant
Chairperson Economy & Culture Scrutiny Committee

Copies to:

- Chris Hespe, Kathryn Richards, Geoff Shimell
- Jo Watkins and Claire Deguara (Cabinet Support Office)
- Members of Economy and Culture Scrutiny Committee

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**CABINET SUPPORT OFFICE
SWYDDFA CYMORTH Y CABINET**

My Ref / Fy Ref: CM27178

Date / Dyddiad: 28th April 2014

Cllr Craig Williams
County Hall
Atlantic Wharf
Butetown
Cardiff
CF10 4UW

Dear / Annwyl Craig

Economy And Culture Scrutiny Committee - Euro 2020 Championships

Firstly I wish to thank you and your committee colleagues for your congratulations and kind words. As you are aware, I greatly valued my time spent on the Economy and Culture Scrutiny Committee and genuinely believe that my experience on the committee will serve me well in my new role.

I am grateful for the Committee's support for the EURO 2020 bid, and understand your request to be afforded greater time to absorb future proposals. Historically, it has not been the policy of this authority to bring major event bids to Scrutiny for consideration. The main reason for this has been that, as you recognise in your letter, the financial, commercial, reputational and wider stakeholder negotiations involved in securing a multi-agency bid for such major events are complex and extremely time-sensitive. As such they impact on our ability to share the information in a timely fashion in order to fit with the formalised scrutiny and cabinet timetable. The reality of this challenge has been born out by both the recent World Half Marathon 2016 and EURO 2020 bid process.

That said, I wish to stress the importance I personally place on Scrutiny's role in this process. You have my assurance that I will continue to afford you the opportunity to scrutinise all future bid submissions but I ask Committee's continued patience and understanding of the complex timescales we are working to. However, I would like to suggest the committee's experience could be hugely beneficial in respect of the development of the Council's Major Event Strategy and, subject to the approval of the strategy, the associated proposed annual report that will be published in April of each year. The Cardiff Major Event Annual Report will seek to capture the economic, cultural and media impact of the Capital's event calendar. This would allow the committee greater time to scrutinise outcomes on an annual basis and to make valuable observations and recommendations that would help inform the future strategic direction of the capital's event strategy.

In respect of your specific recommendations and observations:

- Regarding your concerns about the erosion of the Corporate Initiatives Fund. I share your concern and as part of the development of the Council's Major Events Strategy we will be reviewing the funding of the Capital's Major Event Calendar, and this will include the future role and scope of the Corporate Initiatives Fund. In the interim parallel discussions are ongoing with finance colleagues to ensure that our current commitments are effectively addressed.
- I note your request to bring written proposals that will outline how the authority might maximise income to the Council in lead up to the events staged in Cardiff as part of the EURO 2020. I believe that Kathryn explained that the opportunity for the authority to realise income directly from the event was minimal as much of the Council's support for the bid was tied up in providing our key assets such as our venues, parks and street dressing inventory. That said, subject to the successful outcome of the bid, Kathryn will be working closely with FAW, WG and the Millennium Stadium to identify and ensure that every income opportunity is exploited and she would be very grateful for the opportunity to share and discuss those plans with you at a future date.
- In respect of any potential Millennium Stadium IT compliance investment, I note and concur with the Committee's request and will ensure that the authority gets best value from any investment in respect of this element of the bid.
- The authority has received guarantees from all partner bodies in respect of all associated costs including policing. With regard to the Committee's concerns in respect of the cleansing of the Fanzone, camping areas etc and trading standards protection these costs are included in the initial estimates but we of course recognise the committee's concerns and will be monitoring the position closely in the lead up to the event as part of the ongoing event management plan.
- I am pleased to provide a confidential appendix to this letter which details the anticipated economic development as provided by the FAW. I also concur with the Committee's sentiments regarding post-event analysis, indeed this is a requirement in respect of most major events that the authority has supported in the past with analysis of the outcomes proving invaluable in informing our continued support of major events as a key economic, social and community driver for the Capital City. I also believe that our proposed plans to develop an annual report, which I hope that the Scrutiny Committee will play a vital role in, will also go a long way to demonstrating the value of our continued investment in the events going forward.

I am grateful for the committee's constructive recommendations and observations and look forward to engaging with you in the future regarding the delivery of EURO 2020 in Wales' Capital City.

Yours sincerely
Yn gwyr

Councillor / Y Cyngorydd Councillor Peter Bradbury
Cabinet Member for Community Development, Co-operatives and Social Enterprise
Aelod Cabinet dros Datblygu Cymunedol, Mentrau Cydweithredol a Mentrau Cymdeithasol

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CYNGOR CAERDYDD
CARDIFF COUNCIL

ECONOMY & CULTURE SCRUTINY COMMITTEE

10 MARCH 2022

CARDIFF BAY REGENERATION OVERVIEW: PRE-DECISION SCRUTINY

Appendices 4-9, 11, 13 and 15-17 of the Cabinet Report attached at Appendix A are not for publication as they contain exempt information of the description contained in paragraphs 14, 16 and 21 of Schedule 12A of 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 the Report

1. To provide Members with background information to assist pre-decision scrutiny of the draft report to Cabinet titled 'Cardiff Bay Regeneration Overview, to be considered by Cabinet at their meeting on 10 March 2022.
2. Members should note that **Appendices 4-9, 11, 13 and 15-17** of the Cabinet report are exempt from publication. Members are requested to keep this information confidential, in line with their responsibilities as set out in the Members Code of Conduct and the Cardiff Undertaking for Councillors.

Scope of Scrutiny

3. At their meeting on 10 March 2022, the Cabinet will consider a report that provides an update on the Indoor Arena project and the Council's priorities for the regeneration of Cardiff Bay and seeks approval:
 - a. Of the updated International Sports Village masterplan
 - b. To develop a Full Business Case for combined cycling activities
 - c. Of the Evaluation Criteria for the procurement for the Multi Storey Car Park (MSCP) at Atlantic Wharf
 - d. To delegate all aspects of the procurement of the MSCP up to award of the contract, subject to approval of the Full Business case.

4. During this scrutiny, Members can explore:
 - a. The updates on the Indoor Arena, Atlantic Wharf and Red Dragon Centre, including *Cardiff Live* and Lloyd George Avenue proposals
 - b. The proposed evaluation criteria for the Multi Storey Car Park at Atlantic Wharf
 - c. The updates on the International Sports Village, including work with Cardiff Bay Yacht Club, Mermaid Quay proposals, and Graving Docks proposals
 - d. The proposal to develop a Full Business Case for combined cycling activities
 - e. The financial, legal and property implications for the Council and any risks to the Council
 - f. The next steps and timelines involved, and
 - g. The recommendations to Cabinet.

Structure of the meeting

5. The Chair will move that this item be considered in two parts: an open session, where Members will be able to ask questions on the issues and papers that are in the public domain; and a closed session, where members of the public will be excluded, where Members can ask questions that pertain to ***Appendices 4-9, 11, 13 and 15-17.***
6. Members will hear from Councillor Russell Goodway (Cabinet Member – Investment and Development). Neil Hanratty (Director of Economic Development), Chris Barnett (Operational Manager – Major Projects) and Jon Day (Operational Manager – Investment and Tourism) will give a confidential presentation. Members will be able to ask questions of the panel of witnesses.
7. Members will then be able to decide what comments, observations, or recommendations they wish to pass on to the Cabinet for their consideration prior to making their decisions.

Background

8. **Points 5 – 12** of the report to Cabinet provide:

- a. an overview of the strategies and policies underpinning the Cardiff Bay regeneration projects
 - b. that the vision is to establish Cardiff Bay as a leading UK urban visitor destination, through establishing an environment to attract visitors from within Wales, the UK and internationally
 - c. improved visitor infrastructure will focus on culture, heritage, and creativity
 - d. local communities will feel the benefits of and be part of the regeneration story
 - e. a major improvement in transport connectivity is required.
9. **Points 13 – 21** highlight Cabinet approvals for Atlantic Wharf, Indoor Arena, Red Dragon Centre, the Multi Storey Car Park at Atlantic Wharf, the International Sports Village Masterplan, Velodrome, Car Parking Solution, Toys R Us building, acquisition of Greenbank Partnership Ltd land, relocation of Motocross, delivery of Closed Road Cycling Circuit, Cardiff Bay Metro and Transport White Paper.
10. The draft report to Cabinet titled '*Cardiff Bay Regeneration Overview*, is attached at **Appendix A** and has **17** appendices:
- **Appendix 1** - Atlantic Wharf Masterplan
 - **Appendix 2** - Arena Site Plan
 - **Appendix 3** - Atlantic Wharf Updated Masterplan
 - **Confidential Appendix 4** - Cardiff Live Proposal
 - **Confidential Appendix 5** - This is Wales/TICA Proposal
 - **Confidential Appendix 6** - WMC Proposal
 - **Confidential Appendix 7** - Family Attraction Proposal
 - **Confidential Appendix 8** - MSCP Procurement Evaluation Criteria
 - **Confidential Appendix 9** - Cardiff Bay Metro
 - **Appendix 10** - Transport Hub Proposal
 - **Confidential Appendix 11** - Lloyd George Avenue Study
 - **Appendix 12** - ISV Updated Masterplan
 - **Confidential Appendix 13** - Yacht Club / Cardiff Cruise Plans
 - **Appendix 14** - ISV Consultation Report
 - **Confidential Appendix 15** - ISV Operator Strategy Report

- **Confidential Appendix 16** - Mermaid Quay Site Plan
- **Confidential Appendix 17** - Graving Dock Proposal

Issues identified in the Cabinet Report

11. **Points 22-25** highlight the interconnectedness of the above projects, both financially and in terms of seeking environmentally friendly developments, which are carbon neutral, have sustainable drainage, support biodiversity, active travel, and public transport. They also highlight recent cost price inflation on construction projects.

12. **Point 26** sets out that consultations with local communities have taken place for Atlantic Wharf, Indoor Arena and Red Dragon Centre redevelopment, as well as the ISV masterplan. It highlights further consultations will be required, including on ideas for Lloyd George Avenue.

13. The report contains updates on several projects, found at the following points:

- a. Points 29 – 32 – Indoor Arena
- b. Points 33 -34 – Levelling Up Fund
- c. Points 35-36 – Atlantic Wharf Regeneration
- d. Points 37 – 38 – Red Dragon Centre
- e. Points 39 – 41 – This is Wales Visitor Attraction
- f. Points 42 – 44 - WMC Production Space
- g. Points 45 – 46 – New Family Attraction
- h. Point 47 – Cardiff Story Museum
- i. Points 48 – 49 – Multi Storey Car Park
- j. Points 50 – 54 – Cardiff Bay Metro
- k. Points 55 – 58 Lloyd George Avenue
- l. Points 59 – 68 – ISV land acquisition and updated Masterplan
- m. Points 69 - 70 – new Velodrome
- n. Points 71 – 74 – Maindy Velodrome relocation
- o. Points 75 – 77 – Operation of ISV
- p. Points 78 – 79 – Mermaid Quay and the Graving Docks
- q. Points 80 – 83 – Alexandra Head
- r. Point 84 – One Planet Cardiff Energy Strategy.

14. To avoid a lengthy cover report, bullet points of key changes for each of these are listed below:

Indoor Arena

- a. Decision on planning application due 16 March 2022.
- b. Several planning agreement conditions will fall to the Council, as landowner of the wider masterplan.
- c. The capacity of the Arena has increased to circa 17,000.
- d. The Development Funding Agreement is due to be concluded and signed by 18 March 2022. The Arena project is due to commence construction in summer 2022 and be operational early 2025.
- e. Proposing to put forward the Arena and wider Atlantic Wharf development for round two of the Levelling Up Fund.

Atlantic Wharf Regeneration Scheme Masterplan

- a. Proposed office development is now located on the plot fronting Lloyd George Avenue
- b. Proposed split replacement Red Dragon Centre into two separate developments, one delivered by the Council and one by the private sector. The building to be delivered by the Council will accommodate the existing tenants of the Red Dragon Centre
- c. *Cardiff Live* - Live Nation/ OVG consortium has approached the Council with an opportunity to expand the event infrastructure by providing a major Exhibition Centre and ancillary facilities including a business centre and conference hotel, which collectively would be branded *Cardiff Live*. This would require relocation of County Hall.

Red Dragon Centre

- a. Outline Business Case (OBC) due Spring 2022 – soft market exercise feedback highlights need to consider related projects in parallel to Red Dragon Centre, including the relocation of existing tenants, the public square, the demolition of all or part of existing RDC and delivery of indoor arena.

***'This is Wales'* Visitor Attraction**

- a. Designs and costs will be considered at the same time as the OBC for the replacement Red Dragon Centre in spring 2022

- b. Ongoing discussions to consider property transaction secured by 25 years+ lease

WMC Production Space

- a. Ongoing dialogue and design work progressing, with aim of considering OBC at same time as Red Dragon Centre OBC in spring 2022.

New Family Attraction

- a. A brief overview of proposal is attached at Confidential Appendix 7.
- b. An OBC is being developed within existing resources and will be presented to Cabinet in 2022, to seek authority to proceed to Full Business Case.

Cardiff Story Museum

- a. Potential space in new Red Dragon Centre – an OBC will need to be undertaken to understand financial implications to Council

Multi Storey Car Park

- a. Evaluation criteria set out in Confidential Appendix 8, for use during Pre-Qualification Questionnaire and Initiation to Tender stages.
- b. FBC to return to Cabinet in Autumn 2022, with works on site early 2023.

Cardiff Bay Metro

- a. Confidential Appendix 9 provides overview of Transport for Wales works.
- b. On target to commence works from Queen Street station to Cardiff Bay in August 2022, completing summer 2023
- c. Ongoing work with Welsh Government to provide direct link to Central Station and connections to new transport hub at Pierhead Street and Roath Basin
- d. Levelling Up funding bid being prepared for round 3, to deliver phase 1 of Crossrail

Lloyd George Avenue

- a. Opportunity to make better use of this space to provide a landscaped environment and encourage active travel; plan at Confidential Appendix 11.
- b. Requires engagement with local community to understand appetite for change and scale and nature of intervention that is possible; intention to commence this in next few months
- c. OBC to be presented to Cabinet in spring 2022

ISV Land Acquisition and Updated Masterplan

- a. Acquisition of Greenbank Partnership Ltd land underway, with first phase due March 2022 and second phase by end of 2022. Soft market testing of proposed disposal of some of the land is to be undertaken spring/summer and reported back to Cabinet in autumn before agreeing sales.
- b. Public consultation on updated ISV masterplan and relocation of Maindy Velodrome took place 15 December 2021- 17 February 2022 – full consultation report is attached at Appendix 14.
- c. The planning application for the new Velodrome is due to be considered in March 2022.
- d. The results of the soft market testing for a Multi Storey Car Park at the ISV will be reported back to Cabinet in summer 2022.
- e. A FBC for the Toys R Us site will be presented to Cabinet in summer 2022
- f. The Council has been working with Cardiff Bay Yacht Club to review the interface between their land ownership and the proposed residential development – see Confidential Appendix 13
- g. The plan for residential-led development includes an extended waterfront promenade enabling public access and new amenity spaces. Additional public open space will be provided to establish the core of a food and beverage destination.

New Velodrome Proposal

- a. It is proposed to extend the scope of the FBC to include the Off-Road Cardiff Motocross Facility and the Closed Road Cycle Circuit and to deliver the three facilities as one development, given the synergies and to reduce earth moving costs.
- b. It is proposed to prepare and submit a planning application, to RIBA Stage 3, covering the Off-Road Cardiff Motocross facility and Closed Road Cycle Circuit, to be determined in the late summer/ early autumn
- c. A FBC for the combined cycling facility will be taken to Cabinet in summer/ autumn 2022
- d. Subject to planning permission, the new Velodrome will progress to RIBA Stage 4, and remain on track for a start-on-site by end of 2022.

Relocation of Maindy Velodrome

- a. Public consultation on updated ISV masterplan and relocation of Maindy Velodrome took place 15 December 2021- 17 February 2022 – full consultation report is attached at Appendix 14. The report to Cabinet states, at Point 74, *‘Where there is acknowledgement that the relocation of the Maindy Velodrome will be upsetting for some, the public opinion shows no significant opposition or support for the relocation of the existing velodrome. The responses received do, however, include support for the development of modern, dedicated sports facilities at the International Sports Village.’*

Operation of the ISV

- a. The Council needs to confirm the future operating model of the leisure destination at the ISV, as this will impact on future revenue projections and may have other financial implications including VAT.
- b. The conclusion of independent advisors exploring the optimum operating model is set out in Confidential Appendix 15; they suggest a hybrid model of operation
- c. Soft market testing work will be reported back to Cabinet in summer 2022.

Mermaid Quay and the Graving Docks

- a. The owners of Mermaid Quay have approached the Council regarding the lease of land owned by the Council, illustrated at Confidential Appendix 16. This opportunity will be taken forward under delegated authority.
- b. It is proposed to promote Gravings Docks as an opportunity for the private sector to secure investment to deliver and operate an outdoor Lido/ Spa facility – initial concept designs are at Confidential Appendix 17.

Alexandra Head

- a. In recent years there have been discussions with investors to develop a spa resort of international standing at this site. The site has also been used for significant events and has potential to be developed as an outdoor festival park.
- b. A decision on the future use of this site is a priority for the Council. A report will be brought to Cabinet in due course to seek authority to develop a business case once an appropriate use is identified.

One Planet Cardiff - Energy Strategy

- a. The Council is committed to bringing forward energy strategies for each of its major regeneration projects; aligning these strategies will inform a

Strategic Energy Masterplan to help the Council meet its net zero Carbon obligations.

- 15.** Members are advised to consider the **Financial Implications** at **Points 86-88**, the **Legal Implications** at **Points 89-99**, and the Property Implications, at **Points 100-103**.

Proposed Recommendations to Cabinet

16. The report to Cabinet contains the following recommendations:

- i. Note progress on the Indoor Arena project and other projects that support the Council's commitment to the regeneration of Cardiff Bay.*
- ii. Approve the Evaluation criteria set out in Confidential Appendix 8 and to delegate authority to the Director of Economic Development in consultation with the Cabinet Member for Investment and Development, the Section 151 Officer and the Legal Officer to deal with all other aspects of the procurement of the Multi-Storey Car Park development at Atlantic Wharf up to the final appointment of the contractor which is subject to the approval of the Full Business Case at a future Cabinet meeting.*
- iii. Approve the updated masterplan for the International Sports Village attached at Appendix 12 and provide authority for the development of a Full Business Case for the combined cycling facilities, including submission of a planning application, as set out in this report.*

Previous Scrutiny

17. This Committee has undertaken numerous scrutinies of the Indoor Arena and International Sports Village, including scrutinies of the proposals for a Velodrome and the Multi Storey Car Park at Atlantic Wharf. In 2021, this scrutiny has included:

- a. March 2021 – Velodrome and ISV Development Strategy
- b. July 2021 – Atlantic Wharf Regeneration – Next Steps (*includes MSCP*)
- c. July 2021 – Velodrome: International Sports Village
- d. September 2021 – Indoor Arena Full Business Case
- e. September 2021 – ISV Update and Development Strategy

18. Much of the information considered in the above scrutinies has been confidential and therefore Members comments, observations and recommendations on this information cannot be included here. Regarding the information in the public domain, Members have made the following points:

Atlantic Wharf Regeneration – July 2021¹

- a. Member re-iterate their view, expressed following our scrutiny in December 2020, that designs should reflect the heritage of the area, of the Port of Cardiff, Butetown and Cardiff Docklands, bringing the sea and coast to bear.
- b. Members request consideration be given to providing social and affordable housing throughout the site, given the high levels of housing need in Cardiff and that these are predicted to increase post-pandemic.
- c. Members recommend that officers work with the Access Forum to gain a full understanding of access needs, so that these can be considered and addressed from the start of the footbridge design process.
- d. Members recommend that a further report to Cabinet be brought on the proposed delivery arrangements for the Cultural Production Partnership, to provide transparency and clarity
- e. Members request a copy of the questionnaire posted to local residents and details of the languages this has been provided in, given the high proportion of local residents from Black and Minority Ethnic communities whose first language is not English or Welsh.

Velodrome – July 2021²

- f. Members request that you provide details of the plans to achieve improvements to active travel routes to the ISV site, including access from Cogan Station, the Ely trail, routes around the Cardiff Bay Retail Park and routes within the ISV site and Cardiff Bay. We are seeking reassurance that active travel is being planned into the overall improvement of the ISV site.

¹ Public Letter to Cllr Goodway, dated 14 July 2021 re Atlantic Wharf

² Public Letter to Cllr Goodway, dated 14 July 2021, re Velodrome

Indoor Arena – September 2021³

- g. Members feel it would be beneficial to use daytime CGIs as well as night-time CGIs in future press releases
- h. Members were pleased to hear that the design discussions to date have reduced energy usage by 40%, that discussions are ongoing regarding the Arena joining the Cardiff Heat Network and that an Energy Strategy is being developed that focuses on ensuring net carbon zero.

ISV – September 2021⁴

- i. Members took the opportunity to raise again our wish for the Bay edge walkway to be both continuous and wide enough to facilitate enjoyable and safe access for the public to the water's edge. We have set out in previous correspondence our expectations and the reasons for these. Members thank officers for reiterating that it is their aspiration to provide a continuous walkway of sufficient width but that the width will depend on market conditions and site viabilities.
- j. Regarding the Velodrome, Members acknowledge that this is not within the remit of this report. However, Committee Members have received an email from the Save Maindy velodrome campaign setting out various concerns with existing proposals. I have requested that Scrutiny Services forward this email to you and to the officers copied into this letter. Members request that, in your reply to this letter, you provide responses to the issues raised in the email.
- k. Members note that reports on Outline Business Cases for the Closed Loop Circuit and the relocation of Motocross will be taken to Cabinet in future months.

19. Copies of the confidential letters relating to this item will be re-circulated to Committee Members ahead of the meeting.

³ Public Letter to Cllr Goodway, dated 21 September 2021, re Indoor Arena

⁴ Public Letter to Cllr Goodway, dated 22 September 2021, re ISV

Way Forward

20. Councillor Russell Goodway (Cabinet Member – Investment and Development) will be invited to make a statement. Neil Hanratty (Director of Economic Development), Chris Barnett (Operational Manager – Major Projects) and Jon Day (Operational Manager – Investment and Tourism) will attend to give a confidential presentation and all witnesses will be available to answer Members' questions on the proposals.

21. All Members are reminded of the need to maintain confidentiality with regard to the information provided in **Appendices 4-9, 11, 13 and 15-17**. Members will be invited to agree the meeting go into closed session to enable discussion of this information.

Legal Implications

22. 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

23. 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

The Committee is recommended to:

- i) Consider the information in this report, its appendices and the information presented at the meeting
- ii) Determine whether they would like to make any comments, observations, or recommendations to the Cabinet on this matter in time for its meeting on 10 March 2022, and
- iii) Decide the way forward for any future scrutiny of the issues discussed.

DAVINA FIORE

Director of Governance & Legal Services

4 March 2022

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CARDIFF BAY REGENERATION OVERVIEW

**INVESTMENT & DEVELOPMENT
(COUNCILLOR RUSSELL GOODWAY)**

AGENDA ITEM:

PORTFOLIO: INVESTMENT & DEVELOPMENT

Appendices 4-9, 11, 13 and 15-17 of this report are not for publication as they contain exempt information of the description contained in paragraphs 14 and 16 of part 4 and paragraph 21 of part 5 of Schedule 12A of the Local Government Act 1972.

Purpose

1. To provide an update on the new Indoor Arena project.
2. To provide an update on the Council's priorities for the continued regeneration of Cardiff Bay and to establish the area as a leading UK urban visitor destination.
3. To seek approval of the updated International Sports Village masterplan and to develop a Full Business Case for combined cycling activities.
4. To seek approval of the Evaluation Criteria for the procurement for Multi Storey Car Park development at Atlantic Wharf, and to delegate all aspects of the procurement up to award of the contract, subject to approval of the Full Business case.

Background

5. The political administration's strategic policy document *Capital Ambition* sets out the Council's priority to play a lead role in the creation of job opportunities for the city and wider city-region:

'Looking to the future, the capital city represents Wales's strongest economic asset and best opportunity to secure economic success. In short, a successful Wales needs a successful capital city.'

6. The administration has an ambitious agenda for growing the city's economy and delivering a series of exciting programmes and projects that will benefit

all of Cardiff's residents and those that live beyond the city limits. A major part of this agenda is the regeneration of Cardiff Bay with an emphasis on establishing the area as a leading UK destination for leisure, culture and tourism to increase the number of visitors to the city and to generate more jobs for local people, particularly people living in the 'southern arc'.

7. Whilst Cardiff Bay has seen considerable investment in recent decades, the early closure of the Cardiff Bay Development Corporation saw momentum lost in the regeneration programme. The Council's Economic Strategy has subsequently recognised the need for *"a new momentum to be put into the regeneration of Cardiff Bay. Whilst the first phase of its redevelopment has seen large scale investment in the area, it has yet to deliver its full potential."*
8. Cognisant of this, the Economic Strategy proposed that *"We will seek to re-ignite the Bay, with a focus on driving more visitors to the area, providing a bigger range and choice of attractions, and improving the means of getting in and out of the Bay. At the heart of this will be a revitalised Atlantic Wharf – the gateway to the Bay, where a new Indoor Arena will serve to attract a new and bigger audience."*
9. The vision is to establish Cardiff Bay as a leading UK urban visitor destination, through establishing an environment to attract visitors from within Wales, the UK and internationally. Critically the proposed projects for the next phase of Cardiff Bay will deliver improved visitor infrastructure, with a focus on culture, heritage and creativity, as well as ensuring that local communities feel the benefits of and are part of the regeneration story.
10. If considered as a discrete area in its own right, the southern arc of the city, which includes the Butetown ward, would be by far the most deprived area in Wales, as defined by the Wales Index of Multiple Deprivation. The Butetown ward has for some time experienced poorer economic outcomes than the Cardiff and Welsh averages, and current claimant count data suggests that the unemployment rate for the area is 2.4 times higher than both the Welsh and UK average. The BTN01 Lower Super Output Area within the Butetown Ward is also amongst the most deprived in Wales according to the 2019 Wales Index of Multiple Deprivation and ranked in the worst 10% of performing areas in terms of both the Overall Index as well as the income, health, housing and physical environment domains.
11. It is also clear that a major improvement in transport connectivity is required, with no direct rail link to Cardiff Central and a limited service that operates a single route between Cardiff Bay Station and Cardiff Queen Street. This has impacted on the ability of the wider Bay area and the southern arc to drive forward regeneration and has also restricted the ability for communities to access other economic opportunities within the city and across the city-region.
12. Over recent years, the Council has made significant progress towards realising its Capital Ambition priorities in this regard. A number of important projects are now well underway with others progressing through the feasibility stages. The new Indoor Arena, the Atlantic Wharf Regeneration scheme and the revitalised International Sports Village projects are now

reaching a stage where development will soon be progressing on site. In addition, the initial phase of the Cardiff Bay Metro project is due to start on-site in August 2022, and the plans to link the new line into Cardiff Central and on to a new station at Roath Basin are moving rapidly through the design phases. Exciting plans to upgrade Mermaid Quay and the Graving Docks and to provide a long-term use for the site at Alexandra Head are also coming forward.

Indoor Arena and Atlantic Wharf Regeneration Scheme

13. In December 2020, Cabinet approved in principle the masterplan for the re-development of the Atlantic Wharf site (see [Appendix 1](#)) and authorised the commencement of a consultation process. At the same meeting, Cabinet authorised the preparation of a planning application for the new Indoor Arena and the wider Atlantic Wharf development and the preparation of an Outline Business Case to consider options for bringing forward the redevelopment of the Red Dragon Centre.
14. In July 2021, Cabinet approved the Multi-Storey Car Park OBC and authorised the development of a Full Business Case (FBC), along with the development of an OBC to consider options for the redevelopment of the Red Dragon Centre, including a soft market testing exercise.
15. In September 2021, Cabinet approved the Full Business Case for the Indoor Arena and confirmed the Live Nation consortium as the successful bidder to be the Council's partner to deliver and operate a new Indoor Arena and a replacement Travelodge Hotel.

International Sports Village

16. In March 2021, Cabinet approved in principle a new masterplan for the International Sports Village including plans to provide a new purpose-built Velodrome. Authority was granted to complete the Full Business Case for the Velodrome including the appointment of professional advisors, procurement of a contractor and the development of a planning application. Authority was granted to undertake a soft market testing exercise for the delivery of a car parking solution for the site and to secure tenants for a refurbished Toys 'R' Us building. Cabinet also considered the future operation of the site and gave authority for an Outline Business Case to be developed.
17. In July 2021, Cabinet approved the Outline Business Case and granted permission to proceed with the development of the new Velodrome allocating the budget required to complete its delivery, subject to final approval of a Full Business Case. A contractor was subsequently appointed to assist with the development of detailed designs and cost as part of the FBC work.
18. A key aspect of the Full Business Case will be the future operation of the leisure facilities and the ongoing maintenance of landscaping and public realm. In July 2021, independent advisors completed research and analysis to inform the Council's consideration.

19. In September 2021, Cabinet received a further update on the ISV project including a proposal to acquire the land owned by Greenbank Partnership Ltd including the Ice Arena to enable the development agreement with Greenbank Partnership Ltd to be terminated. This has progressed and will be concluded by the end of March 2022. The report also proposed the relocation of the Cardiff MX facility from Rover Way to the International Sports Village and the delivery of a 1 km Closed Road Cycling Circuit around the perimeter of the leisure destination. Authority was granted to undertake further business case work.

Cardiff Bay Metro

20. On 21st February 2014, Cabinet considered a report on the Cardiff Capital Region Metro vision and provided authority for work to be undertaken with Welsh Government and other stakeholders to develop the Metro proposals and to put in place appropriate delivery mechanisms.
21. In January 2020, Cabinet approved the Transport White Paper: Transport Vision 2030, which sets out the priorities over the next ten years to fundamentally transform the way people move around the city. The strategy highlights the importance of working closely with Welsh Government and Transport for Wales on the delivery of the Metro – including new and refurbished stations – and fully integrated ticketing.

Issues

22. The Council's strategy for Cardiff Bay involves an extensive programme of increasingly inter-connected projects. The Council's financial investment across various projects continues to require careful management and also creates conditions where the delivery of a project is reliant on completion of another. In addition, the Council has committed to delivering projects that are environment friendly. Alongside the growing number of regulatory obligations facing new development, the Council's ambition to reduce the impact of development on the environment has become an important consideration in the development and delivery of projects leading to a greater level of inter-dependence between projects. For example, the Atlantic Wharf redevelopment is reliant on delivery of the new Indoor Arena as the key anchor project to establish private sector confidence. The Arena project requires the delivery of the Cardiff Bay Metro project to underpin the transport strategy, and the Lloyd George Avenue project to assist with the re-provision of public open space and to deal with planning obligations such as sustainable drainage. The Council's Heat Network project supports the energy strategy for the Atlantic Wharf site and will play a fundamental role in supporting the policy ambition of achieving Carbon neutrality. Managing the interface between projects creates an added layer of complexity.
23. The management of scarce Council funding remains the greatest challenge to project delivery. Over recent months, construction projects in the UK have witnessed unprecedented cost price inflation. Many businesses in the sector have also failed. As a result, projects have been subject to significant delay. Large capital projects are extremely sensitive to cost inflation resulting from delays. To date the Council has managed to progress projects within

approved financial envelopes, but this has required private sector partners to taken on the risk and in some cases the cost of price inflation.

24. The Council has committed to delivering net zero Carbon developments moving forward. This is an extremely challenging requirement, particularly for brownfield projects where substantial demolition and/or site remediation is needed to pave the way for new development. The Council has developed Carbon Management Plans for both the Atlantic Wharf and International Sports Village projects and will deliver net zero Carbon developments primarily through direct on-site interventions. The Council's strategy to achieve net zero is built on delivering green energy strategies as an integral part of the development masterplan. This inevitably increases the requirement for investment but can also lead to an improvement in the overall commercial case for development, including future proofing of the project.
25. The new planning framework places an additional burden on new development to make a more positive contribution to the environment. In addition to energy considerations, the Council will need to meet obligations relating to sustainable drainage and biodiversity. This is a particular challenge for the Indoor Arena project due to the extensive surface area of the development and the need for large areas of hard landscaping for external crowd management. Addressing the sustainable drainage requirement for this project can only be achieved in the context of the wider Atlantic Wharf development and associated opportunities arising from the opportunity to improve the landscaping of the adjacent Lloyd George Avenue. Lloyd George Avenue has significant potential to support the Atlantic Wharf development with sustainable drainage, biodiversity, active travel and public transport connectivity and the replacement of public open space.
26. The scale and nature of the Council's priority projects for Cardiff Bay at Atlantic Wharf and the International Sports Village require the Council to engage with the community for feedback on proposals. An extensive consultation has been undertaken relating to the Indoor Arena project and the associated proposals for Atlantic Wharf, including the redevelopment of the Red Dragon Centre. The Council has also recently undertaken a consultation on the ISV masterplan which included consideration of the relocation of the existing velodrome from Maindy to the ISV. The Council will need to undertake further consultations as the proposals for the wider Bay area emerge. In particular, there is a need to embark on a consultation process with the local community on the idea of transforming Lloyd George Avenue into a linear park linking the city centre to the Bay. This needs to be done at an early stage to ensure the community has the opportunity to come forward with ideas and proposals. The progress being made with the implementation of the Cardiff Bay Metro, including the provision of new stations along the length of Lloyd George Avenue/Bute Street, suggests that a public consultation exercise should be progressed as soon as possible to ensure proper integration between the projects and to avoid abortive spend.

Programme Management

27. The Council adopts a Prince 2 based approach to programme and project management to ensure good governance. Business cases are built up

through a series of steps that aim to ensure decisions are robust and minimise the potential for abortive spend. The normal business case development process is as follows:

- Strategic Outline Case – to consider strategic alignment and policy fit;
- Outline Business Case – to consider options and the preferred approach;
- Full Business Case – to confirm deliverability and cost.

28. For construction projects the Full Business Case (FBC) stage can be lengthy requiring the procurement of a contractor and the submission of a planning application to confirm costs and deliverability. On some occasions it can involve a public consultation exercise especially if the project impacts on public open space or other existing public facilities. FBCs are presented to Cabinet for final approval before proceeding to the delivery stage.

Indoor Arena Update

29. Following approval of the Full Business Case, a hybrid planning application for the new Indoor Arena was submitted by the Live Nation/OVG consortium in November 2021 covering the area illustrated by the site plan attached at **Appendix 2**. The application involves detailed consideration of the new Indoor Arena and the relocation of Travelodge Hotel, with outline for the balance of the site including:

- (i) the proposed redevelopment of the Red Dragon Centre with significant commercial and residential development.
- (ii) delivery of a production space for the Wales Millennium Centre and improved connections to Roald Dahl Plaza, Mermaid Quay
- (iii) a pedestrian bridge link to the proposed new Transport Hub on Pierhead Street.

30. The application also presents the delivery of a new public square/event space for Cardiff Bay and provides a high-level strategy for the potential redevelopment of the County Hall site, should the Council take a decision in the future to move away from the site. The planning submission is due to be determined by the Local Planning Authority on 16th March 2022.

31. The Live Nation/OVG consortium has commenced dialogue with the Local Planning Authority to develop the planning agreement to ensure that there are legal commitments in place to deliver the associated infrastructure for the Arena covering SUDS, an energy strategy, and green space. A number of the conditions contained within the planning agreement will fall to the Council as landowner of the wider masterplan linked to future decisions on Council assets such as County Hall and the Red Dragon Centre.

32. Through the planning process, the Live Nation/OVG consortium have increased the capacity of the new Arena to circa 17,000 to ensure the new Cardiff Arena becomes the leading venue for the whole of the West of England and Wales region. The Arena project remains on course to commence construction in the summer of 2022 and to be operational by early 2025. The Development Funding Agreement (DFA) is due to be concluded

and signed by no later than 18th March 2022, and this will provide the legal contract for the development to proceed.

Levelling Up Fund

33. A report was taken on 17th June 2021 that outlined the initial Council response to the Levelling Up Fund. The £4.8bn Levelling Up Fund (LUF) will invest capital in local infrastructure, town centre and high street regeneration, local transport projects, and cultural and heritage assets. The scheme is competitive in that there are no set allocations for local authority areas, and each area will need to submit relevant applications for funding to the UK Government, which will assess bids. The fund is open for bids in rounds and will be operating until 2025. One bid per parliamentary constituency is allowed per round, and only one successful bid can be approved for each constituency. The funding guidance for round one of funding outlined that the LUF will support projects that deliver transport investments, regeneration and town centre investment and cultural investment.
34. In round one the Council submitted an application for Cardiff Market (in the Cardiff Central Constituency), which was not successful. Feedback from phase one of the Levelling Up Fund process suggested that 'shovel ready' projects that are ready to deliver, with approved business cases and planning approval, were more likely to receive funding. Whilst no clear timescale has been announced, it is expected that round two of the Levelling Up Fund will be launched in the Spring of 2022. In anticipation the Council is considering the readiness of proposals for submission. Given the progress that has been made in the business case and planning application for the Arena and the wider Atlantic Wharf development it is proposed that this is now brought forward as a project for round two.

Atlantic Wharf Regeneration Scheme

Updated Masterplan & 'Cardiff Live' Proposal

35. Following the appointment of the Arena developer/operator, feedback through the process of submitting a planning application, and feedback from potential investors and developers through a market testing exercise, the approved masterplan for the Atlantic Wharf development has been updated and is attached at **Appendix 3**. The key changes to note are:
 - i) the site for the proposed office development has been reviewed and is now located on the plot fronting Lloyd George Avenue. This is mainly to address the phasing requirements of delivering the replacement Red Dragon Centre.
 - ii) the replacement Red Dragon Centre is now proposed to be split into two separate developments subject to approval of the Outline Business Case and subsequently the Full Business Case. One development is proposed to be delivered by the Council and one to be delivered by the private sector. The building to be delivered by the Council will accommodate the existing tenants of the Red Dragon Centre and this will be located on the site originally earmarked for the office

development which is currently unencumbered. This idea of delivering the leisure development in two separate parts is a direct response to market feedback on the specific lack of appetite for funding developments that involve flying leases.

36. The formal appointment of the Arena developer/operator has also led to a new opportunity which the Council will need to consider in due course. The Live Nation/OVG consortium has approached the Council regarding the potential to significantly expand the event infrastructure at Atlantic Wharf to compliment the new Arena through the provision of a major Exhibition Centre and ancillary facilities including a business centre and conference hotel. This could only be delivered if the Council subsequently takes a decision to relocate out of County Hall. The proposal put to the Council has been branded as 'Cardiff Live' and has the ambition of establishing Atlantic Wharf as one of the leading UK live event locations outside of London, providing a modern start-of-the-art rival to Glasgow, Liverpool, Manchester, Birmingham and Aberdeen. Some initial concept drawings are attached as **Confidential Appendix 4**.

Red Dragon Centre - Outline Business Case

37. The Outline Business Case (OBC) for the redevelopment of the Red Dragon Centre is due to be completed and presented back to Cabinet in the spring of 2022. The feedback from investors and developers following the soft market testing exercise has helped to further refine the delivery approach and as stated above it is now intended for the new development to be delivered in two separate developments. Feedback has also confirmed that a number of related projects outlined later in this report should be considered in parallel with the Red Dragon Centre OBC.
38. The key considerations of investors and developers where certainty is required are as follows:
- (i) the relocation of the existing Red Dragon Centre (RDC) tenants
 - (ii) delivery of the public square
 - (iii) demolition of all or part of the existing RDC
 - (iv) delivery of the new indoor arena

'This is Wales' Visitor Attraction – Outline Business Case

39. The Council continues to work with TICA, the owners of the 'This is Holland' visitor attraction located in Amsterdam, to develop a significant tourist attraction for Cardiff Bay and for Wales. Designs and costs have been developed and will be considered at the same time as the OBC for the replacement Red Dragon Centre in the spring 2022.
40. TICA have introduced Continuum as their operating partner and discussions are progressing to consider a property transaction secured by a 25 year plus lease for the delivery and operation of this attraction. An overview of the proposal is set-out at **Confidential Appendix 5**. The proposed location of the 'This is Wales' attraction is illustrated at **Appendix 3**.

41. As part of the development of the business case, TICA and Continuum have requested the Council's support in engaging with Welsh Government. The operator is looking for government support to assist primarily with the production of the 'fly-over' films, which will have the benefit of promoting the whole of Wales to visitors of the capital city.

Wales Millennium Centre Production Space – Outline Business Case

42. Dialogue continues with the Wales Millennium Centre (WMC) regarding the proposal to deliver of a new Production Facility at Atlantic Wharf. The facility will provide space to support and encourage the production of local content with the aim of delivering new local productions to the stage at the WMC. The new Production Facility will also be able to host small productions with an audience capacity of up to circa 500.
43. The proposed location for this new facility is directly opposite the WMC, fronting the new pedestrian connection linking the Oval Basin to the new public square at Atlantic Wharf. Design work is being progressed and has been costed to RIBA Stage 2. The projected funding of the project is via a lease-back to the Council of 30-40 years for circa 60-70% of the cost with the balance made-up by WMC via capital investment.
44. The aim is to consider the OBC for the new Production Facility as the same time as the Red Dragon Centre OBC in the spring 2022. An outline proposal is set out at [Confidential Appendix 6](#).

New Family Attraction - Outline Business Case

45. Cardiff Council has been in discussion for a number of years with a specialist provider of attractions/events to deliver an authentic attraction for Cardiff that has the potential to attract a significant number of new visitors to the city visitors as well as supporting the city's major event programme. The intention is to deliver an attraction that becomes synonymous with Cardiff. A brief overview of the proposal is attached at [Confidential Appendix 7](#).
46. The next step is to develop an Outline Business Case for the proposal. The Council will need to engage further with the provider to develop a detailed proposal which will include a requirement for investment by the Council to enable the development of the concept. The cost to the Council of making this investment will be from within existing resources. The OBC once developed will be presented back to Cabinet for authority to proceed to the Full Business Case stage. The general lead-time for delivery of such an attraction is circa 2-3 years covering design and build. It is intended to present the OBC and subsequently the FBC during 2022.

Cardiff Story Museum – Outline Business Case

47. The Council would like to deliver a bespoke space for the relocation of the Cardiff Story Museum from the Old Library to Atlantic Wharf to enhance the cultural offer in Cardiff Bay. There is potential for a space to be delivered as part of the new Red Dragon Centre development. The proposal would form part of the private sector delivered element of the development and will be

tested through the related procurement process. An Outline Business Case will need to be undertaken in due course to understand the financial implications to the Council.

Multi-Storey Car Park - Full Business Case

48. In July 2021, Cabinet approved the OBC for the delivery and operation of a new Multi-Storey Car Park (MSCP) for Atlantic Wharf in consideration of releasing the existing surface car parking areas for redevelopment. Professionals have been appointed and designs are being developed. Engagement has also commenced with contractors through an open procurement process with a number of contractors showing significant interest at the launch event. The next stage of this process is to issue a Pre-Qualification Questionnaire (PQQ) and an Invitation to Tender (ITT). This requires Cabinet to approve evaluation criteria which is set-out at **Confidential Appendix 8**.
49. The Full Business Case for the MSCP is on target to be concluded and returned to Cabinet for authority to proceed in autumn 2022, with works programmed to commence on-site in early 2023.

Cardiff Bay Metro

50. Transport for Wales (TFW) is on target to commence works on the Core Valley Line (CVL) extension from Queen Street station to Cardiff Bay in August 2022, with works due to be completed by the summer of 2023. The report at **Confidential Appendix 9** provides an overview of the works that TFW are bringing forward which includes the provision of a dual track link between Queen Street station and the existing Cardiff Bay station as well as improvements to the existing Cardiff Bay station and a new station at Loudoun Square.
51. The Council is working with Welsh Government to extend the current investment in the CVL extension, to provide a direct link to Cardiff Central station and to extend the line further into Cardiff Bay connecting to a proposed new transport hub at Pierhead Street and on to a new station at Roath Basin. This would essentially form the first phase of the Council's Crossrail project.
52. Positive discussions have taken place and remain ongoing with the owner of the Pierhead Street site which has been identified as the preferred location for the new Cardiff Bay Transport Hub (illustrated at **Appendix 10**).
53. The delivery of Phase 1 of Crossrail is based on the submission of a successful Levelling Up Fund bid by the Council matched by a funding commitment from Welsh Government. Work is now underway to prepare a Levelling Up Fund bid which is anticipated to be ready for submission in round three. Work is also on-going with Welsh Government to prepare a business case for their investment.
54. Later phases of the Council's Crossrail project will see new stations delivered at Splott, Tremorfa, Newport Rd and then on to the proposed new Cardiff

Parkway mainline station, providing the first public transport rail infrastructure for the east of Cardiff, connecting a large swathe of the Southern Arc.

Lloyd George Avenue

55. The relocation of the Indoor Arena from the city centre to Cardiff Bay has amplified the importance of Lloyd George Avenue as a primary public transport and active travel corridor between the city centre and the Bay. The investment being undertaken by TFW to introduce a tram connection between Queen Street station and Cardiff Bay station provides an opportunity to review infrastructure provision in this area to make better use of the space to encourage more active travel (cycling and walking) along the circa 1km route.
56. At present the dual carriage way connection between Tyndall Street and Bute Place represents one of the most under-utilised and consequently over engineered roads in the city. The potential for a significant reduction in road space along the length of the route, coupled to the introduction of tram style infrastructure rather than heavy rail infrastructure creates an opportunity to improve east-west connections and to provide a landscaped environment that encourages more people to walk and cycle between the city centre and the Bay.
57. The TFW works will create new access points to the existing Cardiff Bay station from Bute Street and Lloyd George Avenue and a new station north of Loudoun Square with new connections from Bute Street and Lloyd George Avenue. The plan attached at **Confidential Appendix 11** provides a simple high-level concept plan for landscaping improvements based on a reduction of the dual carriage way to a single lane carriageway in each direction. However, there is potential for a much more comprehensive review of infrastructure in the area to deliver further environmental improvements and improved amenity space. This would require full and early engagement with the local community to understand the appetite for change and the scale and nature of intervention that is possible.
58. It is the Council's intention to begin an engagement process with the community in the next few months. The initial proposals to upgrade the landscaping along Lloyd George Avenue will be brought forward through an Outline Business Case to be presented to Cabinet in the spring 2022. This is to ensure the works align with the works being brought forward by TFW and avoid abortive spend.

International Sports Village

Land Acquisition and Updated Masterplan

59. Following Cabinet approval in September 2021, the Council has progressed the acquisition of land and assets from Greenbank Partnership Ltd. The acquisition of the first phase of land is due to be completed in March 2022. The second phase, which will also include the Ice Arena, will be completed by 31st December 2022. The Council is required to have earmarked capital receipts from the disposal of a proportion of the land acquired from

Greenbank in the first phase transaction to meet the costs of funding the second phase transaction. A soft market testing exercise will be undertaken in the spring/summer to establish market interest and will be reported back to Cabinet in the autumn before agreeing sales.

60. As a result of the Council's growing interest in the site, the masterplan approved by Cabinet in September 2021 has now been extended to include the land being acquired from Greenbank Partnership Ltd. The updated masterplan is attached at [Appendix 12](#) and consists of 2 key components: a leisure destination attraction located to the rear of the site, incorporating the International White Water Rafting Centre, the International Pool and the Ice Arena alongside the proposed new Velodrome, the Cardiff MX off-road facility and the Closed Road Circuit; and a residential-led mixed use development fronting the water. A public consultation on the updated International Sports Village masterplan and the relocation of Maindy Velodrome took place over 9 weeks from 15th December 2021 to 17th February 2022. The updated masterplan deals mainly with the extension of the site to include residential-led mixed use development on the waterfront. There was insignificant feedback received through the consultation on these proposals with the focus of responses relating to the already approved leisure destination and the proposed relocation of the Maindy Velodrome. The full consultation report has been published and is attached at [Appendix 14](#).
61. The Council will be involved in direct delivery of the proposed new facilities that make up the leisure attraction subject to approval of business cases, whereas the residential-led mixed use development will be brought forward by developers procured by the Council on a phased programme. The residential-led development includes a new hotel development to be located on the site of the existing International Pool surface car park. The Council's intention is to bring forward the hotel development as an early phase to provide a buffer between the existing residential development on-site and the new leisure attraction.
62. The leisure destination attraction has a strong sport and adventure leisure theme with a number of new facilities proposed to enhance cycling sport provision in the city. In July 2021, Cabinet approved the Outline Business Case for the proposed new Velodrome and provided authority to prepare a Full Business Case including the procurement of a contractor and the submission of a planning application. A planning application for the new Velodrome was submitted in December 2021 and is due to be considered by the Local Planning Authority in March.
63. A key component of the International Sports Village leisure attraction is the development of a new Multi-Storey Car Park (MSCP) to consolidate all existing surface car parking into one location. The delivery of the MSCP will help the Council maintain its parking obligations to existing facilities whilst freeing up land for development and the provision of new public spaces. The intention is for the MSCP to become a Park & Ride hub on the west of the city, enabling more regular and direct bus services connecting the ISV back to the city centre. The Council is in the process of the soft marketing testing

the delivery and operational of the MSCP and the results will be reported back to Cabinet in the summer.

64. The conversion and upgrade of the former Toys R Us building offers the opportunity to attract additional new indoor leisure facilities to the site. The proposal is to remodel the building and to subdivide to accommodate 2-3 new attractions alongside a large format bike shop. It is also proposed to provide a series of small format, container style, food & beverage units underneath the raised elements of the Closed Road Circuit. These commercial spaces will enhance the food & beverage offer and dwell time on site whilst also creating a revenue stream to support the on-going maintenance of the site. The proposals for the Toys R Us building will be presented back to Cabinet in the form of a Full Business Case in the summer, and the proposed food & beverage units will form part of the business plan covering the Closed Road Cycle Circuit outlined below.
65. The whole leisure attraction will also benefit from a comprehensive upgrade to the public realm with new landscaped areas and tree planting, including the removal of Olympian Drive. There is potential for additional free to use leisure activities to be introduced within the public realm such as skate parks and pump tracks. As the site matures, opportunity has been identified to extend the 'High-Ropes' attraction across the site and to deliver a long Zip Wire attraction potentially landing on a platform in the River Ely.
66. Although the Cardiff Bay Yacht Club is physically separated from the core area of the leisure attraction, the Council and the Yacht Club are keen for the Yacht Club to become an integral part of the ISV leisure offer with a range of water-based activities available to the public. The Council has been working with the Yacht Club to review the interface between their land ownership and the proposed residential development including the realignment of the entrance road into the Yacht Club. The plans attached at **Confidential Appendix 13** illustrate the work that has been undertaken with the Yacht Club and Cardiff Cruise to enable new facilities to be provided that will facilitate the provision of a regular water taxi service between the ISV and the Inner Harbour.
67. The residential-led development can now be planned in a coherent way right along the water's edge. The site is earmarked for residential-led mixed use development with active ground floor uses clustered mainly in the centre of the site where numerous primary access routes intersect. The plan provides for an extended waterfront promenade enabling public access to the waterfront to be maintained and new amenity spaces are proposed to be provided. It is proposed that the residential development will be brought forward on a plot-by-plot basis starting with land adjacent to the existing residential development on the River Ely side and working its way around the water's edge in an anti-clockwise direction. Indicatively, at this stage, development will start off as low-rise blocks (4-5 storeys) adjacent to the existing residential development and will build-up to a cluster of higher-rise blocks (10-15 storeys) in the centre of the waterfront promenade. There is a proposal for one very tall building in this location. Additional public open space will be provided in this area to establish the core of a food & beverage destination. This location is anticipated to benefit from the highest levels of

footfall being in close proximity to the pedestrian entrance to the Multi-Storey Car Park and adjacent to the proposed Water Taxi pier. In this location there is potential for offices to be located above the ground floor food & beverage uses lifting the residential development away from crowded public spaces. Also, as projected footfall diminishes, there is potential for offices to be delivered on the ground floor to provide an active use where retail is less likely to work commercially.

68. It is proposed to report progress on the ISV development back to Cabinet in the summer of 2022 including disposal strategies for the proposed hotel, the residential development, and the proposed MSCP.

New Velodrome Proposal - Full Business Case

69. In July 2021, Cabinet provided authority for the development of a Full Business Case relating to the new Velodrome proposal for the ISV. This work has been progressed and has involved the procurement of a contractor and submission of a planning application to confirm costs and deliverability. During the development of the Full Business Case, it has become apparent that to avoid unnecessary additional costs on the new Velodrome project and the subsequent projects proposed for the ISV, the new Velodrome should be brought forward at the same time as the proposed Off-Road Cardiff MX facility and the Closed Road Cycle Circuit under a unified FBC. This is due to the requirement for substantial earth movement across the site and the desire to avoid the abortive costs of removing earth from the site only to require earth to be returned to site at a later date. Engagement with stakeholders through the process of developing the new Velodrome project has also confirmed the important synergy between the proposed cycling related facilities and the need to complete the public realm to enable the whole site function effectively. Although work on the Full Business Case for the new Velodrome has largely been completed, it is now proposed to extend the scope of the FBC to include the Off-Road Cardiff MX facility and the Closed Road Cycle Circuit and to deliver the 3 facilities as one development. The procurement of the contractor allows for this extended scope. However, at present, only the new Velodrome proposal has been submitted for planning permission. It is therefore proposed to prepare and submit a planning application covering the Off-Road Cardiff MX facility and for the Closed Road Cycle Circuit including all of the public realm that sits inside the Closed Road Cycle Circuit connecting the new and existing facilities. This will be prepared over the coming months with a view to being determined by the Local Planning Authority in the late summer/early autumn. It is proposed that the Full Business Case for a combined cycling facility be presented back to Cabinet in the summer/autumn of 2022.
70. Subject to successfully securing planning permission in March, the new Velodrome project will continue to progress through the development of detailed designs to RIBA Stage 4. This work will be undertaken at the same time as the preparation of a planning application for the Off-Road (Cardiff MX) facility and the Closed Road Cycle Circuit involving the development of designs to RIBA Stage 3. This will mean the programme for delivery of the Velodrome project will not be significantly affected by the proposal for a

combined FBC and will remain on track for a start on-site by the end of the year.

Relocation of Maindy Velodrome

71. In December 2020, Cabinet gave authority to the Schools Organisation Programme to begin the consultation process relating to the proposed expansion of Cathays High School. The proposed new development would require the closure of the existing Velodrome at the Maindy Leisure Centre site.
72. The updated masterplan for the International Sports Village presented to Cabinet in March 2021 included delivery of a new purpose-built Velodrome facility. This new facility is proposed to be part-funded by the Schools Organisation Programme to release the land currently occupied by the Maindy Velodrome for the school expansion.
73. Following the SOP consultation and statutory notice, Cabinet approved the school proposals, subject to various land matters, including approval of the relocation of the Velodrome.
74. A public consultation on the International Sports Village masterplan and the relocation of Maindy Velodrome took place over 9 weeks from 15th December 2021 to 17th February 2022. Where there is acknowledgement that the relocation of the Maindy Velodrome will be upsetting for some, the public opinion shows no significant opposition or support for the relocation of the existing velodrome. The responses received do, however, include support for the development of modern, dedicated sports facilities at the International Sports Village. The full consultation report has been published and is attached at **Appendix 14**. Consideration will be given to the consultation when considering the Full Business Case.

Operation of the ISV

75. It is proposed that the Council will directly deliver a number of leisure proposals outlined in the ISV masterplan, subject to the approval of related business plans. In order to support the development of Full Business Cases, the Council needs to confirm the future operating model of the leisure destination at the ISV, as this will impact on future revenue projections and may have other financial implications including VAT.
76. The Council has appointed independent advisors to explore the optimum operating model. The conclusion of their work is set out in **Confidential Appendix 15**. The Council is keen to ensure that the ISV becomes a destination leisure attraction where individual facilities co-exist well together, co-ordinating around events, but at the same time offering the individual specialisms to meet the needs of users. The independent advice suggests a hybrid model of operation, which establishes a 'TopCo', responsible for the branding, management and marketing of the overall leisure offer as a whole and individual 'OpCos' responsible for the operation of each individual facility.

77. Cabinet has already provided authority for a soft market testing exercise to establish interest in the operation of the ISV. This work will be taken forward over the spring months and will be presented back to Cabinet in the summer to coincide with decisions to be taken on the various business cases relating to individual facilities.

Mermaid Quay and the Graving Docks

78. The owners of Mermaid Quay had embarked on a substantial investment programme to modernise and refurbish the Mermaid Quay development before the on-set of the pandemic. This has involved the introduction of new facilities such as the Everyman Cinema and improvements to the facades of buildings and the start of investment in replacement public realm. The Council continues to work closely with Schrodgers who remain committed to their investment for the long-term. As part of their plans, Schrodgers have approached the Council regarding the lease of an area of land owned by the Council that forms part of the Mermaid Quay development but sits outside of Schrodgers management and maintenance regime. The area of land is illustrated by the plan attached at **Confidential Appendix 16**. It includes a property that currently produces rental income for the Council, an area of public realm in need of upgrading, and a potential development site. This opportunity is presented to Cabinet for information only and will be taken forward under delegated authority.
79. The review of Mermaid Quay undertaken with Schrodgers has identified an opportunity to deliver a new attraction at the Graving Docks. The site lends itself to the development of an outdoor Lido/Spa attraction which have become increasingly popular across the UK. Some initial concept designs are included in the scheme attached at **Confidential Appendix 17**. The proposal is to promote the site as an opportunity for the private sector with a view to securing the investment to deliver and operate the facility, with the Council's contribution limited to the provision of land.

Alexandra Head

80. Alexandra Head occupies a strategic location at the eastern end of the barrage and provides a unique opportunity to extend the leisure attraction around the water's edge of Cardiff Bay. The site is unique in that it offers views over the Bay and out to sea. This feature alone has generated significant interest from potential investors. In terms of key anchor developments around the edge of the Bay, Alexandra Head has the potential to be as significant as Mermaid Quay, the International Sports Village and the barrage itself as a potential generator of visitors and footfall.
81. Since 2019, the Council has been working with a European investor on the potential to deliver a spa resort of international standing at the Alexandra Head the site. The developer was initially attracted to the site by its unique waterfront aspect. The proposal for the site has the potential to attract as many visitors as the new Indoor Arena to Cardiff Bay, with a larger proportion coming from outside of the region. In 2020, the developer commenced delivery of a state-of-the art facility in the north of England. They remain interested in the Alexandra Head opportunity, but only if the project is

developed to the extent that it can be delivered immediately after their current UK project is completed. Work continues with the developer to understand their funding requirements.

82. In recent years the site has hosted a number of significant events for the city including the Volvo Ocean Race. It has now become the established home for the annual Live Nation Titan Festival. The site has significant potential to be developed as an outdoor festival park providing a dedicated location for the hosting of outdoor events. This could include the provision of a waterfront parkland along the Bay edge linking into the barrage including scope for an urban beach proposal on the waterfront.
83. A decision on the future use of the Alexandra Head site is a priority for the Council, not only to support the Council's ambition to establish Cardiff Bay as a leading UK visitor destination, but also to provide the footfall to underpin an extension of the Metro towards the Docks and to support the regeneration of the Roath Basin site. The Council will continue to explore opportunities with the Welsh Government and will return to Cabinet in due course to seek authority to develop a business case once an appropriate use is identified.

One Planet Cardiff - Energy Strategy

84. The impact of development on the environment will increasingly become an integral part of business case development for construction related projects. The Council is now committed to bringing forward energy strategies for each of its major regeneration projects. This is the case for both the Atlantic Wharf Regeneration Scheme and the International Sports Village development. Aligning these strategies across projects will inform a Strategic Energy Masterplan that will help the Council meet its net zero Carbon obligations.

REASONS FOR RECOMMENDATIONS

85. To provide Cabinet with an update on progress with the new Indoor Arena project and the Capital Ambition priority to continue the regeneration of Cardiff Bay.

Financial Implications

86. This report provides progress updates on a number of proposed developments across the Cardiff Bay, including the Indoor Arena Project, the wider Atlantic Wharf Regeneration Scheme, as well as schemes at the International Sports Village. The report seeks Cabinet approval of the updated masterplan for the International Sports Village attached at **Appendix 12**, including authority for the development of a Full Business Case and submission of a planning application for the combined cycling facilities as set out in the report. Whilst approval in principle is being sought at this stage for the updated masterplan at International Sports Village, the report sets out that a business case led approach will be utilised with more detailed individual scheme proposals to be brought forward to Cabinet for review and approval in due course. More detailed financial implications will be provided as and when these detailed proposals are brought forward, with

clear funding strategies needing to be identified to implement these proposals.

87. The report also seeks approval of the MSCP Procurement Evaluation Criteria as set out in **Confidential Appendix 8**, as well as delegated authority to deal with all aspects of the procurement of the Multi-Storey Car Park development at Atlantic Wharf. Procurement and design costs will be met from the Arena Affordability Envelope as delivery of the Multi-Storey Car Park is a Council obligation within the Indoor Arena Development and Funding agreement (DFA), albeit it is anticipated that in the long-term the overall scheme will be self-financing and sustainable. Once this work has been undertaken, design works are complete and a preferred contractor has been identified via the procurement process, a further report will be presented back to Cabinet to review and approve Full Business Case and the final appointment of the contractor. More detailed financial implications will be provided on this at a future Cabinet meeting.
88. Other schemes identified within this report will not result in a commitment of capital expenditure at this stage. In the event of any actions being undertaken to further progress of these schemes to fulfil objectives set out in the report, then any associated revenue or capital costs would need to be found from within the existing budgetary resource allocation or from externally funded sources. Where externally funded sources are identified then consideration needs to be given of any terms and conditions associated with the funding and financial advice sought as appropriate.

Legal Implications

89. The purpose of this report is largely to provide an overview of the current and proposed projects that form part of the wider regeneration of the Cardiff Bay area, which are for noting. Specific legal advice on implications arising from these projects is expected to be provided in further reports as those issues arise during the development of those projects.
90. This report does require a decision with regard to approving the Evaluation Criteria at **Confidential Appendix 8** and to delegate all aspects of the procurement to the Director for Economic Development. Legal Services has not specifically advised on this matter to date [but legal advice has/is been sought externally]. It is noted that all aspects of the procurement save for the contract award (subject to approval of the full business case) is to be delegated further and it expected that the matter will comply with the Council's Contract Procedure Rules and all aspects of procurement law.
91. In connection with the International Sports Village, the decision requires approval of the existing masterplan and regard should be given to the matters contained in the updated plan at **Appendix 3** and the responses to the consultation report at **Appendix 13**. Any property transactions arising from the proposed masterplan will require further decisions and should comply with the Council's Acquisition and Disposal of Land Procedure Rules.

Equalities & Welsh Language

92. In considering this matter the decision maker must have regard to the Council's duties under the Equality Act 2010 (including specific Welsh public sector duties). Pursuant to these legal duties Councils must, in making decisions, have due regard to the need to (1) eliminate unlawful discrimination, (2) advance equality of opportunity and (3) foster good relations on the basis of protected characteristics. Protected characteristics are: (a). Age,(b) Gender reassignment(c) Sex (d) Race – including ethnic or national origin, colour or nationality, (e) Disability, (f) Pregnancy and maternity, (g) Marriage and civil partnership, (h)Sexual orientation (i)Religion or belief –including lack of belief.
93. When taking strategic decisions, the Council also has a statutory duty to have due regard to the need to reduce inequalities of outcome resulting from socio-economic disadvantage ('the Socio-Economic Duty' imposed under section 1 of the Equality Act 2010). In considering this, the Council must take into account the statutory guidance issued by the Welsh Ministers ([WG42004 A More Equal Wales The Socio-economic Duty Equality Act 2010 \(gov.wales\)](#)) and must be able to demonstrate how it has discharged its duty.
94. An Equalities Impact Assessment aims to identify the equalities implications of the proposed decision, including inequalities arising from socio-economic disadvantage, and due regard should be given to the outcomes of a Equalities Impact Assessment.
95. The decision maker should be mindful of the Welsh Language (Wales) Measure 2011 and the Welsh Language Standards.

The Well-being of Future Generations (Wales) Act 2015

96. The Well-Being of Future Generations (Wales) Act 2015 ('the Act') places a 'well-being duty' on public bodies aimed at achieving 7 national well-being goals for Wales - a Wales that is prosperous, resilient, healthier, more equal, has cohesive communities, a vibrant culture and thriving Welsh language, and is globally responsible. In discharging its duties under the Act, the Council has set and published well being objectives designed to maximise its contribution to achieving the national well being goals. The wellbeing objectives are set out in Cardiff's Corporate Plan 2020 -23.
97. When exercising its functions, the Council is required to take all reasonable steps to meet its wellbeing objectives. This means that the decision makers should consider how the proposed decision will contribute towards meeting the wellbeing objectives and must be satisfied that all reasonable steps have been taken to meet those objectives.
98. The wellbeing duty also requires the Council to act in accordance with a 'sustainable development principle'. This principle requires the Council to act in a way which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. Put simply, this means that Council decision makers must take account of the impact of their decisions on people living their lives in Wales in the future. In doing so, the Council must:

- Look to the long term
 - Focus on prevention by understanding the root causes of problems
 - Deliver an integrated approach to achieving the 7 national well-being goals
 - Work in collaboration with others to find shared sustainable solutions
 - Involve people from all sections of the community in the decisions which affect them
99. The decision maker must be satisfied that the proposed decision accords with the principles above; and due regard must be given to the Statutory Guidance issued by the Welsh Ministers, which is accessible online using the link below:
<http://gov.wales/topics/people-and-communities/people/future-generations-act/statutory-guidance/?lang=en>

Property Implications

100. The Cardiff Bay Regeneration Overview Report provides an update on the current and proposed projects that form part of the wider regeneration of the Cardiff Bay area. The Strategic Estates team continues to provide specific property advice on implications, valuations and transactions arising from the delivery of these projects, including the new Indoor Arena, the Atlantic Wharf Regeneration scheme and the International Sports Village. For example, the team is presently working closely with the Major Projects team on the proposed acquisition of development land and assets from Greenbank Partnership.
101. The Strategic Estates team also provide significant resource towards the on-going management of certain property and land acquired by the Council in the delivery of development in and around Cardiff Bay, such as the Red Dragon Centre and Toys R Us building. Therefore, as projects develop, the level of resource required for the team to provide appropriate support in this area should be continually reviewed, as well any budget implications for the Strategic Estate Department.
102. There are no further specific property implications to be reported at this stage, in respect of the Cardiff Bay Regeneration Overview Report. It should be noted that the Corporate Property Strategy 2021-26 (CPS) was approved at Cabinet in December 2021. The CPS sets out in detail on the Council's wider property strategy going forwards, including relevant targets over the next five years such as on carbon reduction, which may have a bearing how the individual project business cases are developed.
103. The Strategic Estates Department will continue to assist where necessary in supporting delivery of projects within the context of the Cardiff Bay Regeneration Overview Report. Any property transactions or valuations required to deliver any proposals should be done so in accordance with the Council's Asset Management process and in consultation with Strategic Estates and relevant service areas.

RECOMMENDATION

Cabinet is recommended to:

1. Note progress on the Indoor Arena project and other projects that support the Council's commitment to the regeneration of Cardiff Bay.
2. Approve the Evaluation criteria set out in **Confidential Appendix 8** and to delegate authority to the Director of Economic Development in consultation with the Cabinet Member for Investment and Development, the Section 151 Officer and the Legal Officer to deal with all other aspects of the procurement of the Multi-Storey Car Park development at Atlantic Wharf up to the final appointment of the contractor which is subject to the approval of the Full Business Case at a future Cabinet meeting.
3. Approve the updated masterplan for the International Sports Village attached at Appendix 12 and provide authority for the development of a Full Business Case for the combined cycling facilities, including submission of a planning application, as set out in this report.

SENIOR RESPONSIBLE OFFICER	Neil Hanratty Director of Economic Development

Appendices

- Appendix 1 - Atlantic Wharf Masterplan
- Appendix 2 - Arena Site Plan
- Appendix 3 - Atlantic Wharf Updated Masterplan
- Confidential Appendix 4 - Cardiff Live Proposal
- Confidential Appendix 5 - This is Wales/TICA Proposal
- Confidential Appendix 6 - WMC Proposal
- Confidential Appendix 7 - Family Attraction Proposal
- Confidential Appendix 8 - MSCP Procurement Evaluation Criteria
- Confidential Appendix 9 - Cardiff Bay Metro
- Appendix 10 - Transport Hub Proposal
- Confidential Appendix 11 - Lloyd George Avenue Study
- Appendix 12 - ISV Updated Masterplan
- Confidential Appendix 13 - Yacht Club / Cardiff Cruise Plans
- Appendix 14 - ISV Consultation Report
- Confidential Appendix 15 - ISV Operator Strategy Report
- Confidential Appendix 16 - Mermaid Quay Site Plan
- Confidential Appendix 17 - Graving Dock Proposal

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Atlantic Wharf Development

Masterplan

February 2022

For Discussion Purposes Only

XXXX-RIO-XX-XX-RP-A-060128



Proposed Illustrative Masterplan



Legend:

- A New Red Dragon Centre
- B This Is Wales
- C Mixed Use
- D Cardiff Story Museum
- E WMC Academy
- F MSCP
- H1 - H4 Residential Plots
- I Arena
- J 3* Hotel (Travelodge)
- K1 4* Signature Hotel
- K2 Hotel
- K3 Apart Hotel
- L Contemporary Art Museum
- M Commercial Office
- Hybrid application boundary

Aerial Overview



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Arena & Event Square



Gateway

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Commercial Office & Event Square

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Document Verification

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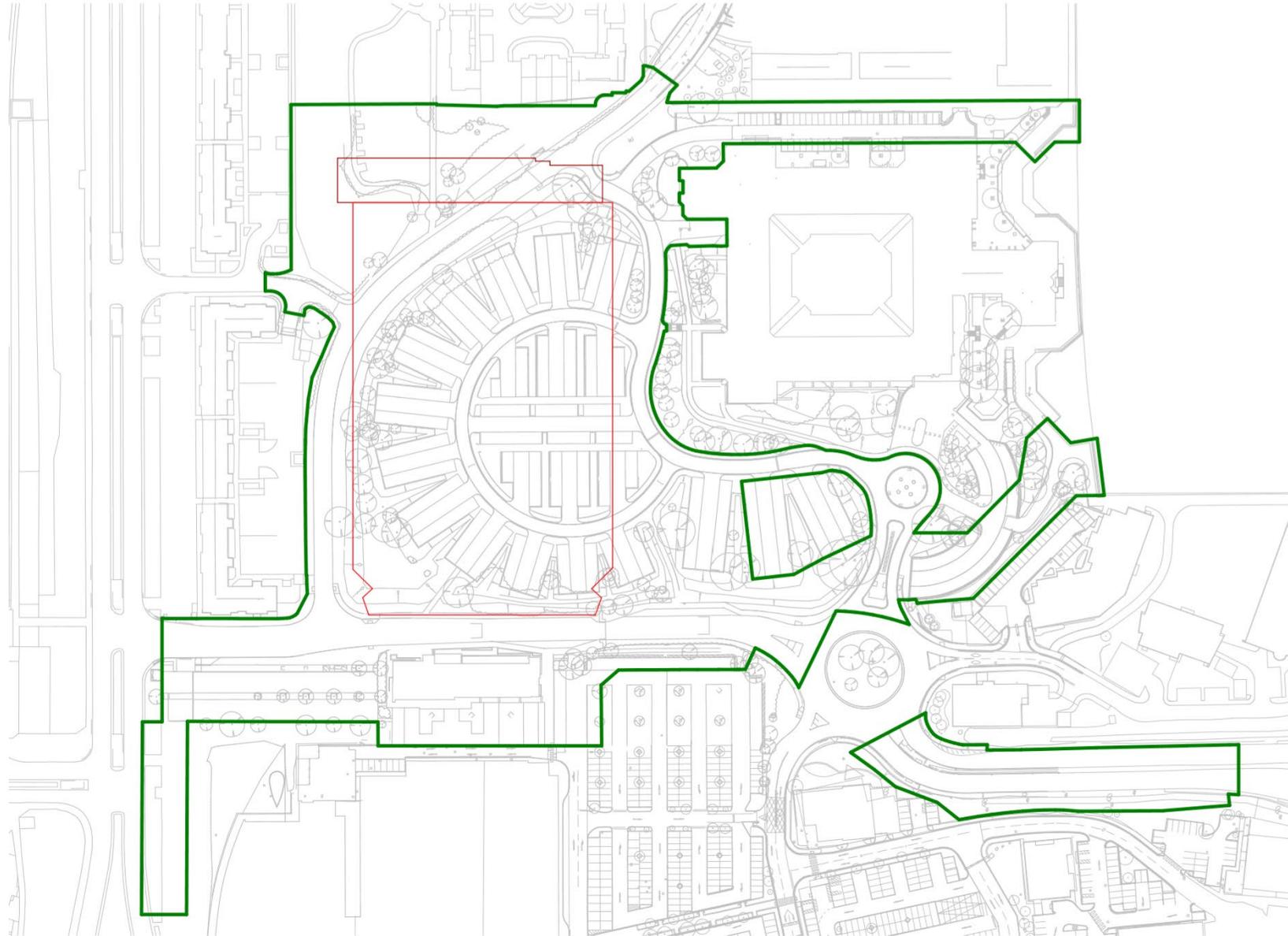
Cardiff Arena, Butetown, Cardiff Bay Plans & Boundaries

Appendix 2

Page 137



Arena, Hotel & Construction Boundaries



Project
Cardiff Arena

Prepared For
Robertson Property Ltd.



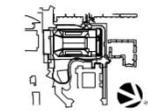
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Asup
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London W1T 4BZ

KEY
CONSTRUCTION BOUNDARY
ARENA BOUNDARY
HOTEL BOUNDARY

Site Plan



Project Information
Project Name: Cardiff Arena
Project Location: Cardiff, Wales
Project Status: Approved

Scale: 1:500
Date: 20/08/2010

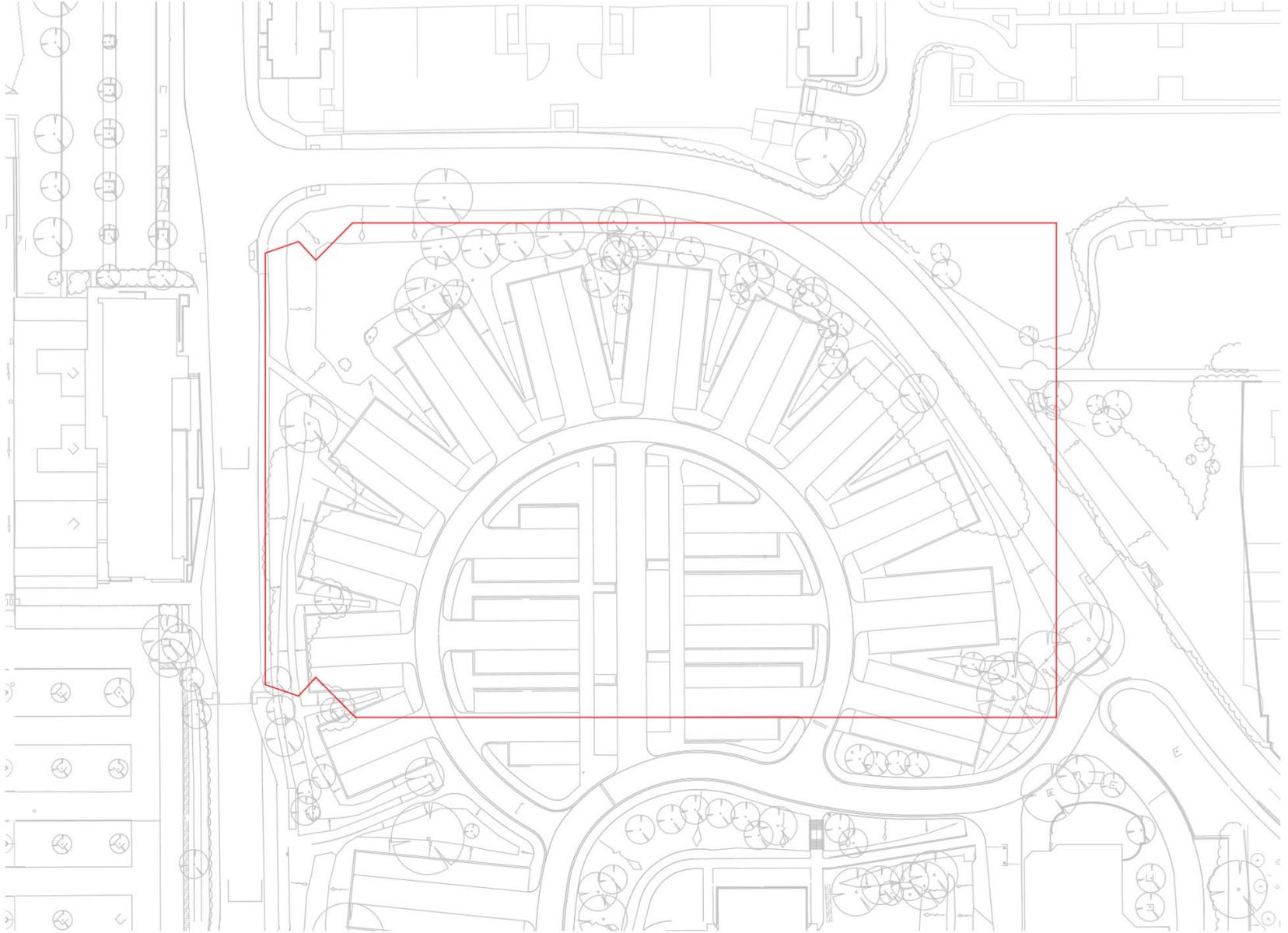
Rev	Description	Date
1	Issue for Approval	20/08/2010

Drawn by: ASU
Checked by: MK

Scale: 1:500
Project No: 20/08/2010

Site and Arena Demise

Arena Title Boundary Plan



Project
Cardiff Arena
Prepared For
Robertson Property Ltd.



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Scale: 1:1000
Date: 20/08/20
Author: ARV
Checked: MK
Approved: MK
Date: 20/08/20

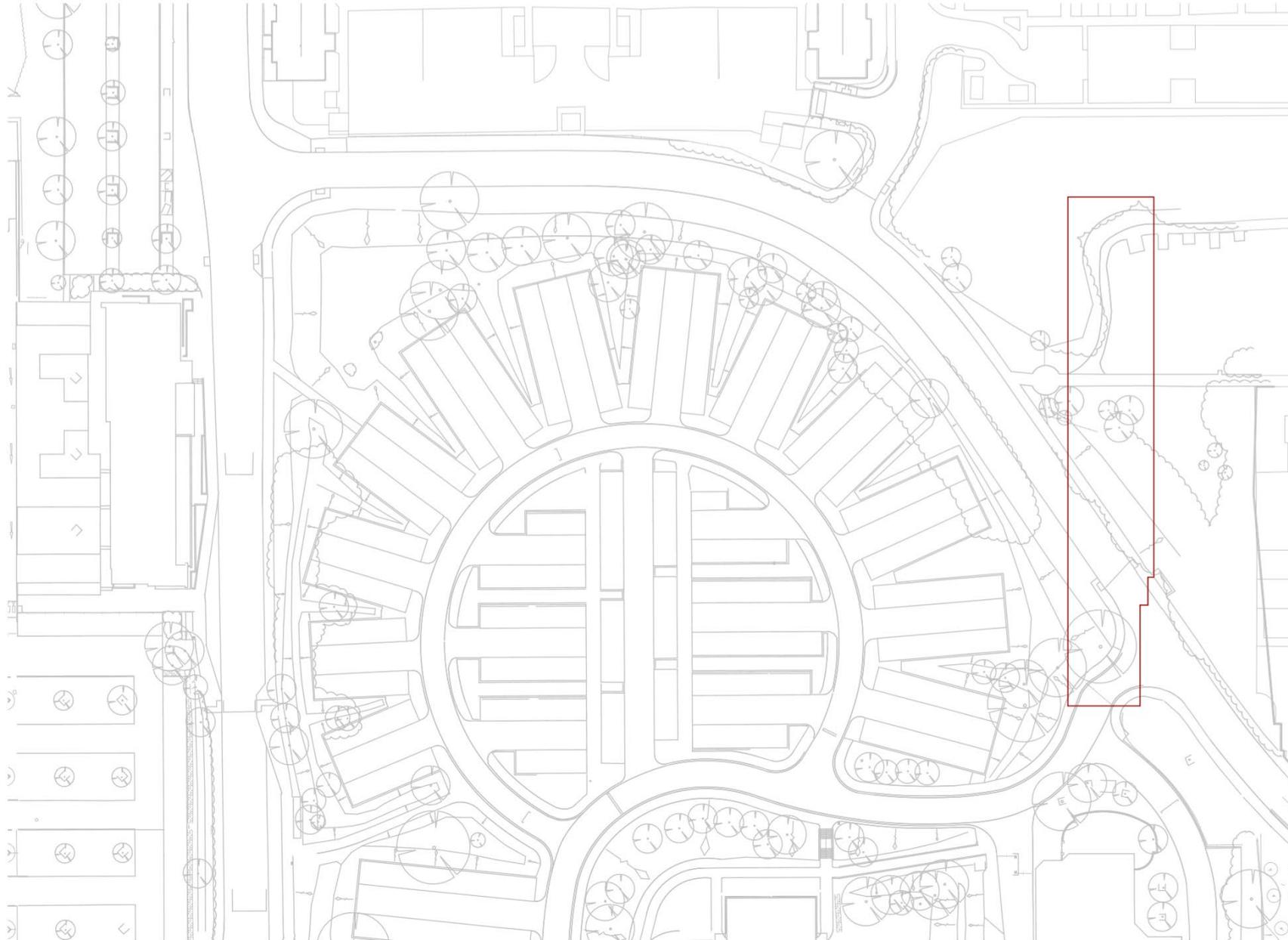


Rev	Description	Date
01	Issue for Information	20/08/20
02	Issue for Information	20/08/20
03	Issue for Information	20/08/20
04	Issue for Information	20/08/20
05	Issue for Information	20/08/20
06	Issue for Information	20/08/20
07	Issue for Information	20/08/20
08	Issue for Information	20/08/20
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14	Issue for Information	20/08/20
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16	Issue for Information	20/08/20
17	Issue for Information	20/08/20
18	Issue for Information	20/08/20
19	Issue for Information	20/08/20
20	Issue for Information	20/08/20

Drawn by: ARV
Approved by: MK
Date: 20/08/20

ARENA PROPERTY

Hotel Title Plan



Project
Cardiff Arena

Prepared For
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11/2016/01/01

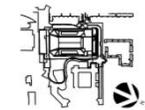
As per

6-13 Kings St, Broomfield,
London W11 4AB

REF

DEVELOPER - HOTEL

Key Plan



This key plan is intended to provide a general overview of the site and its location within the surrounding area. It is not intended to be used as a legal document and should not be relied upon for any legal or financial purposes.

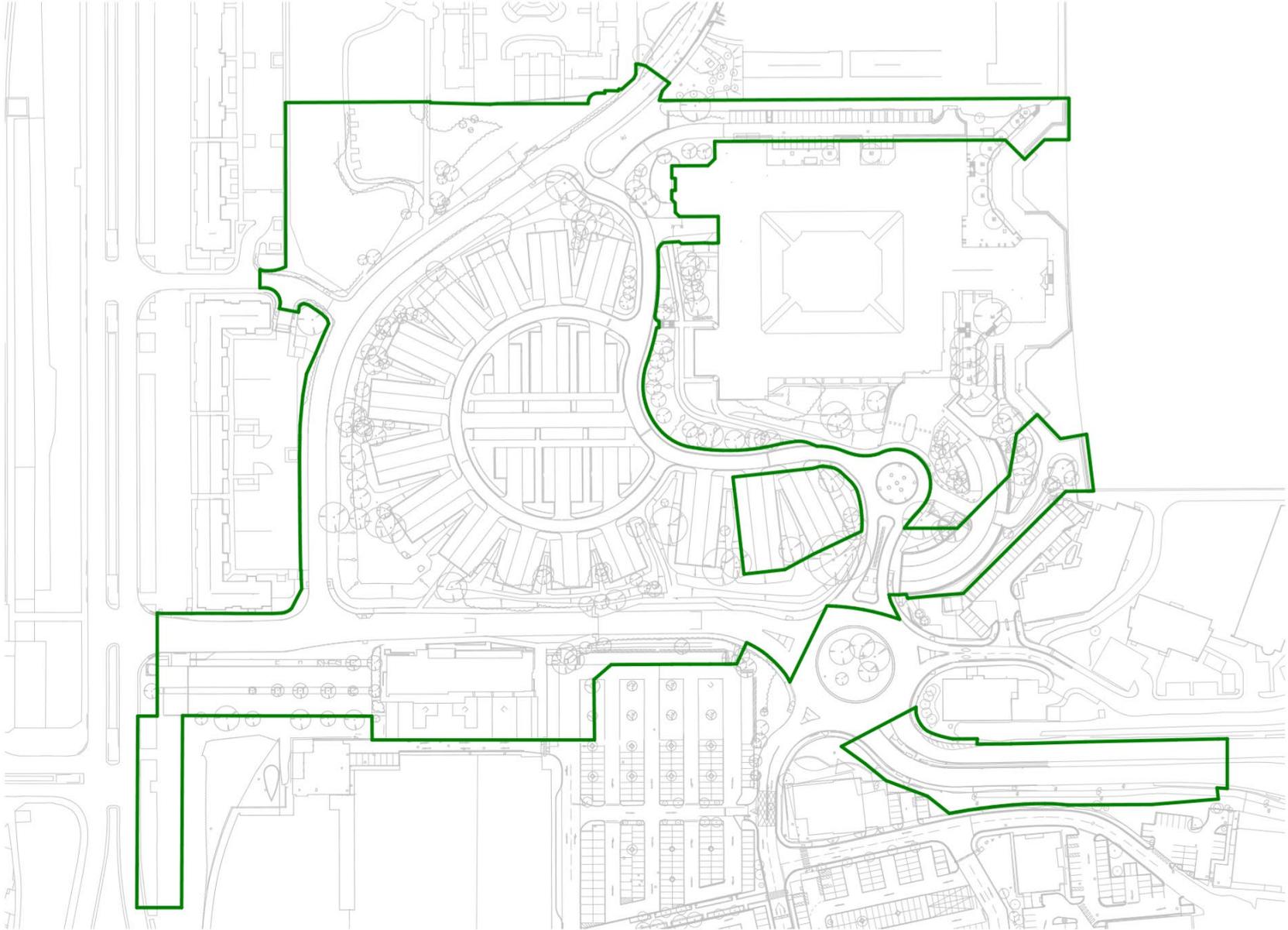
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01	Issue for Information	11/2016/01/01

Drawn by: ANV Reviewed by: FB
Approved by: MK Issue Date: 11/2016
Project No: 20.23193.00
Sheet No:

HOTEL PROPERTY

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CAH-HCK-XX-ZZ-DR-A-XX-0015
Information P02

Construction Boundary Plan



Project
Cardiff Arena

Prepared For
Robertson Property Ltd.



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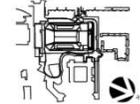
All dimensions & material sizes, unless stated, are in accordance with BS 8100:2011

As per

BS 1193:2012, BS 8100:2011,
London W1T 4EQ

KEY:	
	CONSTRUCTION BOUNDARY
	SITE BOUNDARY

See Plan



Scale of construction site boundary plan
Scale of site boundary plan
Scale of site boundary plan

Rev: Description Date
01: Initial Issue 01/10/2010
02: Revised Plan 01/10/2010

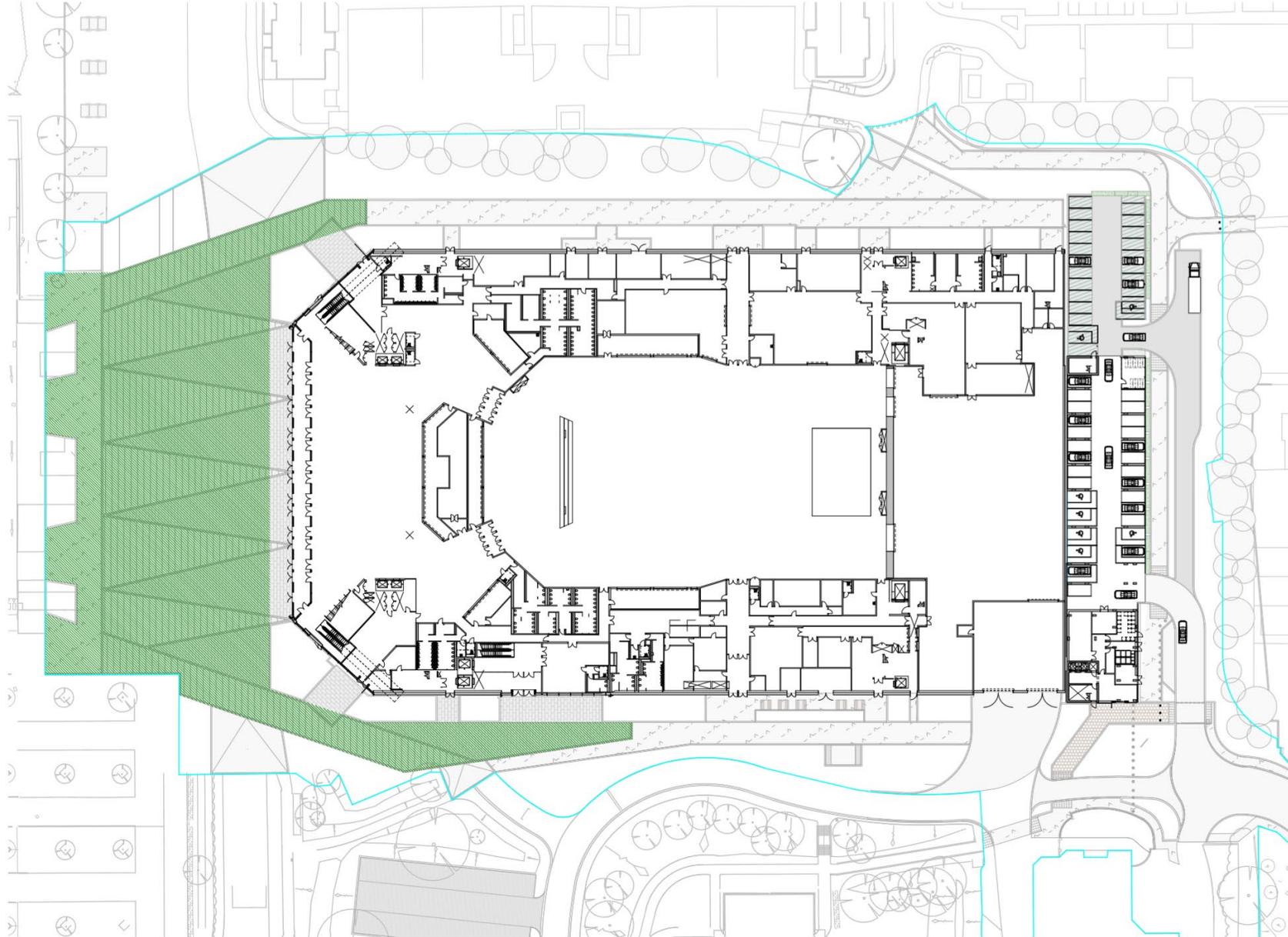
Drawn by	Checked by	Reviewed by
AKK	SKK	FE

Project No: 20.0005.00
Scale: 1:500

CONSTRUCTION SITE
BOUNDARY PLAN
(EXISTING CONTEXT)

Robertson Property Ltd. 2010

Maintenance Area Plan



Project
Cardiff Arena

Prepared For
Robertson Property Ltd.



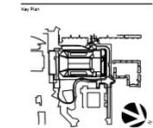
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Project Name

Area

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Rev. Description Date

1.00 Initial Issue 20.03.2010

2.00 Update 20.03.2010

3.00 Update 20.03.2010

4.00 Update 20.03.2010

5.00 Update 20.03.2010

6.00 Update 20.03.2010

7.00 Update 20.03.2010

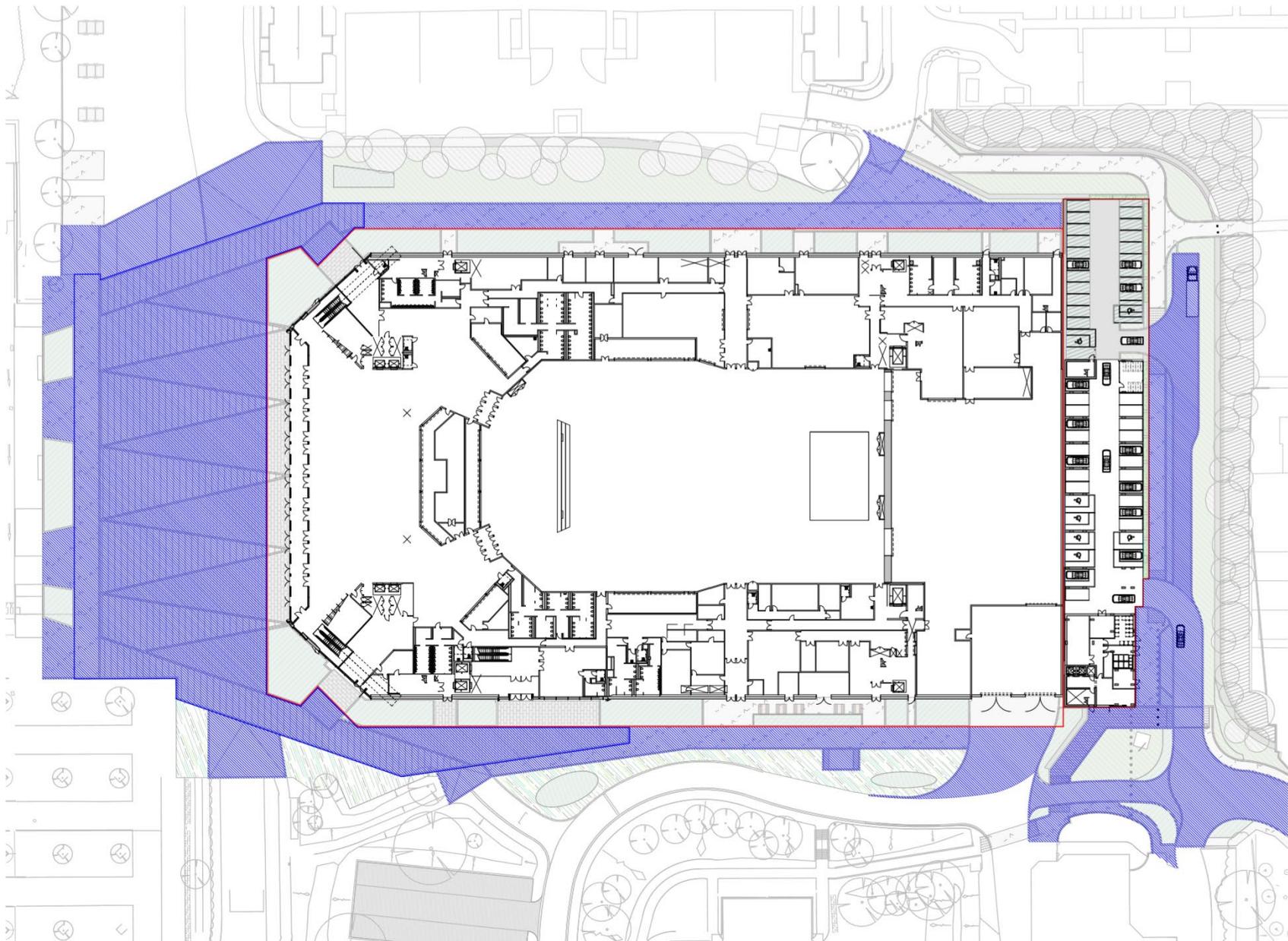
Drawn by: AGJ
Checked by: BK
Project No.: 20.03.03.00

Reviewed by: FS
Scale: 1:200

MAINTENANCE AREA PLAN

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CAH-HOK-XX-ZZ-DR-A-XX-0005
Issue Information Revision P02

Access Rights Plan

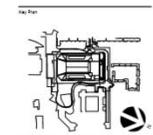


Project
Cardiff Arena
Prepared For
Robertson Property Ltd.



1:100
8-15 March St, Westminster,
London W1T 4EZ

KEY:
- DEVELP. AREA
- DEVELP. HOTEL
- ARENA & HOTEL ACCESS RIGHTS



No.	Description	Size
1	ARENA FLOOR	11,000 SQM
2	ARENA FLOOR (11,000 SQM)	11,000 SQM
3	ARENA FLOOR (11,000 SQM)	11,000 SQM
4	ARENA FLOOR (11,000 SQM)	11,000 SQM

Drawn by: ANJ
Checked by: MK
Project No: 20-20023-00
Date/Rev: /
Revision: /

Access Plan
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Drawing Code: CAH-HOK-XX-ZZ-DR-A-XX-0004

The End

Page 146



Atlantic Wharf Regeneration – Red Dragon Centre Outline Business Case – Interim Report v.0.3 DRAFT

Cardiff City Council

Atlantic Wharf
Cardiff
CF10 4UW

February 2022

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Confidential & Commercially Sensitive

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3 2021 PROGRESS SUMMARY	6
4 PROPOSED SCOPE CHANGES	8
5 NEXT STEPS	13

Attachments

APPENDIX A : Rio - Atlantic Wharf Development RDC2 Update & Masterplan Phasing

Quality Standards Control

The signatories below verify that this document has been prepared in accordance with our quality control requirements. These procedures do not affect the content and views expressed by the originator.

This document must only be treated as a draft unless it has been signed by the originators and approved by a Business or Associate Director.

DATE	ORIGINATORS	APPROVED
18 February 2022		

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Confidentiality and Commercial Sensitivity

Due to the potential impact on on-going commercial discussions and future procurement decisions, the report is confidential and commercially sensitive.

1 EXECUTIVE SUMMARY

This report provides a short update on the Red Dragon Centre Outline Business Case (OBC). Commissioned in early 2021, the programme for completion of the work is proposed to be extended to June/July 2022 in order to carry out further technical work and complete commercial discussions with existing tenants. The additional time will also allow the business case to incorporate the outcome of the forthcoming outline planning application decision and to consider the response to the outcome of the soft market testing carried out in Autumn 2021 with the legal team on the right deal structure for the project's delivery.

DRAFT

2 INSTRUCTIONS

Brief

GL Hearn have been asked to prepare an Outline Business Case (OBC) for Cardiff City Council examining investment and development options for the Red Dragon Centre at Atlantic Wharf in Cardiff Bay.

GLH have been supported in this by the Council team and their advisers, specifically:

- Rio Architects – Atlantic Wharf Development RDC2 Update & Masterplan Phasing (*Attached*)
- Avison Young / Cushman & Wakefield - Agency

The brief requires us to consider

- Cardiff Council Investment case for the Red Dragon Centre.
- Regeneration impact of the Red Dragon Centre on the wider surroundings.

The Red Dragon Centre is a component of the emerging Atlantic Wharf Masterplan. The Council are already delivering the wider vision which begins with the construction of a new indoor Arena. Relocation of the RDC Travelodge Hotel and construction of a new multi-storey car park on the RDC surface car park, mean changes are already approved in principle for this asset. The value of further investment is now considered to ensure any future investment can be demonstrated as Value for Money.

3 2021 PROGRESS SUMMARY

Work to prepare a business case for the Red Dragon Centre has been on-going throughout 2021.

The work has examined the design layout for the masterplan on the RDC site, sought to align the proposals with the emerging Arena and MSCP plans and consider the potential commercial structures to deliver the scheme.

During the year, the work has required collaboration with the team progressing other parts of the project. In particular the Arena team bringing forward the outline planning application and the agency team who have engaged with the market to gauge interest in the proposals. We summarise the outcome of these workstreams below.

Outline Planning Application

The Arena operators are required to prepare and submit an outline planning application covering the wider masterplan prior to its construction. This is necessary to ensure the Arena can come forward in a holistic fashion with clear parameters for adjacent development of buildings and as importantly site clearance, remediation and infrastructure provision. The application has a number of key objectives which are equally applicable to the future of the Red Dragon Centre and required work between the team to align the plans.

These key objectives are;

- Protect and improve investment in Red Dragon Centre.
- Improved links to Cardiff Bay from a visitor attractions experience
- More efficient use of land
- Energy Strategy
- Cardiff One Planet - carbon neutral by 2030
- Improved Transport links
- Distinctive, attractive, flexible and vibrant use of space
- Connect the City to the Bay

Of particular importance, is ensuring the plans for the RDC support delivery of the Arena.

Soft-Market Testing

In September 2021 the Council commenced a soft-market testing exercise to ascertain views of the development market on the emerging proposals for RDC 2. Previous work had envisaged the scheme could come forward as a partnership opportunity requiring a procurement competition. This exercise sought to investigate if a land deal structure could work and accelerate delivery.

The Council's agents, Cushman & Wakefield / Avison Young have engaged with the market and held detailed meetings with interested parties.

Summary of Key Feedback

The market broadly approved the mix and quantum of uses, however developers noted the following:

- Different views on the potential uses that could best sit above the RDC. These included;
 - 4* Hotel
 - Apart-Hotel
 - Private Rented Sector (PRS) accommodation
- The quantity of the above uses differed according to views on likely operating models and their specific requirements
- Opportunity to re-develop in two parts, the first comprising the RDC2 leisure/retail accommodation and the second a standalone PRS/Residential opportunity.
- Office accommodation for plot M was deemed possible with Council support either from an occupier tenancy or an income strip. The plots alternative use as a residential led product was verified.

Deal Structure

Whilst offers were received, the quality of the offers varied greatly and was not sufficient to convince the Council to continue to explore them at the current time.

Generally, proposals favoured taking forward the RDC project on the basis of a proposed Council commitment to underwriting the commercial elements of the RDC2 scheme. The market indicated the following ranges:

- RDC2 Land value £1 - £1m (Council receive)
- RDC2 Investment Value (commercial elements only) £40-64m (Council acquire)

Developers were seeking to structure the deal on a Cost-Plus basis, with a profit margin for the developer added to the build cost. Generally, a profit margin of 10-12.5% of build cost was suggested. This would seem high for a scheme with a pre-let but likely reflects some of the uncertainty given the stage of the projects design and tenant engagement, as well as current market conditions where cost inflation is proving difficult to forecast at the current time due to supply chain disruption from Covid-19.

4 PROPOSED SCOPE CHANGES

Rationale for change

In our view the work above has verified that the scheme is not yet ready to be delivered. The Council currently has a number of on-going workstreams which it would be sensible to complete before re-engaging the market.

Throughout the process to finalise the Arena design and engagement with the market, it became apparent that the Masterplan would require a series of changes to optimise the viability and delivery of the RDC2 scheme and the wider masterplan. It is proposed to carry out further work on a number of key elements to reflect this.

Set out below are a series of elements from the masterplan work which were either underway separately or have emerged as a result of work carried out in 2021. It is now proposed to incorporate them into this OBC to give a comprehensive analysis of the wider impacts of the proposed RDC 2.

Proposed projects

refer to attached [Atlantic Wharf Development RDC2 Update & Masterplan Phasing](#)

Plot A – RDC2

Plot A is designated for the new RDC2. This would re-house those tenants who wish to move from the existing RDC into new accommodation and introduce new uses, including some form of residential product.

Throughout 2021 the Council continued to engage with tenants on their future space requirements. Tenants were more focussed on short term survival and their existing tenancies and rent/service charge holidays rather than commitments beyond their existing leases.

The re-opening of the economy should allow final discussions on whether tenants wish to stay and how much space they require in the future. At the current time, we think some requirements have changed, particularly the Odeon Cinema, which is an anchor tenant. We are therefore proposing to allow more time to discuss this and to test an option which removes the cinema also. This has a number of benefits, including reducing car parking demand on the MSCP on Arena Concert nights, creating room for alternative uses, potentially more Food and Beveridge space at ground floor and some form of residential product on upper floors. Cinema space

is difficult to adapt and should only be built if an operator is willing to sign up for a sensible lease term. If not, then other options are likely to provide greater ability to adapt in the future which could be helpful.

Many of the tenants have engaged positively and have reached the Heads of Terms stage. Further work will develop this to ensure the programme, construction and fit-out cost responsibilities are clear. It will also deal with management issues, especially during construction where issues such as car parking require further detailed work.

Finally, the Soft testing has suggested splitting the parcel into two constituent buildings may be a more economical way of bringing the scheme forward. This will be tested further.

Public Square

The design of the events square is fundamental to the successful outcome of the AWD Site masterplan. At the heart of the development, the square is envisaged to link into the Arena Plaza to the Bay waterfront. This events space is a key masterplan feature with links to Arena fire safety, security planning, public realm and movement plans as well as the commercial desirability of the new leisure facilities.

In design terms, understanding the extent of the physical square at approximately 80m x 80m, together with the extended edge spaces beyond, hard and soft landscaping, servicing, the spatial design, and lighting of the interfaces between the square and buildings on the remaining three sides, is critical to shaping a coordinated brief and to procuring a successful outcome.

It has taken time to develop the wider application detail to confirm a number of the elements informing the squares purpose. Further work is now required to properly cost what will need to be a high-quality public space that can adapt to deliver the aspiration of extending the Cardiff Bay visitor destination. This is likely to look at options to produce a design which can be funded from receipts elsewhere within the masterplan (self-funding) or whether additional public sector investment from the Council is required.

Lloyd George Avenue Public Realm

The Masterplan has always envisaged transformational change for Lloyd George Avenue, driven by the need to enable the proposed new Metro link. Further work has also identified the need for this element of the plans to deliver public realm improvements alongside the Arena, to ensure this is delivered in an acceptable format. This creates links between this element and further delivery of the Red Dragon Centre project, notably the requirement for a site wide drainage strategy which will incorporate works on the RDC site.

Further detailed design work will be essential to finalise the identified strategy and programme the technical dependencies to inform the business case during the coming months. Though not limited to the following, it will encompass constraints mapping, landscaping/public realm, ecology, engineering, and transport engagement.

Further work is required to understand how this can be delivered with/without impacting the current Red Dragon Centre so we understand the programming of activity and cashflow impact of having to carry out more extensive activity here, earlier than was understood at the outset.

Pedestrian Bridge

As part of the evolving hybrid masterplan, the proposed pedestrian bridge spanning the A4232 connecting to the proposed Transport Hub is critical to the management and safety of pedestrian movement and accessibility to the site, both at peak times, with increased footfall to the 17,000 capacity Arena events and also to align with the Cardiff City wide transport strategy.

While the Transport Hub is being developed separately by TFW, the wider transport accessibility impact to and from the site is fundamental to a success masterplan. □

Further detailed design work is required to finalise the cost proposals for the bridge. These cannot be completed until the MSCP design reaches the Stage 2 stage and the RDC plot designs are finalised. This is due to likely changes in its alignment which will change the engineering inputs. We are currently carrying out further site surveys, which may impact the positioning of the MSCP. This in turn impacts the bridge and some infrastructure diversions which may then impact the proposed RDC2 development plot. Additional time will allow us to complete this and ensure the proposals align and can be delivered.

Plots B & C

As per Plot A, more information is now available on potential uses for plots B&C. The changes to the design elsewhere will change their shape. Likewise, the volume of the buildings must reflect the surroundings to create the appropriate cityscape. We are therefore proposing to re-examine an alternative design. This will require an update on the cost and revenue assumptions made for the parcel.

It is likely these plots will remain disposal opportunities, with receipts generated being used to fund the costs of works required by the Council. Ensuring these opportunities are maximised is therefore critical to the viability of the wider proposals.

Energy Masterplan

The COP26 conference in Glasgow in Autumn 2021 has given further emphasis to the importance of ensuring new development meets net zero carbon policy commitments from national government as well as the council's own policy positions. The proposed Sonas energy strategy for the AWD Masterplan sets out a high-level benchmark operational climate neutral position target by 2030 in accordance with Cardiff Council's aspirations set out in the Cardiff One Planet document.

The Energy Strategy submitted in support of the Hybrid planning application offers three options for the emerging masterplan. To meet carbon reduction targets, further detailed development proposals aligned to the emerging masterplan will be required for each element of the development. This is an essential piece of work involving a clear delivery route map and understanding of the optimum energy strategy, enabling infrastructure investment required, accompanied by associated costs and financial modelling to feed into the business case. Additional time is being allowed to incorporate this into the business case as it was outside the original scope of the work.

Cultural Quarter Plans

Whilst excluded from the RDC business case, the RDC options will impact the cultural quarter. This is because some elements of the design are shared e.g. servicing space is shared between the two elements.

The Cultural quarter remains aspirational at this stage and is dependent on potential occupiers making the commitment to come and being able to fund construction. Central to this is the WMC, whose aspiration to expand would draw other occupiers. The WMC are due to decide on whether to continue to progress this

project in early 2022. It is therefore proposed to incorporate the outcome of the decision and then determine if wider design changes should be made to account for potential alterations in the scheme on the RDC site.

Commercial Consideration

In addition to the further technical work highlighted above to 'de-risk' the scheme it would be beneficial to know the outcome on the future of County Hall before a final commitment on the RDC2 is made. The Atlantic Wharf Strategic Case proposed receipts from the release of County Hall could be used to off-set the costs of the RDC redevelopment. Work undertaken so far confirms this position and this is a key part of the councils funding strategy for the future of the RDC2.

The position with tenants remains a key risk in taking the scheme forward, hence allowing additional time to progress these as far as possible. This is the only issue which the council cannot resolve itself and is therefore dependent on third parties. The Council cannot 'force' tenants to commit to a position. It must also recognise they have leases which will run for another 10 years and that it is yet to determine its preferred course of action for the RDC.

The Council will need to determine how and by when to seek agreement in principle to a particular course and how agreements will be completed within it's chosen delivery strategy. However, to counter the potential stalemate with tenants, the Council should continue to prepare two versions of the scheme, with and without un-committed tenants. We understand this issue is mainly on the future of the Odeon which is encouraging. Demonstrating the scheme is deliverable regardless of their position will be very helpful in order to accelerate discussions.

5 NEXT STEPS

Alignment with existing current programme activity

Completion of the following steps will help to ensure the OBC is more robust. These are

Activity	Completion Date
RDC Soft-market Testing	December 2021
Determination of Hybrid Planning application	Q1 2022
Completion of Energy Masterplan	Q2 2022
Decision on future of County Hall	2022

In addition to this, we would seek to widen the scope of the RDC project to incorporate the Civic Square, Lloyd George Avenue, Pedestrian Bridge, Cultural Quarter, Potential Disposals and Energy Strategy.

The determination of the planning application would be an appropriate milestone to update the programme level strategic case. This will then help clarify an affordability envelope for the Council, given existing commitments. Final more detailed design work and discussions with Tenants can then be carried out to finalise the OBC.

Workstreams

The key milestones for the project remain:-



To complete the OBC we would focus on the following next steps

1. Finalise Planning & Design objectives.

- Confirm the Hybrid Planning application decision and alignment to future RDC plan
- Develop the strategic case for the civic square and incorporate into this RDC Business Case

- Develop an alternative Masterplan to cover option 2 (RDC remains in situ)
- Complete the Energy Masterplan and alongside emerging statutory guidance, incorporate into a clarified Council Zero Carbon position for this project.
- Identify infrastructure, phasing and dependencies to underpin masterplan options.

2. Draw tenant negotiations to a position that determines those who wish to remain at the RDC.

- Work should focus on the Odeon position, given their Anchor status and that an agreed position on the future is not known.

The Council will;

- Complete Option 3B (RDC2 without Odeon) to determine if this is acceptable and whether the Council requires Odeon to remain. Consider alternative uses, focussing on those proposed by the soft-test exercise.
- If Option 3B works, then Odeon to be given a deadline to make a written expression of interest in remaining, with commercial principles for a lease set out
- Consider current use mix and likely alternatives given current marginal viability of the leisure concept, confirmed by the recent soft-test exercise.

3. Develop new delivery strategy focussed on self-delivery by the council and the sale of serviced development plots to developers.

The Council have received advice from Bevan Brittan on the parameters for using a number of delivery routes for the scheme. Informed by the recent soft-testing outcome, we propose to examine in further detail options to deliver most of the RDC2 by self-delivery. This would require the Council to fund works, using Design & Build Contracts for the RDC2, Bridge and LGA improvements. The sale of plots B and C would help fund the work, with wider funds required from the Council, potentially from other receipts generated elsewhere on the masterplan. Further work on the Energy Masterplan and cultural quarter will be determined once these have progressed further. The Energy works are likely to require spreading across the masterplan to help the funding profile and align with delivery considerations.

- The Procurement Strategy should clarify:
 - Council objectives
 - Financial
 - Socio-economic
 - environmental
- Preferred commercial structure
 - Council funding position

- Council risk appetite

- Scope for variations to the current masterplan
- Further Soft testing may be required
- Summary:-

Council to procure delivery of new RDC 2 (Plot A)

Council to procure Demolish in part or full of existing RDC for delivery of event square.

Council to procure delivery of new footbridge connecting Atlantic Wharf and Transport Hub.

Council to procure delivery of phase 1 of LGA delivering green infrastructure and interface with new metro stations.

Council to dispose of residual of development plots inclusive of consideration of County Hall.

4. Affirm the RDC OBC alignment with revised strategic case. This should align the financial position with the other Atlantic Wharf projects:-

- Arena (in pre-construction delivery stages)
- MSCP (Currently at FBC stage)
- County Hall (Council to determine the position)
- Cultural Quarter (in early stages of development with third parties)

Once the above work is carried out, the OBC can be completed and present a clearer understanding of the financial risks and benefits with taking forward redevelopment of the RDC.

5. Summary of work schedule to be completed by June 2022 to present completed OBC:-

- RDC 2 - complete tenant engagement to determine requirements, specification and secure heads of terms.
- Square/RDC Demolition - Arups to complete design report for Capita to define costs. Options to be defined for future of Odeon within new RDC or remaining in current location considering medium-long term options.
- Footbridge - Arups to complete design report for Capita to define costs.
- LGA (Phase 1) - Arups to provide design and cost report to include within OBC report.
- Energy Strategy - Sonas to complete energy masterplan to include within development strategy and OBC report.
- Council to review and provide opinion on future of County Hall against planning, energy and financial position of wider Atlantic Wharf. This will be a key requirement with regards the commercial outcome of the

RDC project and ability to deliver energy strategy and a number of planning obligations linked to delivery of new Arena.

- Hydroponics – Bic-Innovation to complete feasibility requirements for Capita to produce cost report to include within OBC.

Once the above work is carried out, the OBC can be completed and present a clearer understanding of the financial risks and benefits with taking forward redevelopment of the RDC.

DRAFT

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GL Hearn understands and acknowledges the Authority’s legal obligations and responsibilities under the Freedom of Information Act 2000 (the “Act”) and fully appreciates that the Authority may be required under the terms of the Act to disclose any information which it holds. GL Hearn maintains that the report contains commercially sensitive information that could be prejudicial to the commercial interests of the parties. On this basis GL Hearn believes that the report should attract exemption from disclosure, at least in the first instance, under Sections 41 and/or 43 of the Act. GL Hearn accepts that the damage which it would suffer in the event of disclosure of certain of the confidential information would, to some extent, reduce with the passage of time and therefore proposes that any disclosure (pursuant to the Act) of the confidential information contained in the report should be restricted until after the expiry of 24 months from the date of the report.

APPENDIX A : Rio - Atlantic Wharf Development RDC2 Update & Masterplan Phasing

DRAFT

Atlantic Wharf Development

RDC2 Update & Masterplan Phasing

February 2022

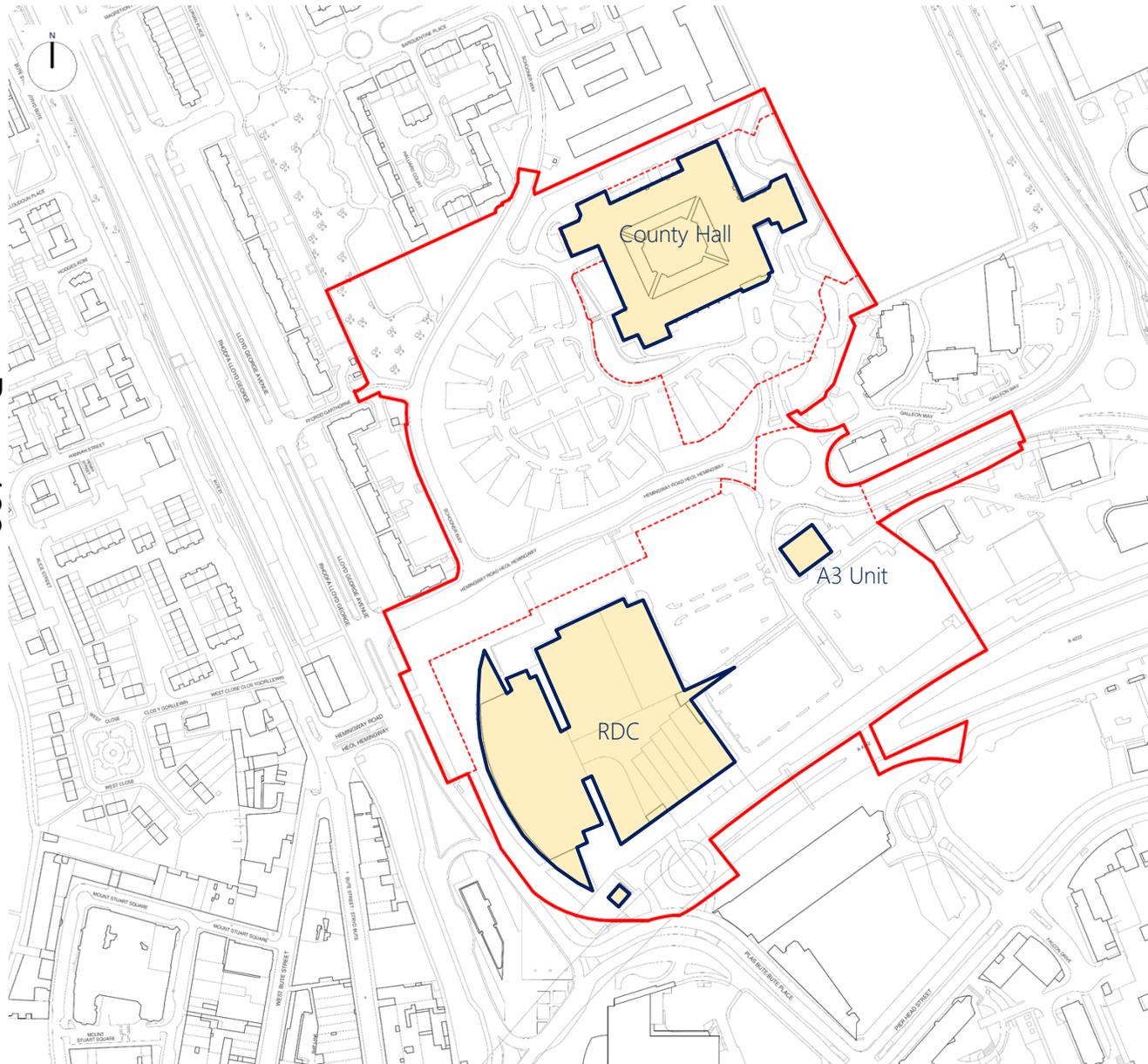
DRAFT - For Discussion Purposes Only

0371-RIO-XX-XX-RP-A-060129



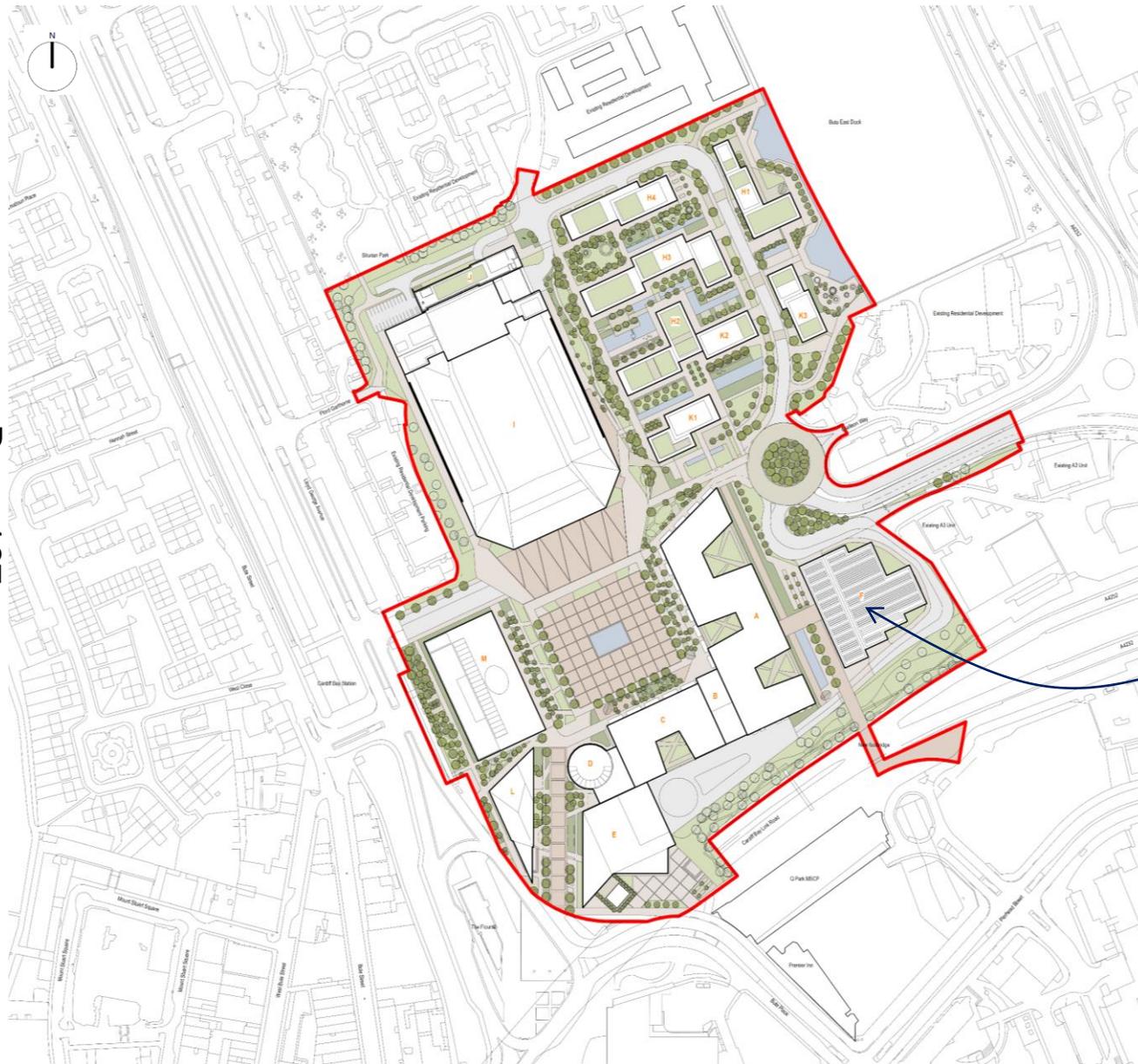
Red Line Boundary – OS Map

Page 166



- - - Detailed Planning Application
- Hybrid Planning Application

Proposed Illustrative Masterplan – submitted for planning 2021



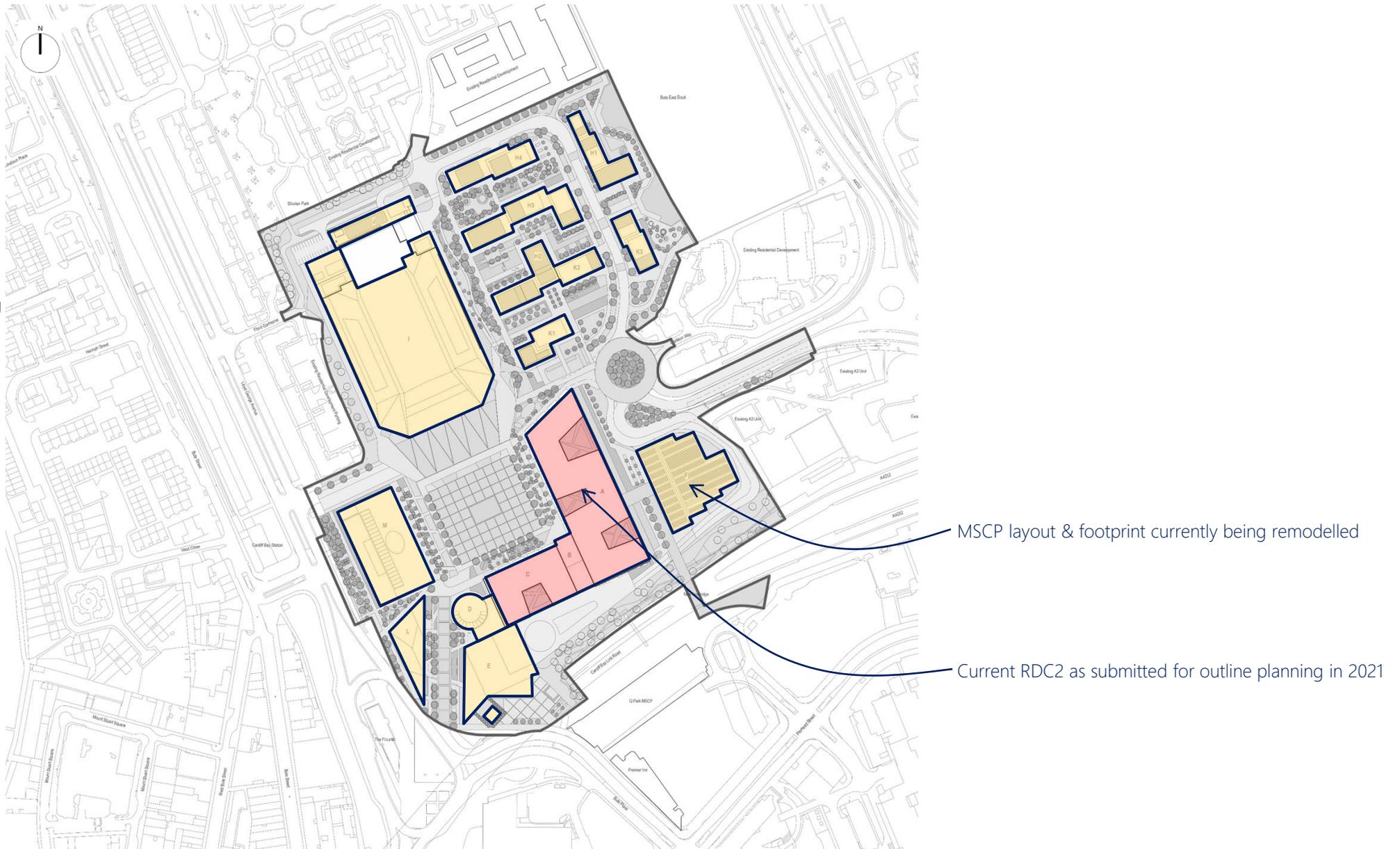
Legend:

A	New Red Dragon Centre
B	This Is Wales
C	Mixed Use
D	Cardiff Story Museum
E	WMC Academy
F	MSCP
H1 - H4	Residential Plots
I	Arena
J	3* Hotel (Travelodge)
K1	4* Signature Hotel
K2	Hotel
K3	Apart Hotel
L	Contemporary Art Museum
M	Commercial Office
	Hybrid application boundary

MSCP layout & footprint currently being remodelled

Current RDC2 Proposal – submitted for outline planning 2021

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Alternative RDC2 Proposal

Rio EOI Submission

December 2021

Alternative RDC2 Proposal – Ground Floor Block Plan



Page 171

Note: This appraisal assumes all development is accommodated within the 30m maximum height parameter set by the Outline Planning Application

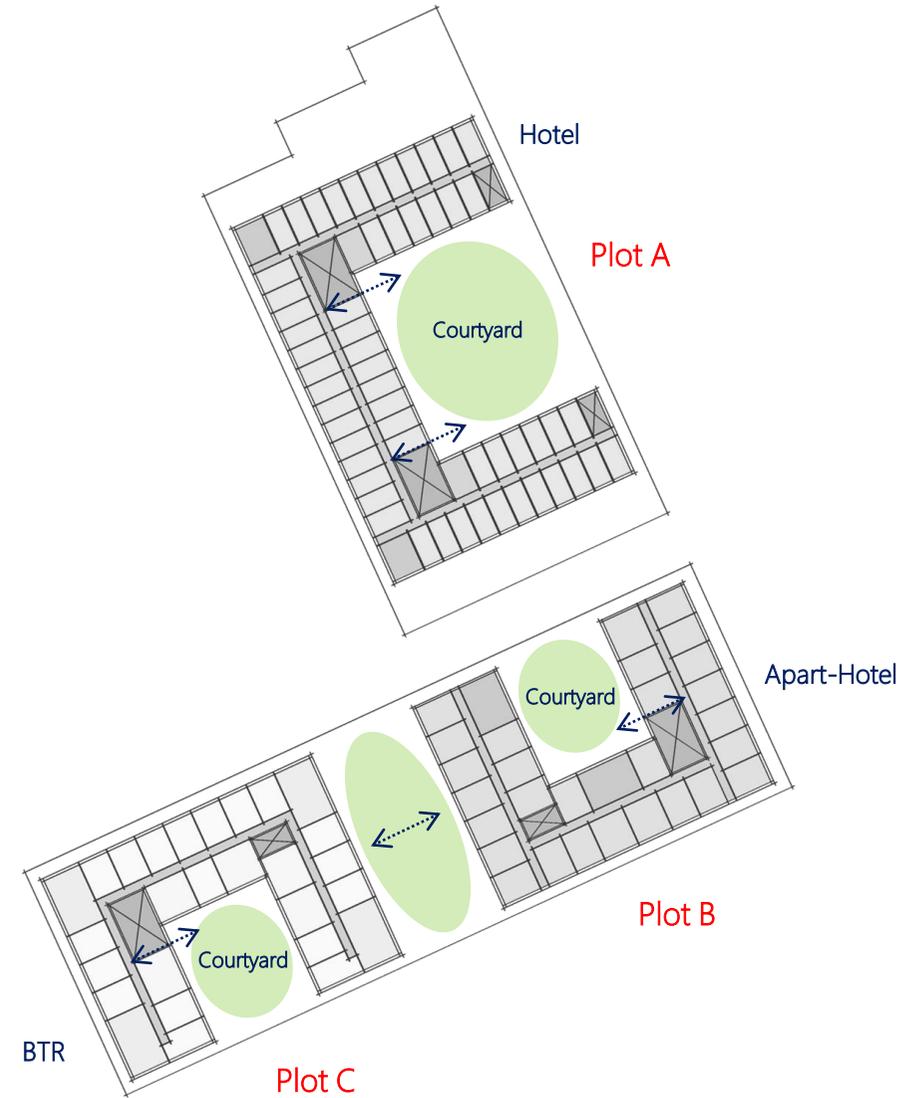
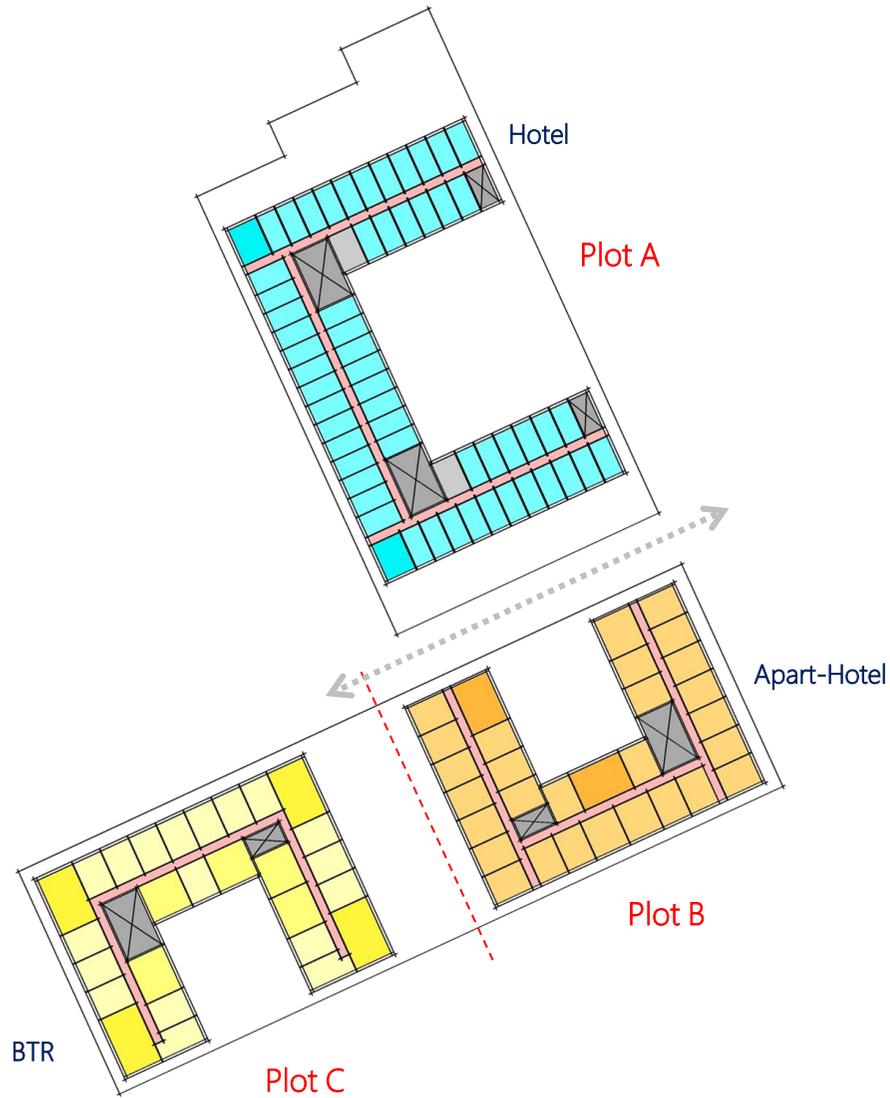
Alternative RDC2 Proposal – First Floor & Second Floor Block Plan

Page 172



Plots A, B & C – Typical Block Layout Plan

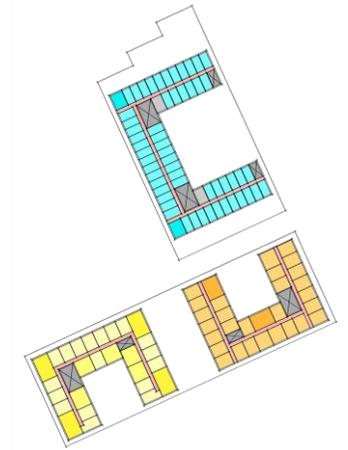
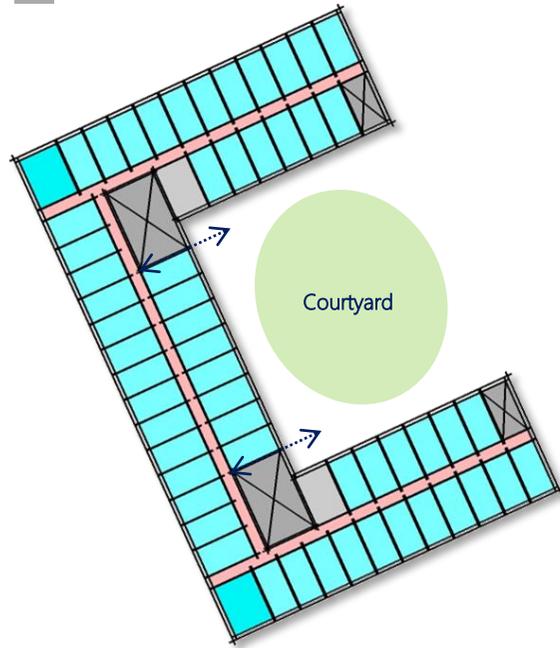
Page 173



Block Plans – Hotel Plot A

Total Units = 240
Total GIA = 8,930 sqm

- Beds = 240 units
- Laundry etc
- Cores



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Levels 3, 4, 5 & 6

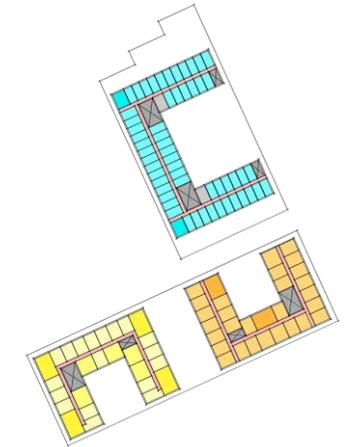
Typical plan arrangement with open space courtyard at level 01

60 units per floor x 4 floors = **240 units**

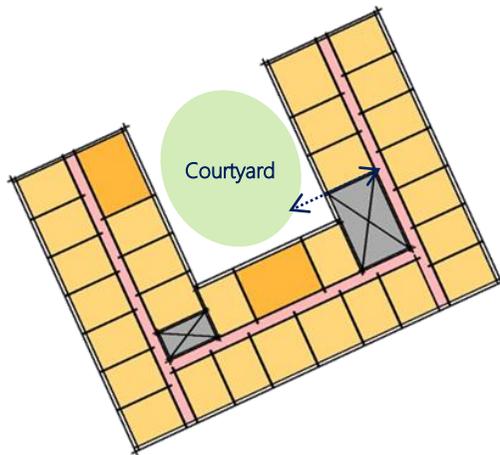
Block Plans – Aparthotel Plot B

Total Units = 146
Total GIA = 8,580 sqm

- Studio = 139 units
- Studio Large = 7 units
- Cores
- Amenity



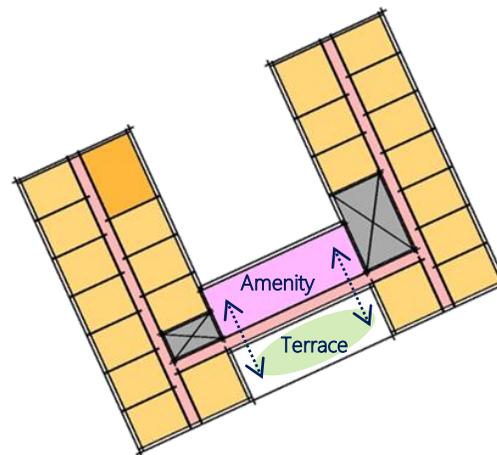
Page 175



Levels 1, 2 & 3

Typical plan arrangement with open space courtyard at level 01

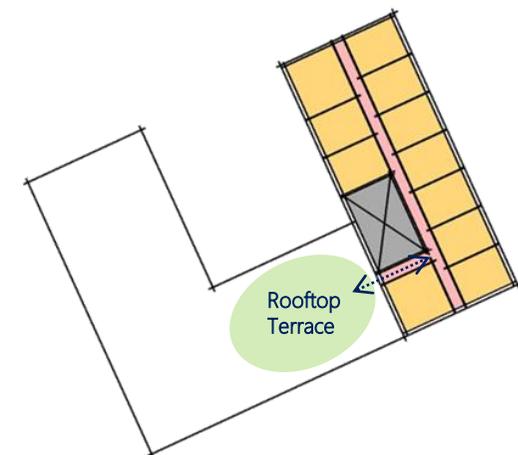
30 units per floor x 3 floors = **90 units**



Level 4

Area of amenity shown with a south facing terrace

23 units per floor x 1 floors = **23 units**



Levels 5, 6 & 7

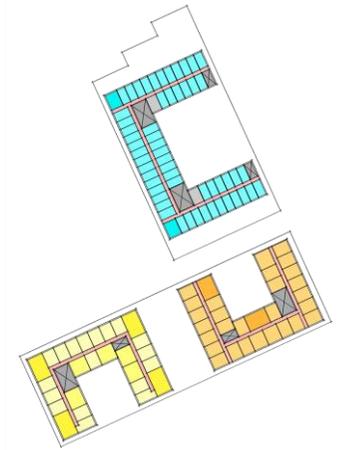
Reduced footprint with access onto a rooftop terrace at level 05

11 units per floor x 3 floors = **33 units**

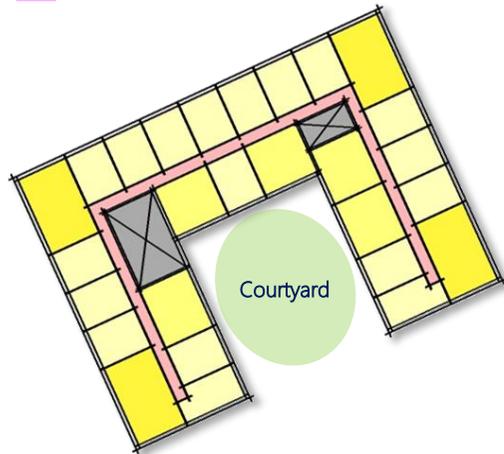
Block Plans – BTR Plot C

Total Units = 127
Total GIA = 8,200 sqm

- Studio = 82 units
- 1 Bed = 25 units
- 2 Bed = 20 units
- Cores
- Amenity



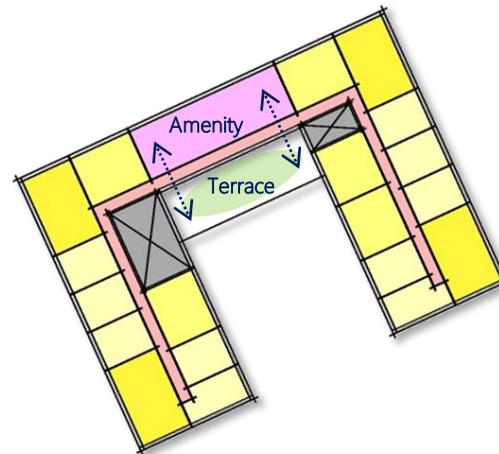
Page 176



Levels 2, 3, 4 & 5

Typical plan arrangement with open space courtyard at level 01

27 units per floor x 4 floors = **108 units**



Level 6

Area of amenity shown with a south facing terrace

19 units per floor x 1 floors = **19 units**

Dock Feeder Considerations

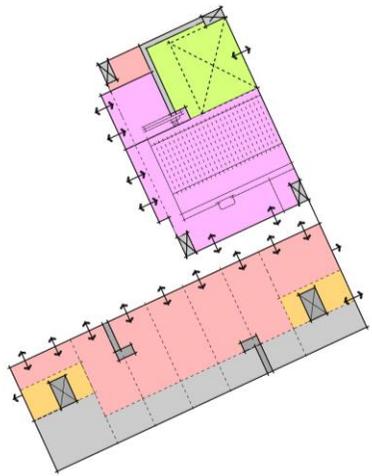
Alternative RDC2 Proposal – Ground Floor Block Plan

- Dock Feeder alignment Option 03 has been used for the purposes of this document.
- Proposed RDC2 sits within the easement zone therefore footprint needs to be reduced.
- Location is approximate and subject to further design review from WSP.

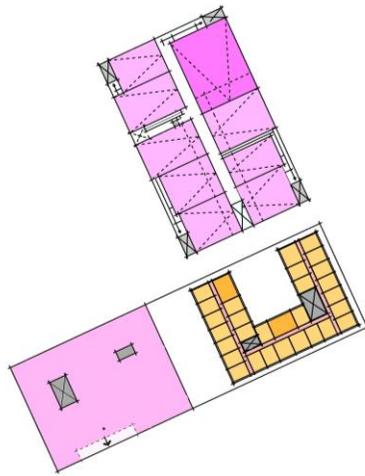


Alternative RDC2 Proposal – Block Floor Plans

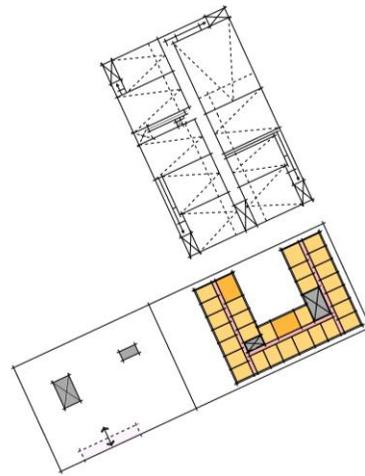
Page 180



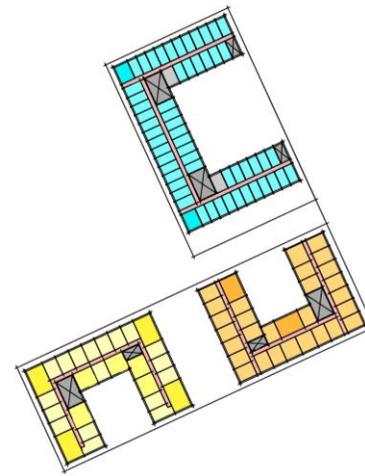
Ground Floor Block Plan



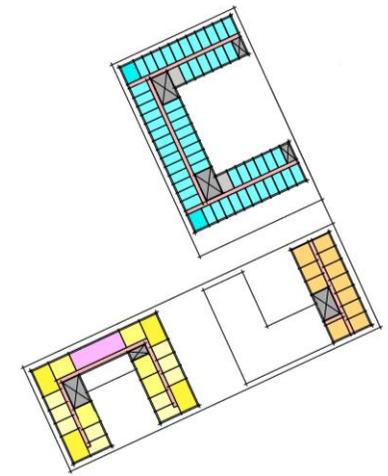
First Floor Block Plan



Second Floor Block Plan



Typical Floor Block Plan



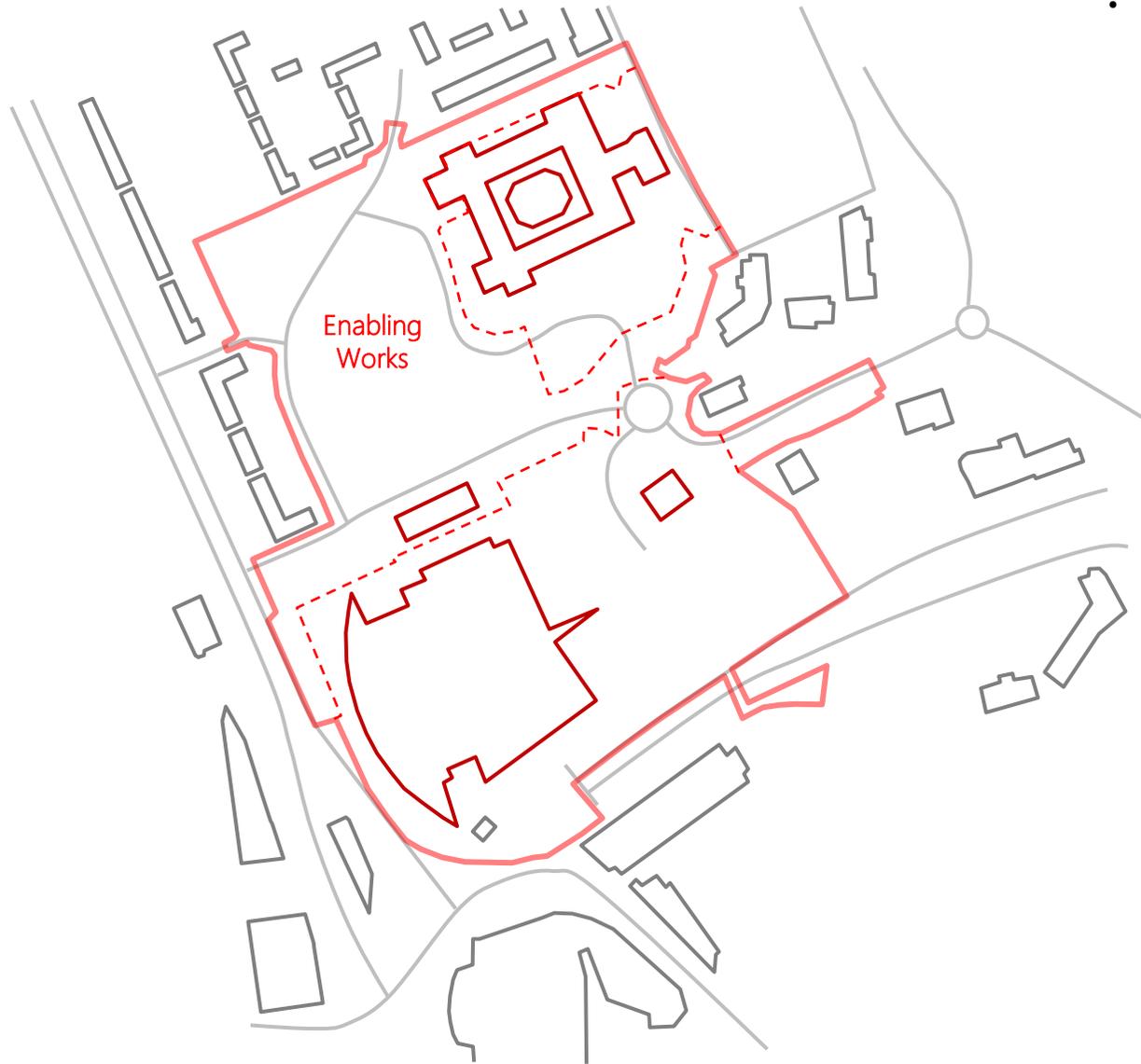
Upper Floor Block Plan

Alternative Phasing

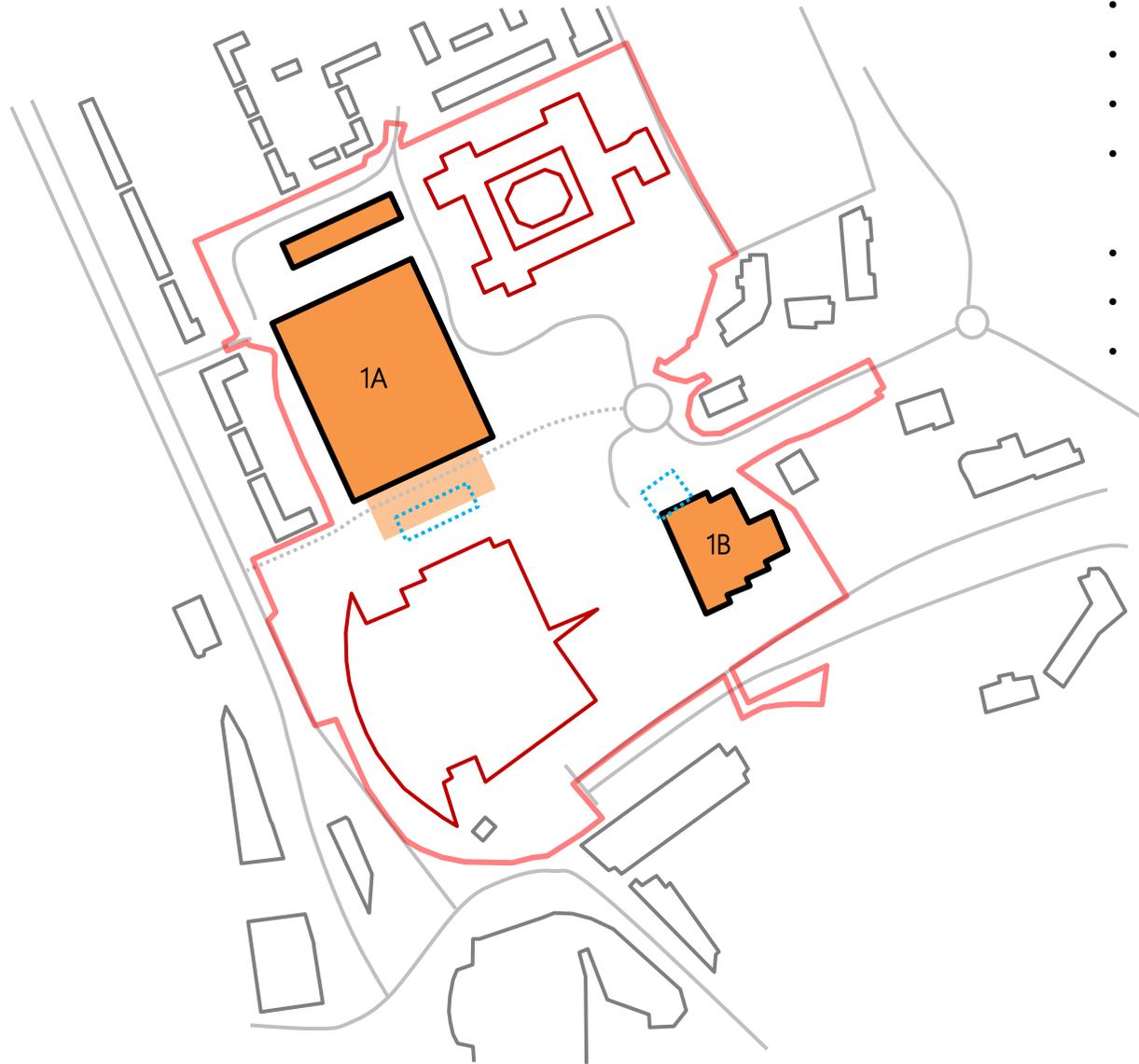
Option 01

Phasing 00 : Enabling Works

- Enabling works for Detailed Application



Phasing 01 (A+B) : 2022 to 2025

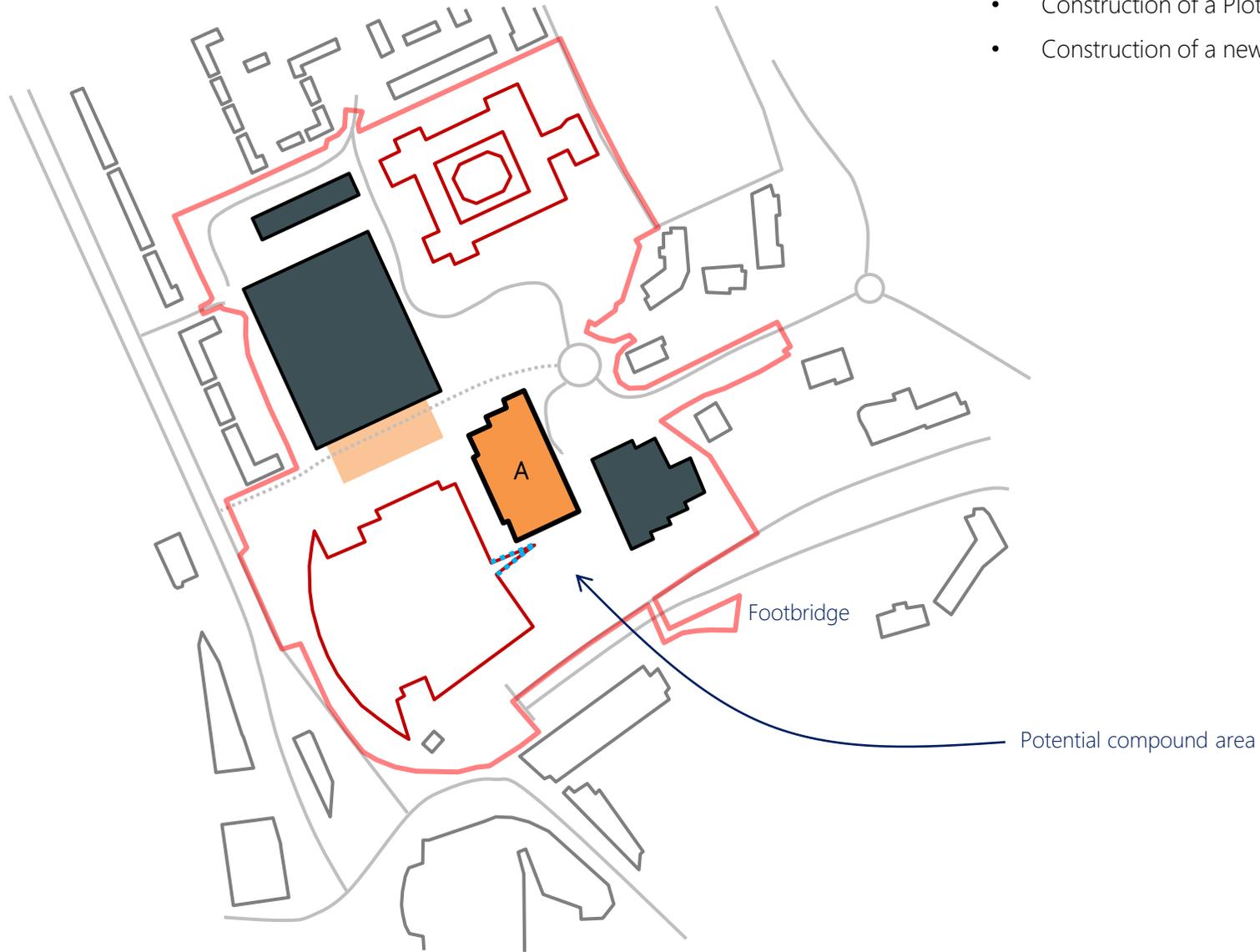


- **PHASE 1A : Detailed Application**
- Delivery of a 17,000 capacity Arena & Plaza
- Completion of a 182 room Travelodge
- Demolition of the existing Travelodge

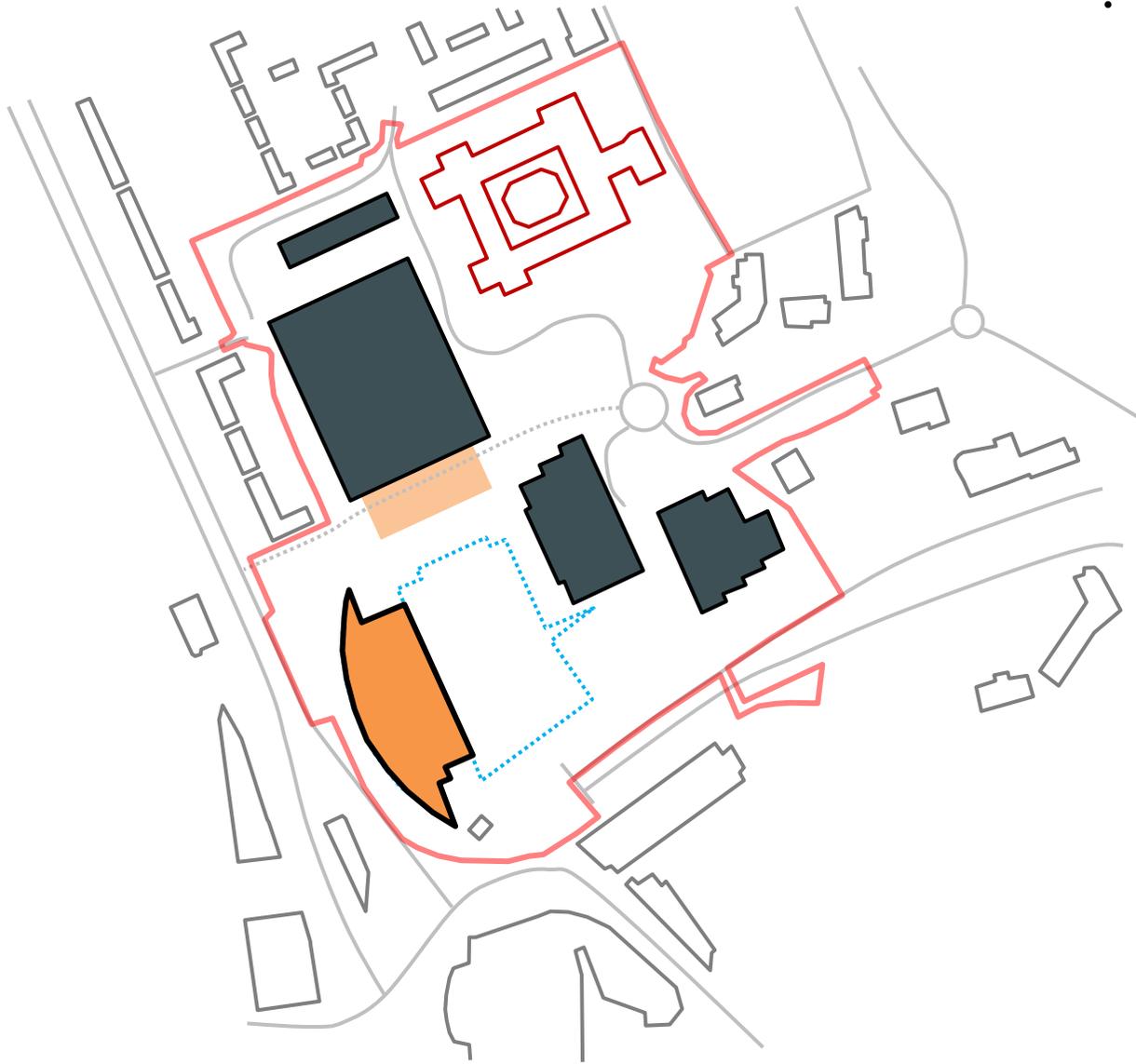
- **PHASE 1B : Reserved Matters Application**
- Demolition of existing A3 Unit
- Construction of a 1,300 space MSCP

Phasing 02 : 2024 to 2027

- Construction of a Plot A
- Construction of a new Footbridge over A4232



Phasing 03 : 2024 to 2027



- Partial demolition of RDC (retaining Odeon Cinema operations)

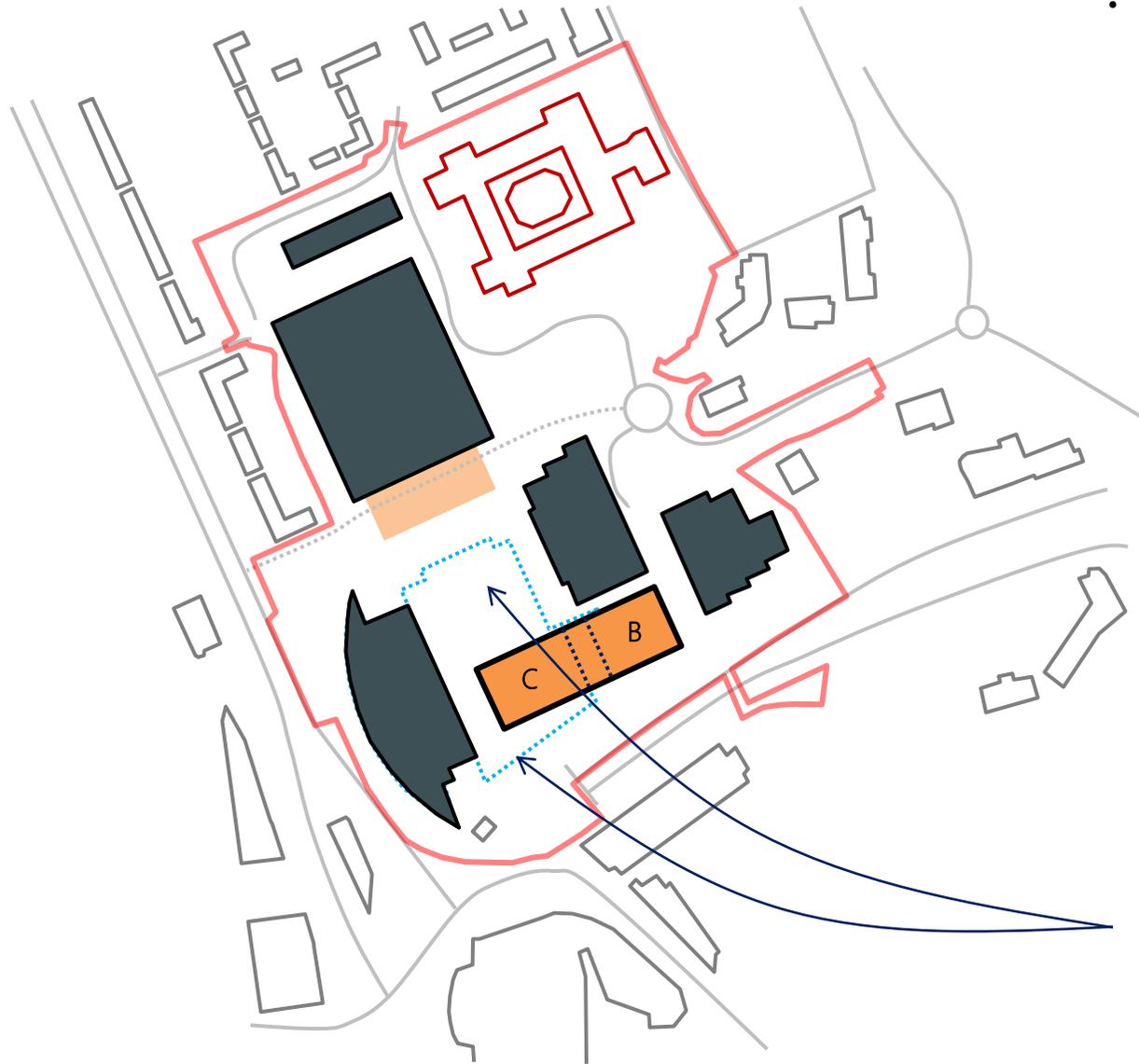


Extent of Odeon Cinema

Phasing 04 : 2024 to 2027



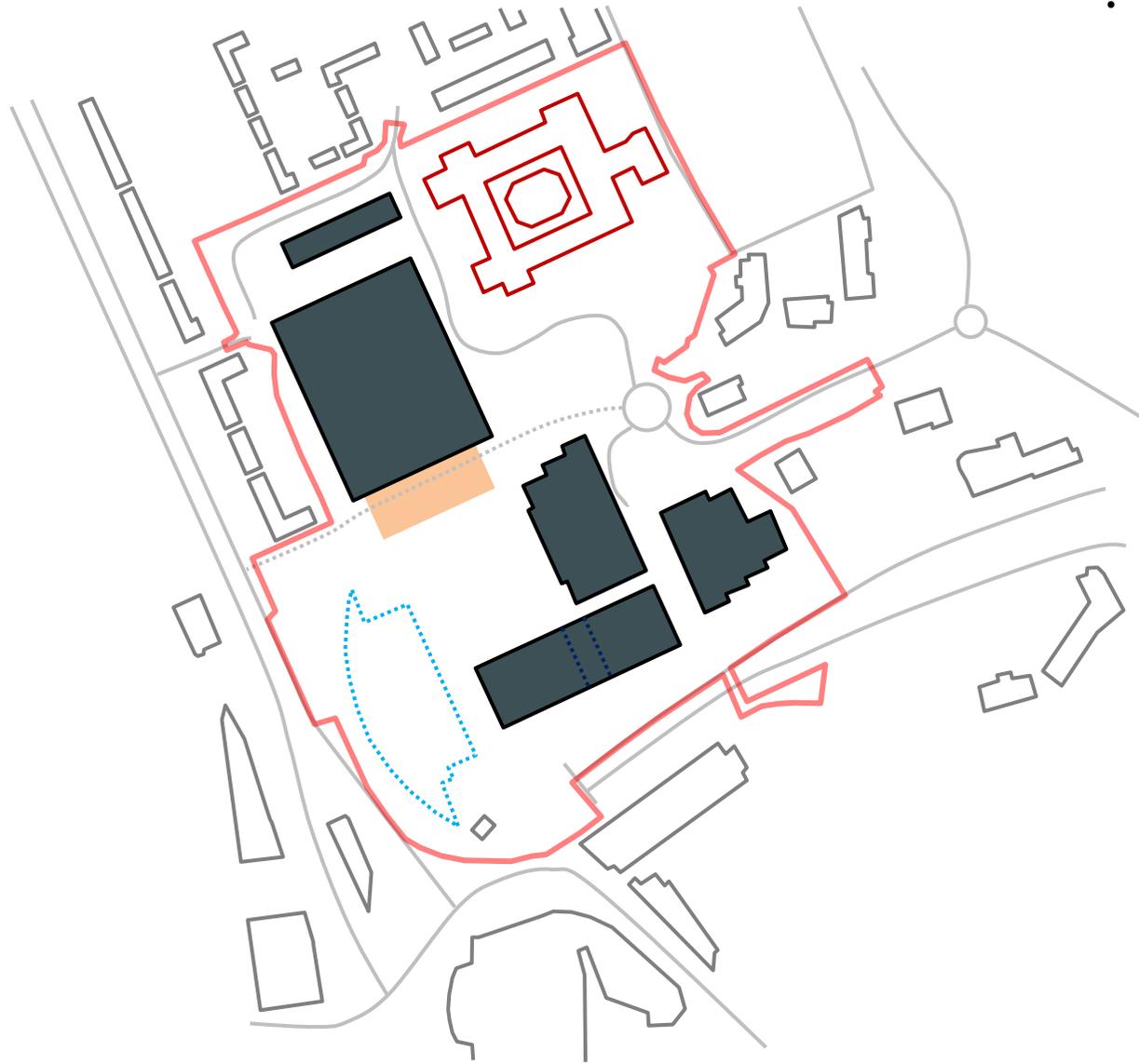
- Construction of a Plots B & C



Potential compound areas

Phasing 05 : 2024 to 2027

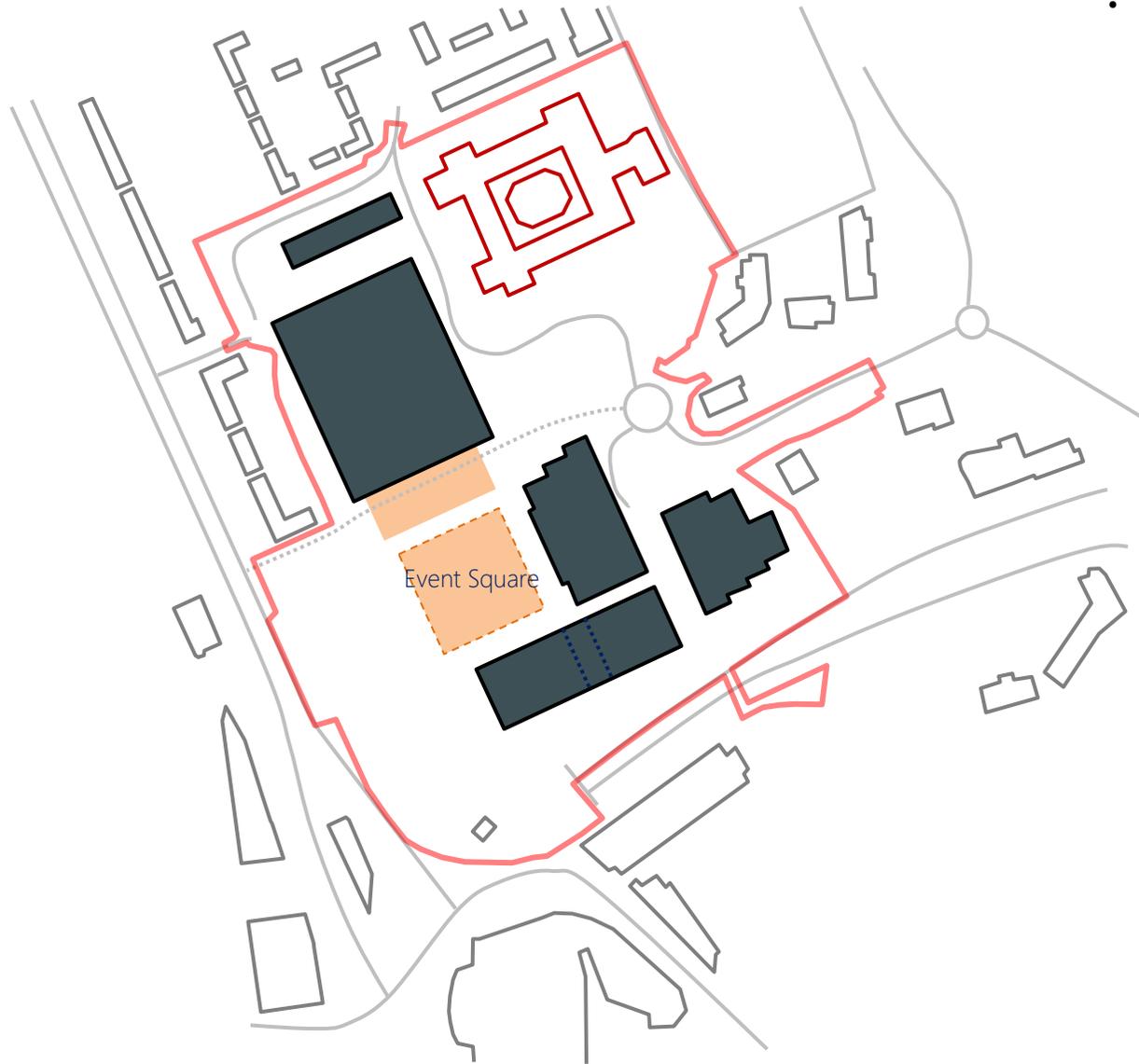
- Demolition of remaining Red Dragon Centre



Phasing 06 : 2024 to 2027



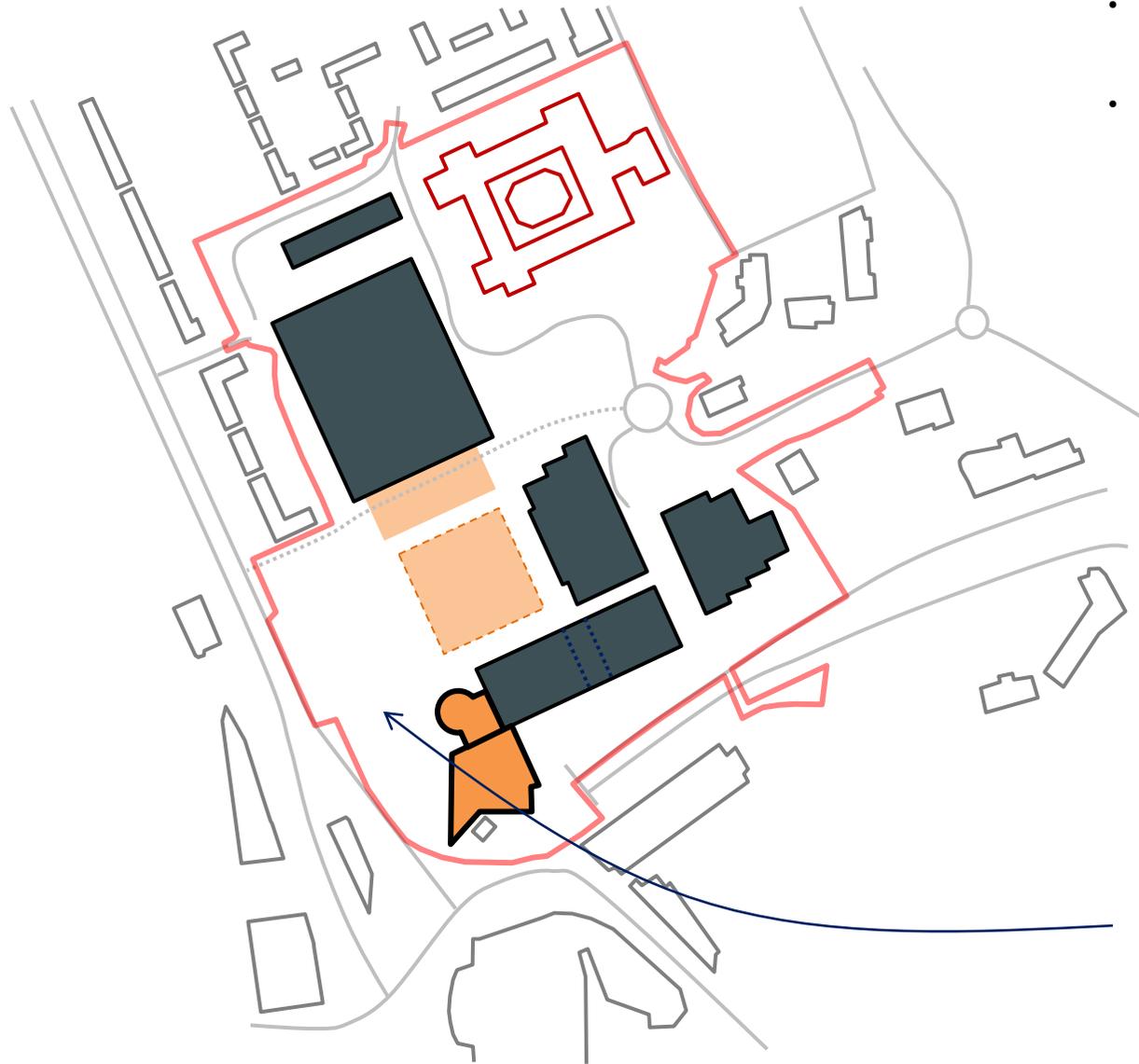
- Commence works to Event Square



Phasing 07 : 2024 to 2027

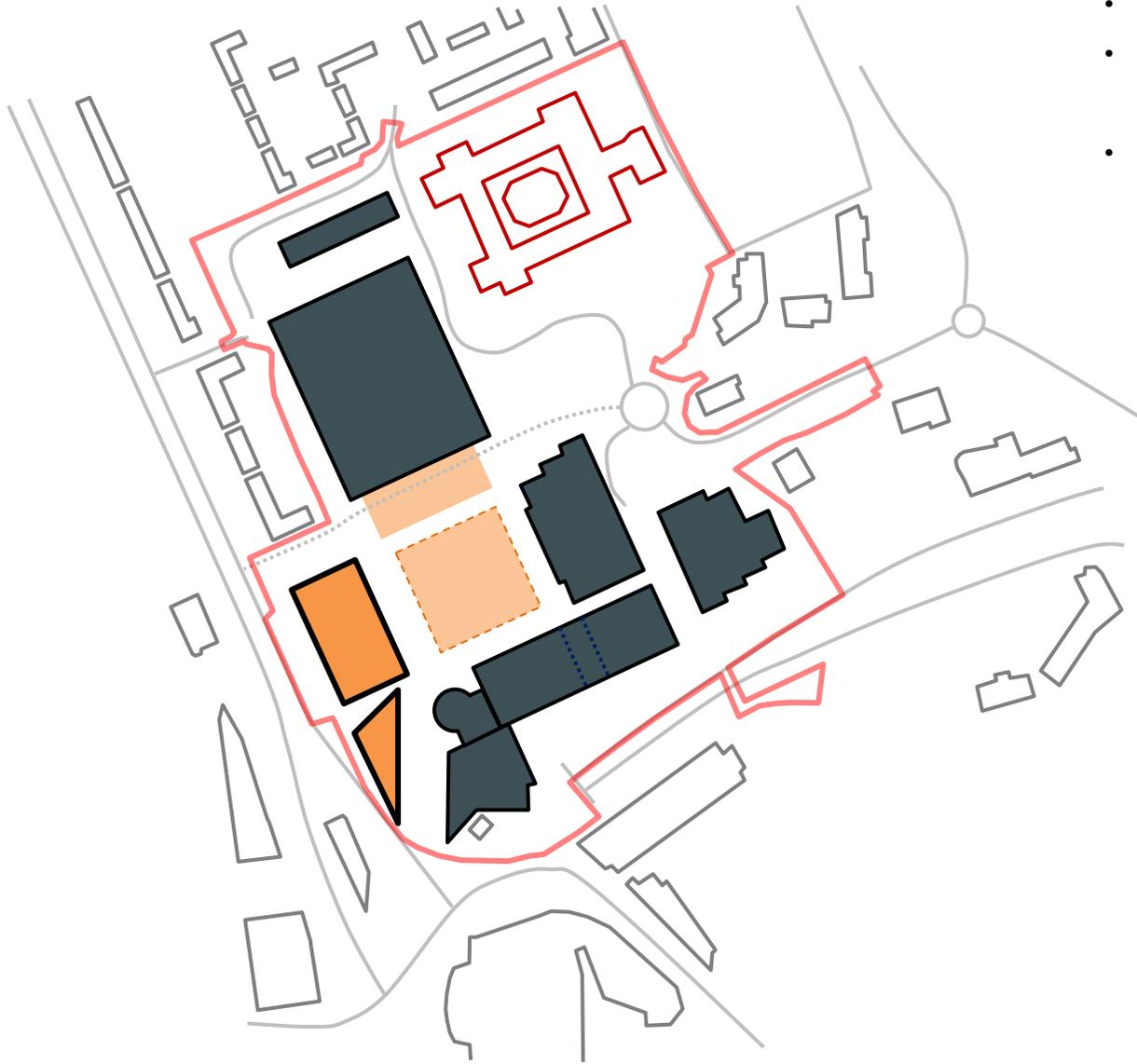


- Construction of This Is Wales (5D Flight Experience)
- Construction of WMC Academy



Potential compound area

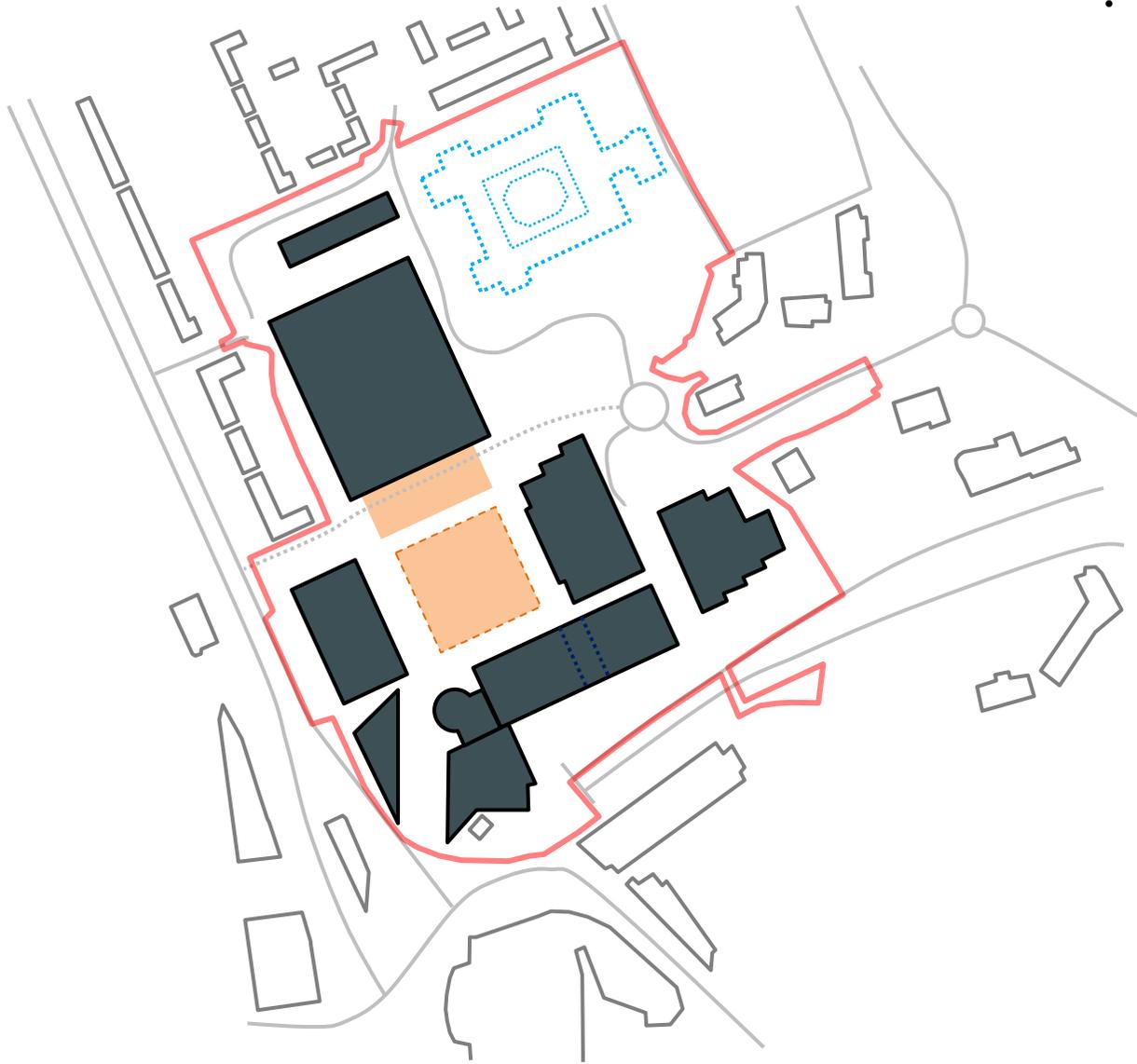
Phasing 08 : 2024 to 2027



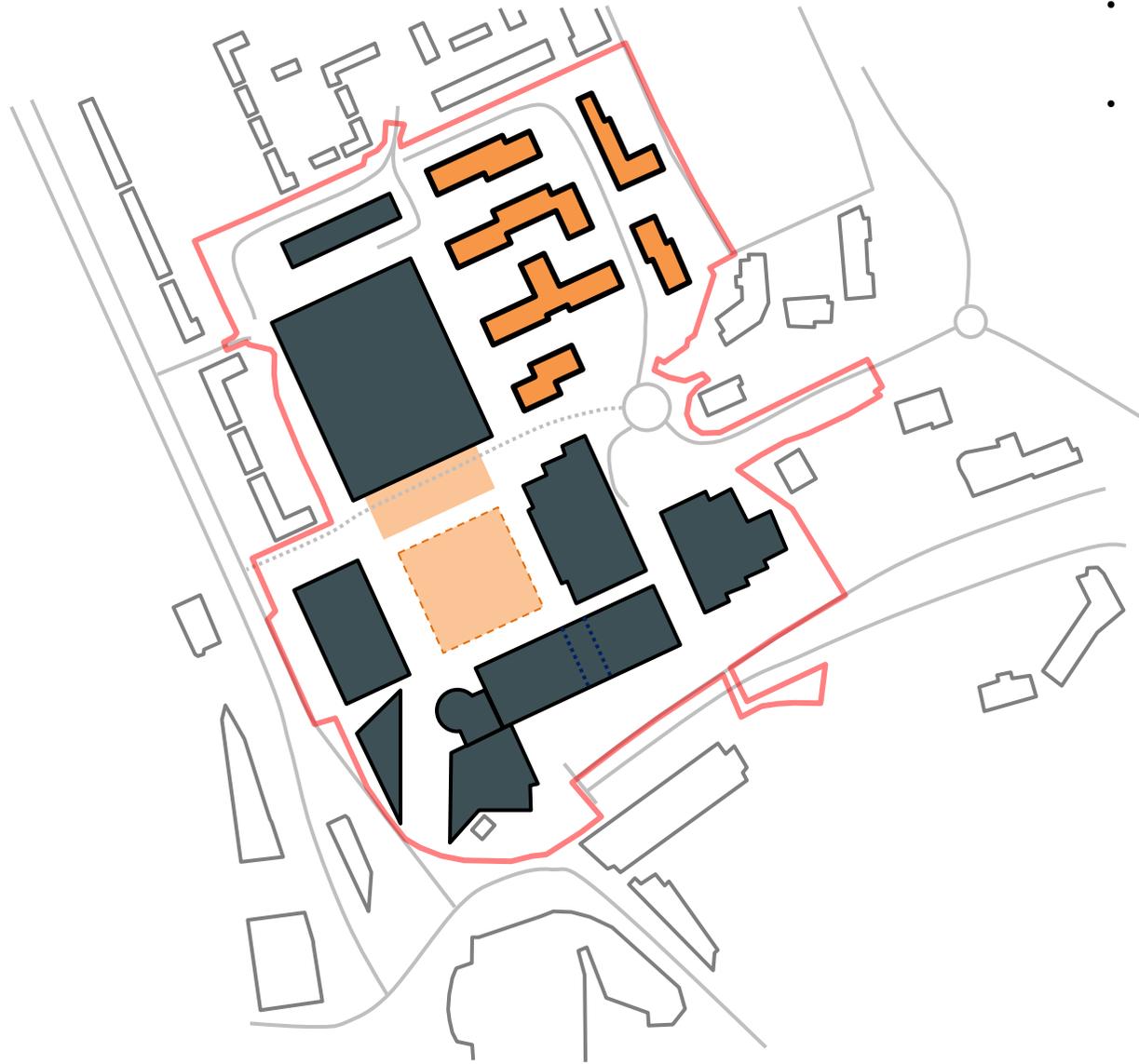
- Construction of a new Commercial Office
- Construction of new Contemporary Arts Museum of Wales
- Completion of Event Square

Phasing 09 : 2029 to 2031

- Demolition of County Hall

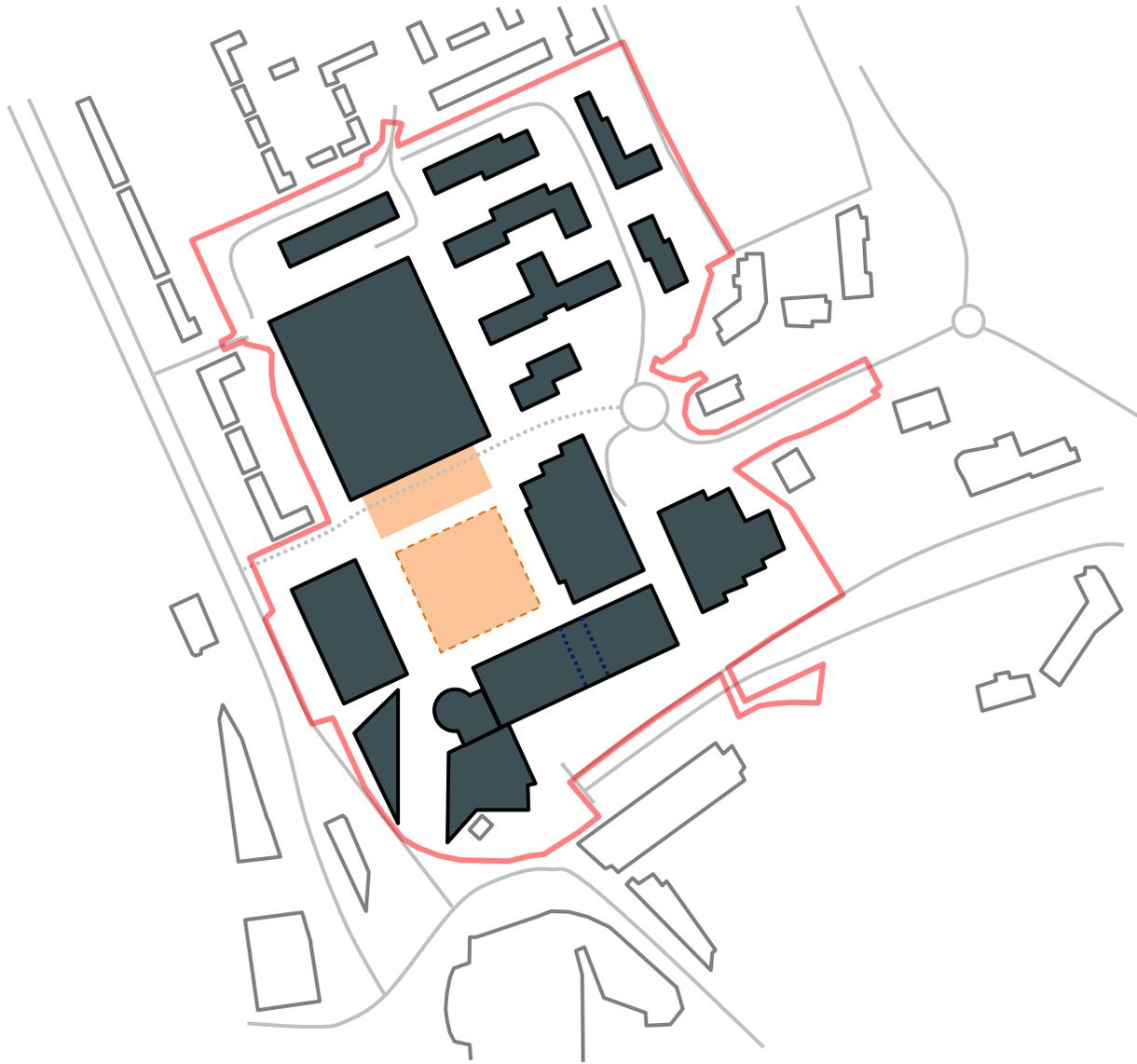


Phasing 10 : 2029 to 2032



- Construction of the new Residential development
- Construction of 3no. Hotels

Phasing : Complete



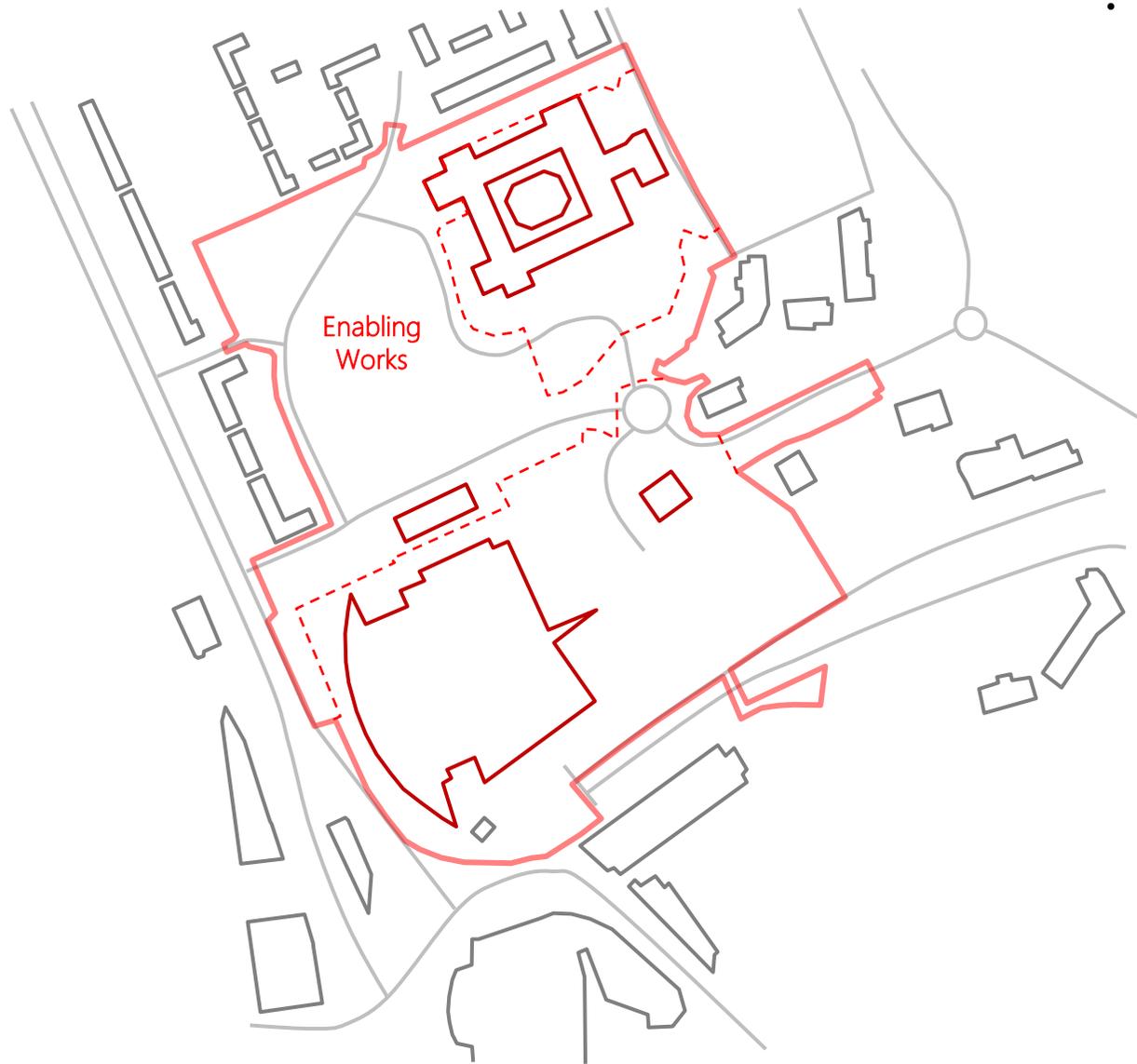
Alternative Phasing

Option 02

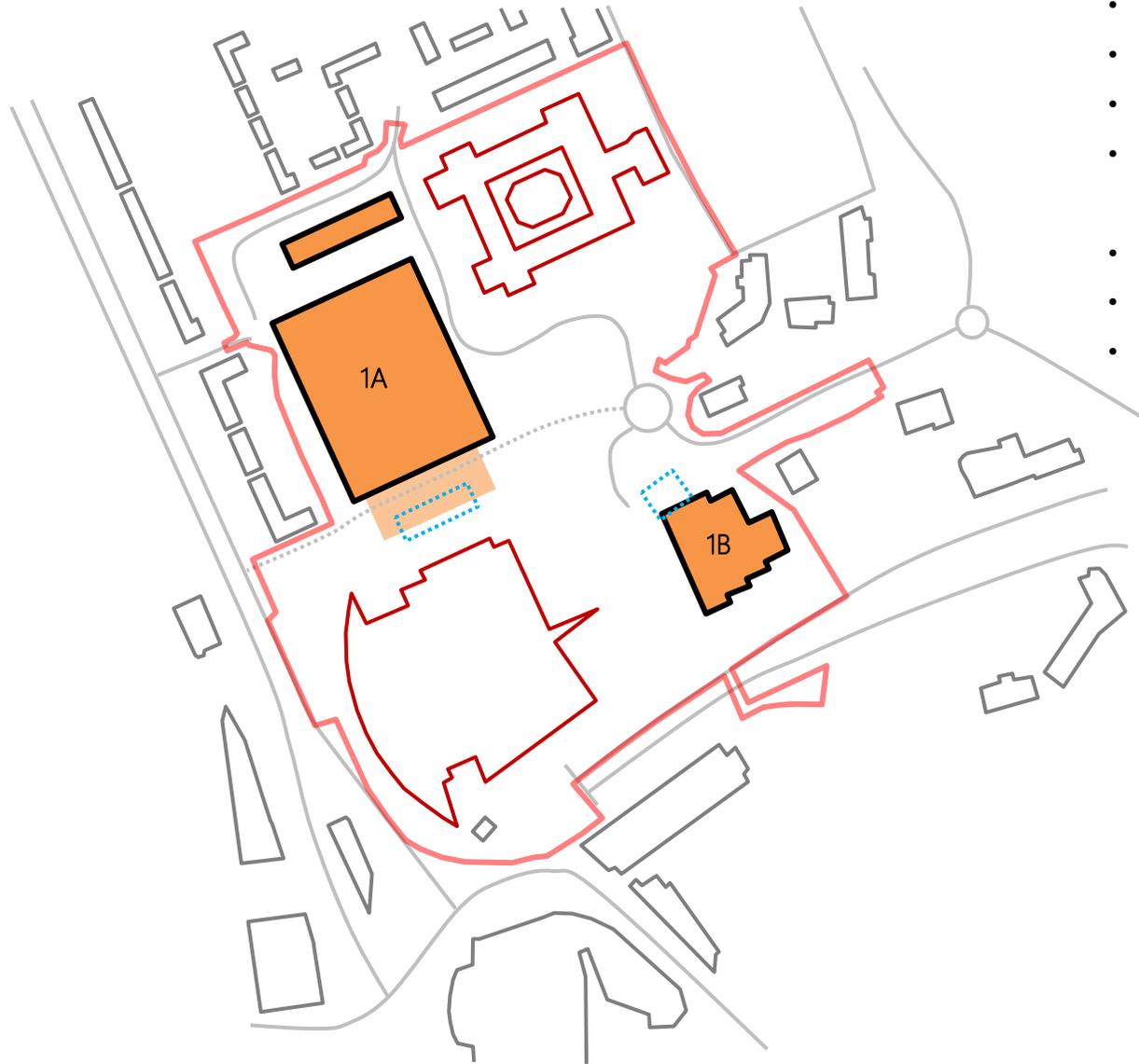
Phasing 00 : Enabling Works



- Enabling works for Detailed Application



Phasing 01 (A+B) : 2022 to 2025

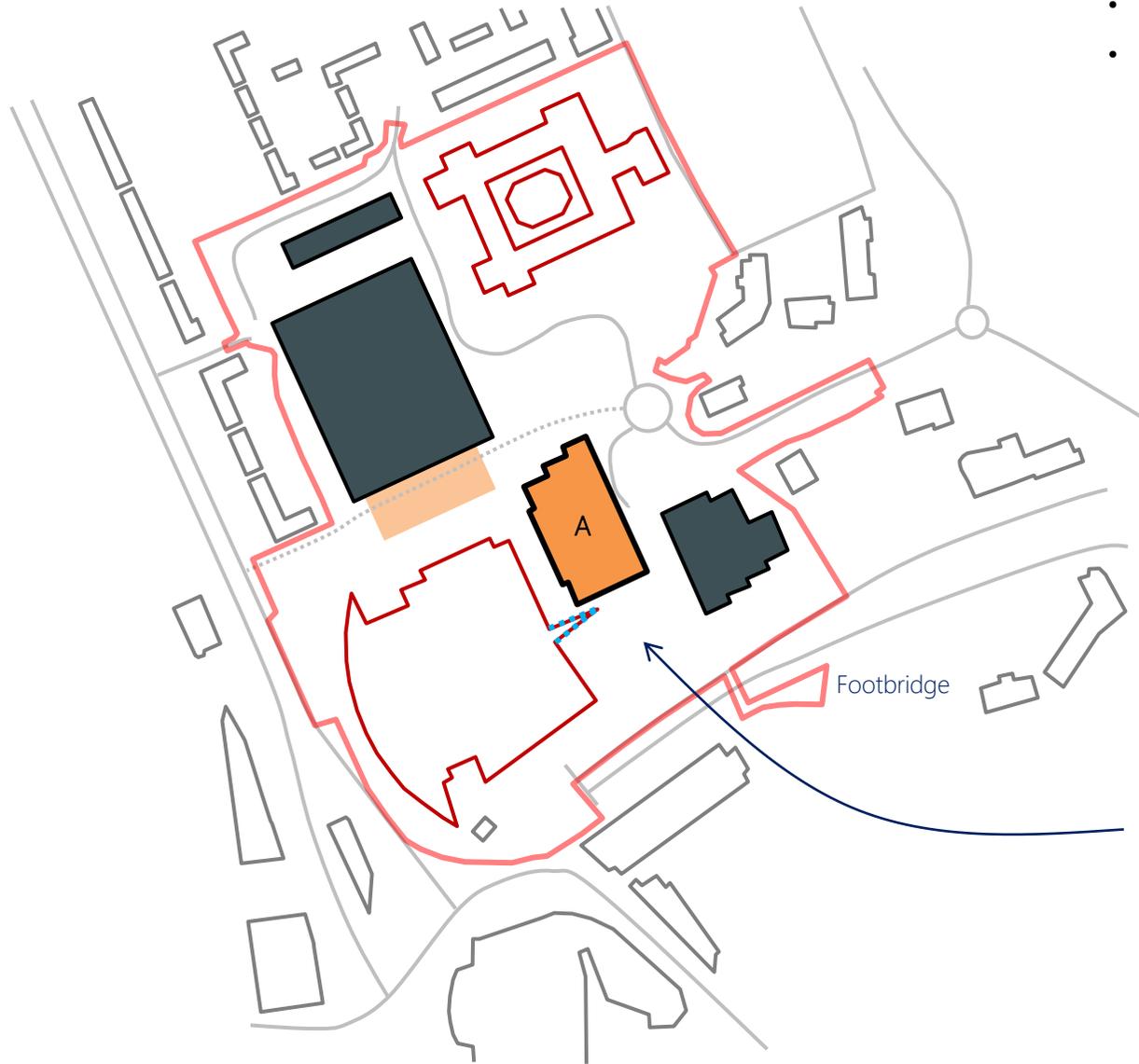


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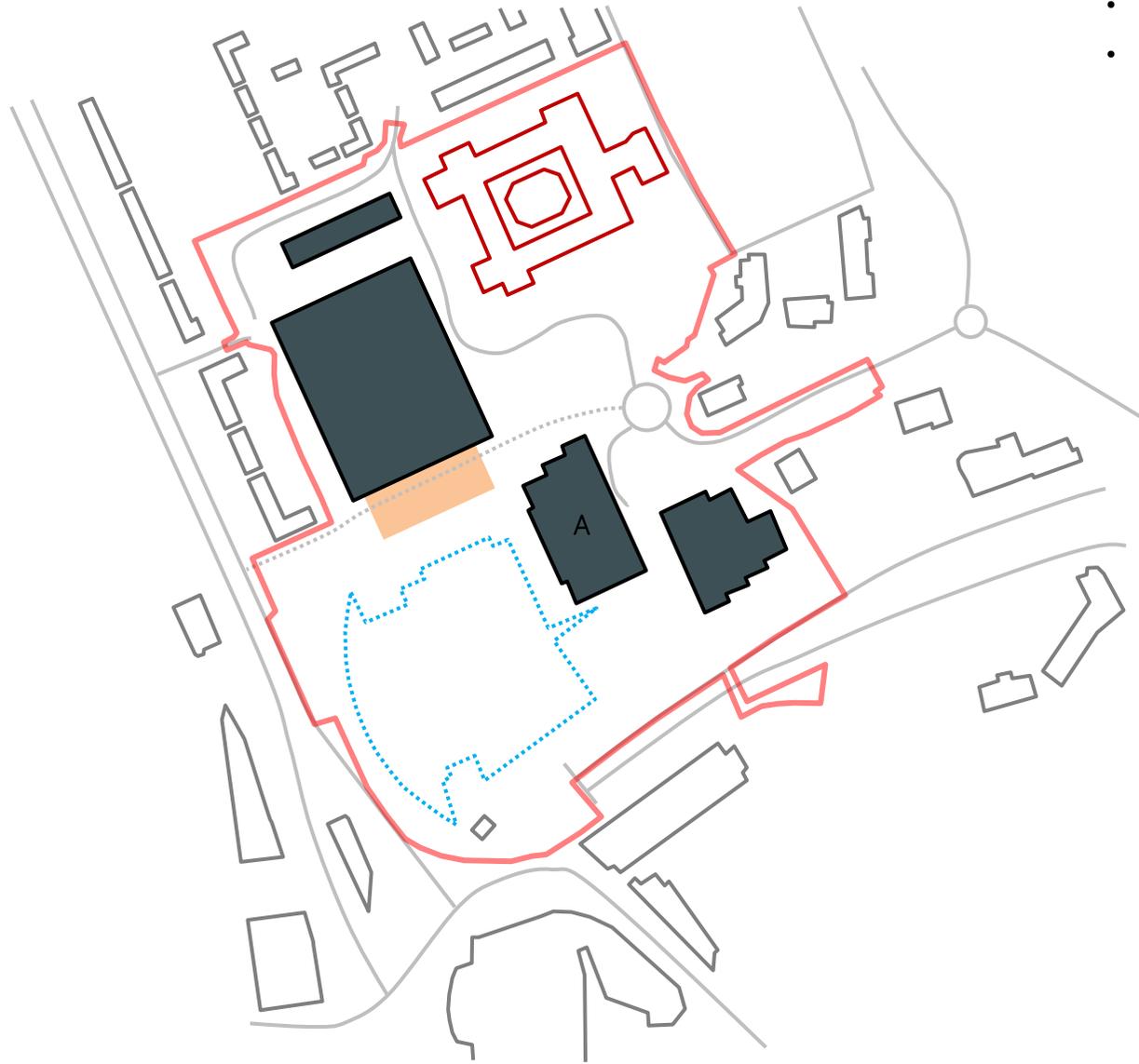
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- Construction of a 1,300 space MSCP

Phasing 02 : 2024 to 2027

- Construction of a Plot A
- Construction of a new Footbridge over A4232



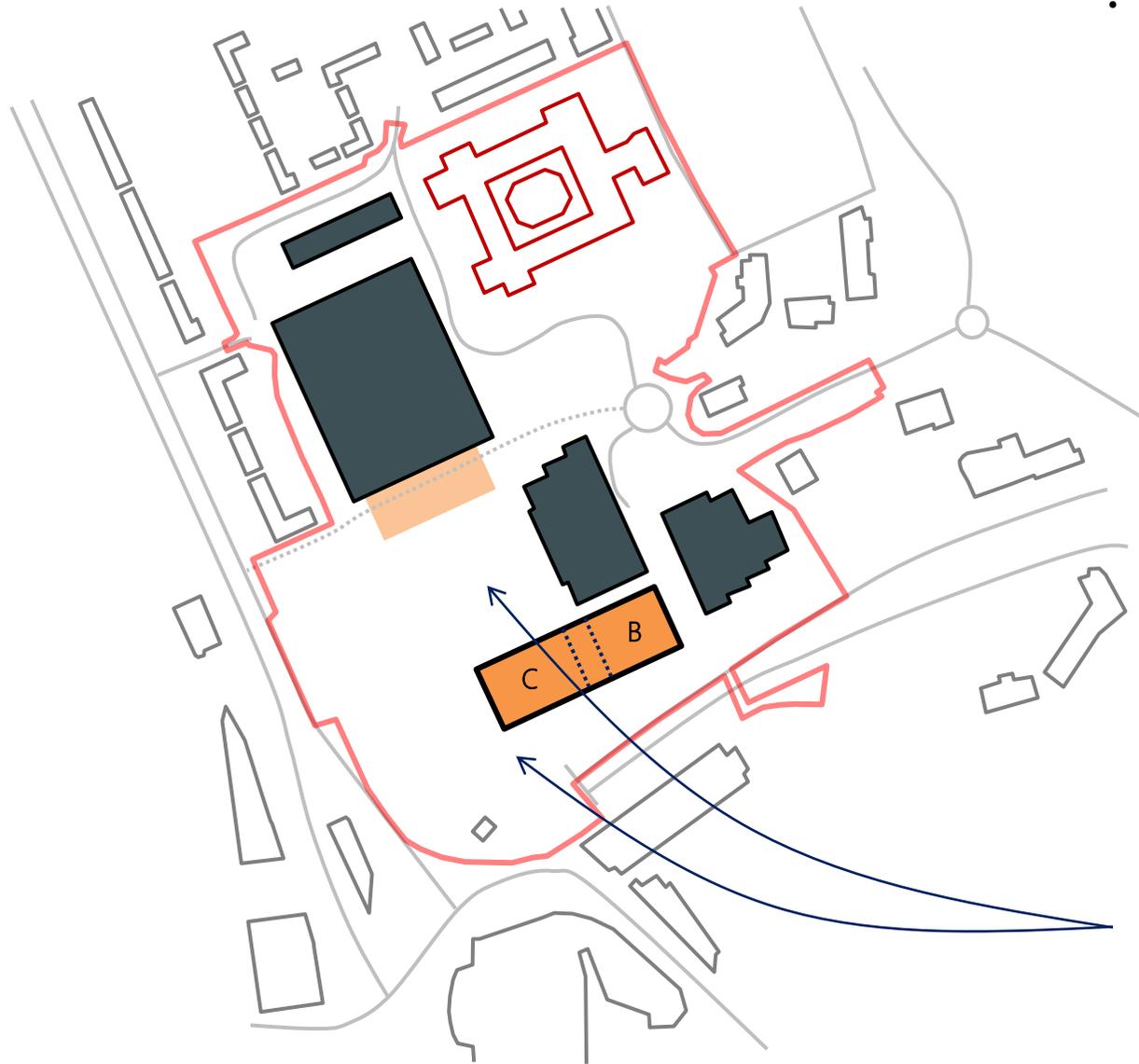
Phasing 03 : 2024 to 2027



- Full demolition of existing Red Dragon Centre
- Anchor tenants move into Plot A

Phasing 04 : 2024 to 2027

- Construction of a Plots B & C

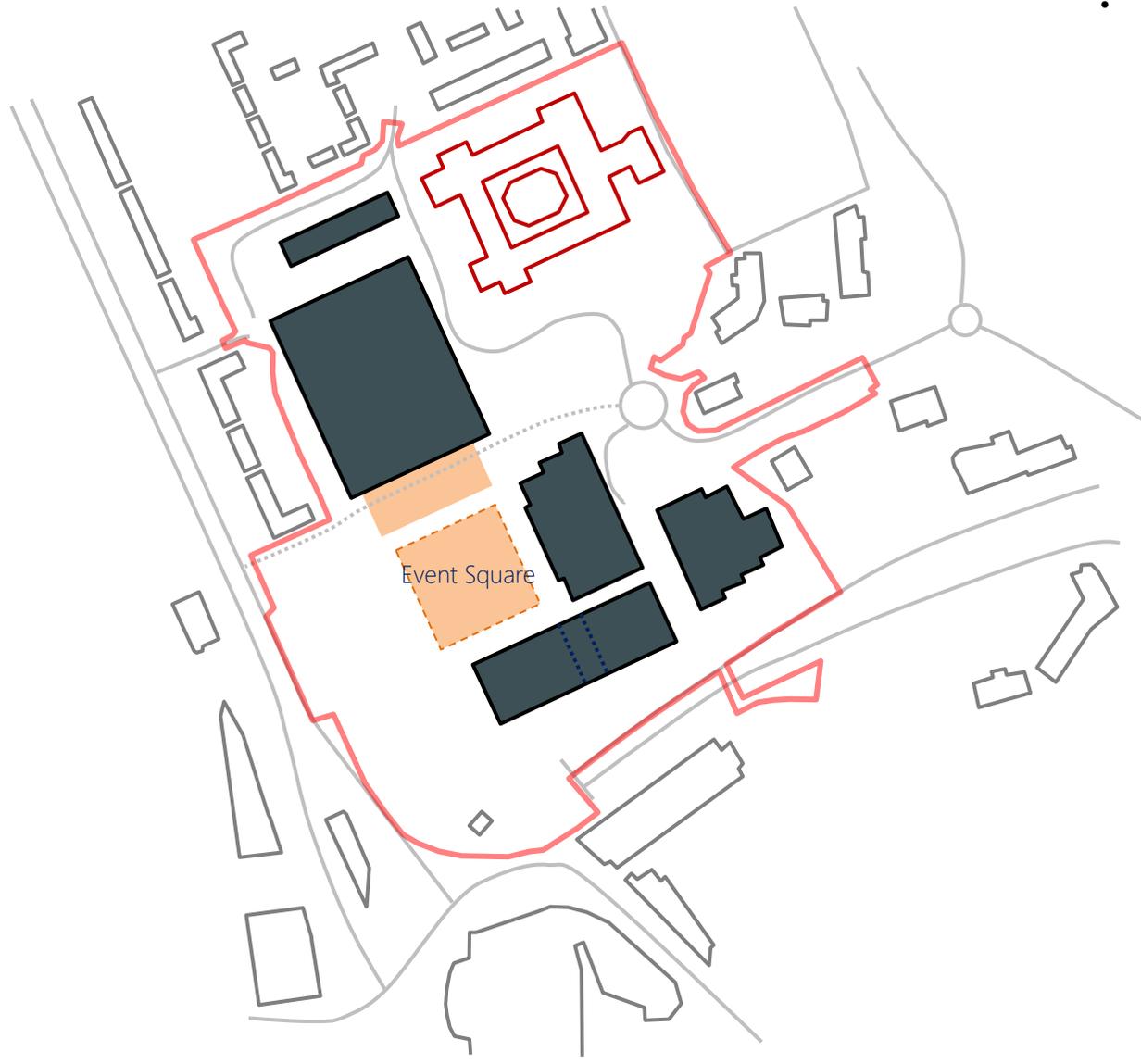


Potential compound areas

Phasing 05 : 2024 to 2027



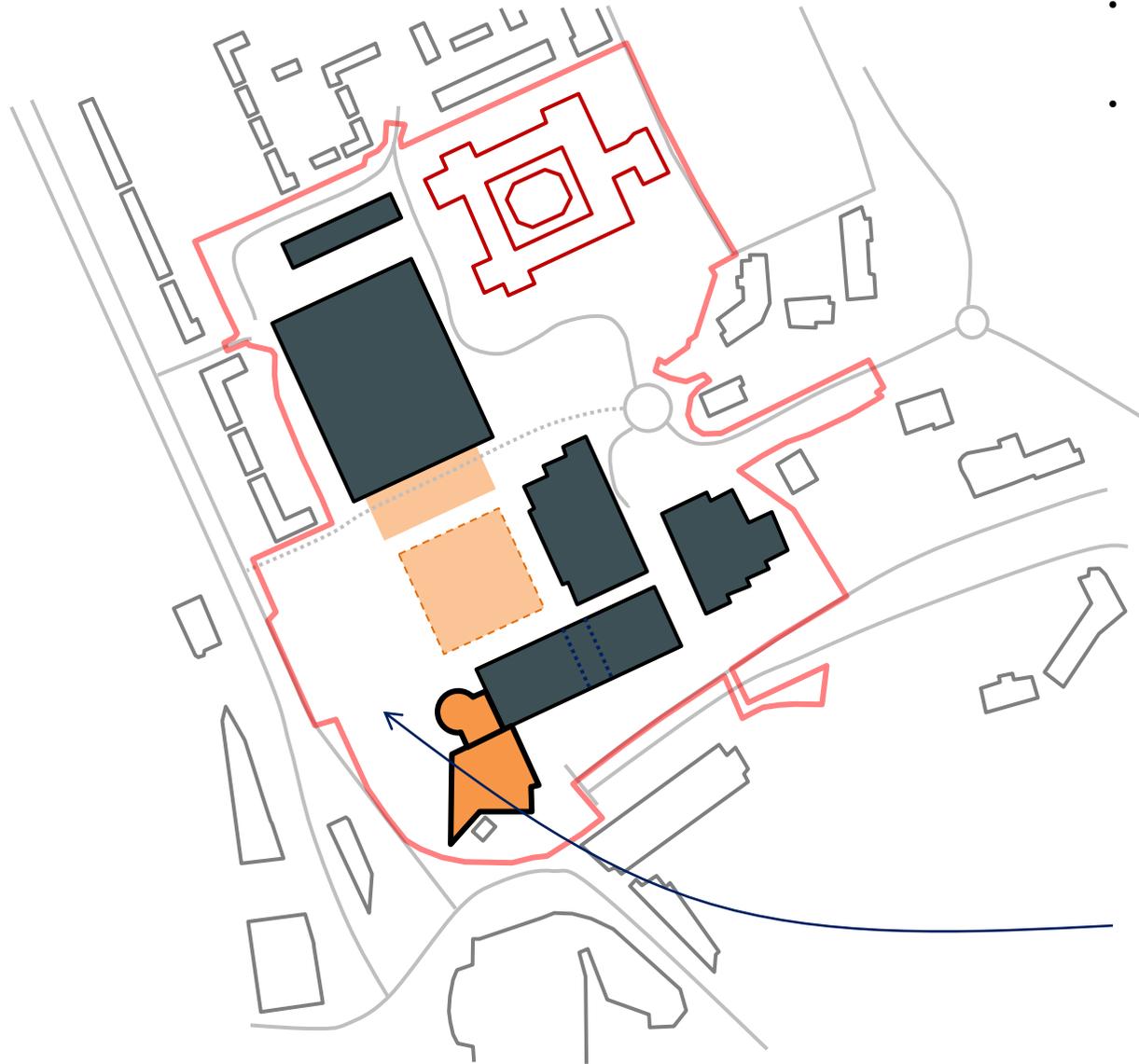
- Commence works to Event Square



Phasing 06 : 2024 to 2027

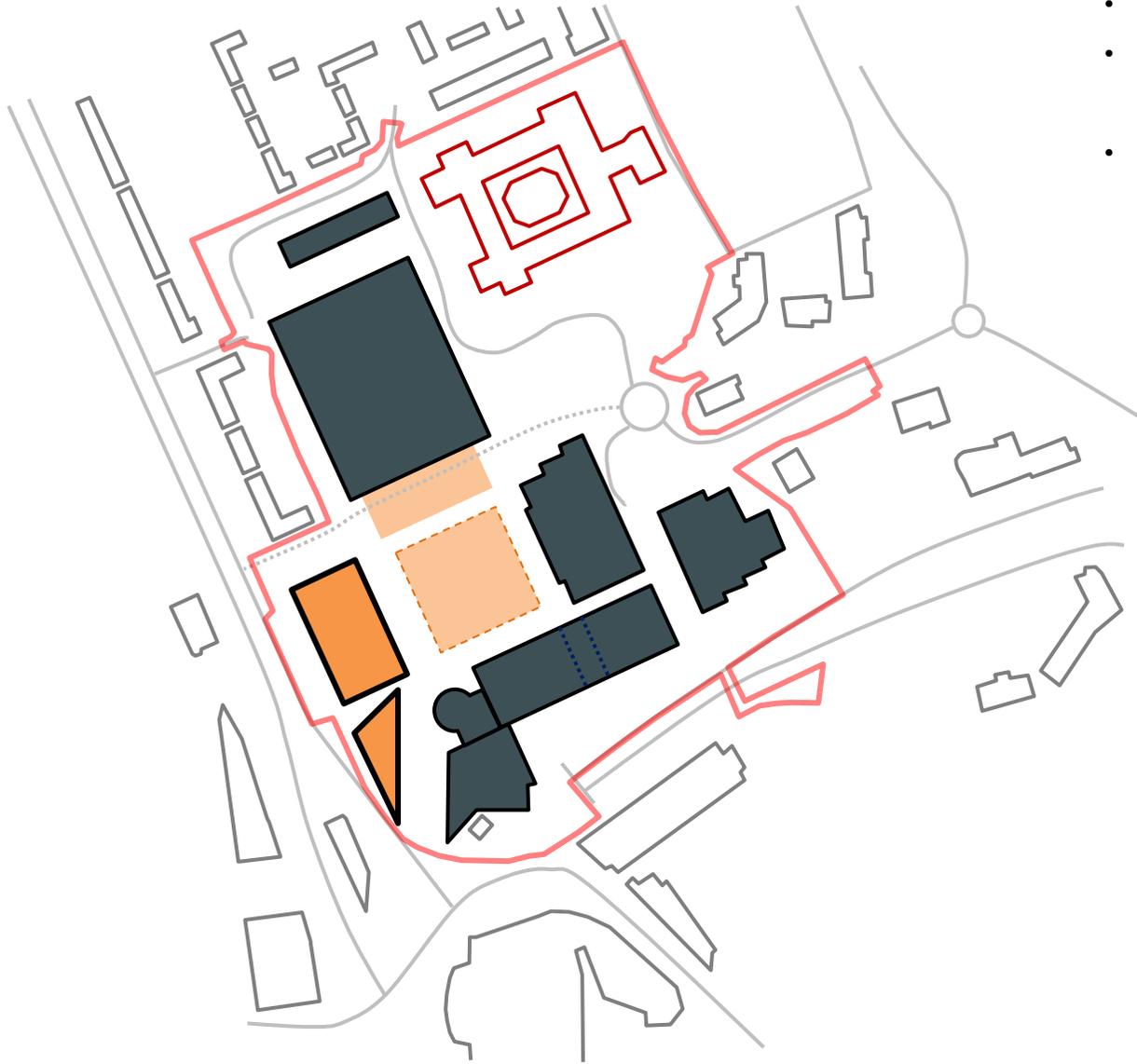


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- Construction of WMC Academy



Potential compound area

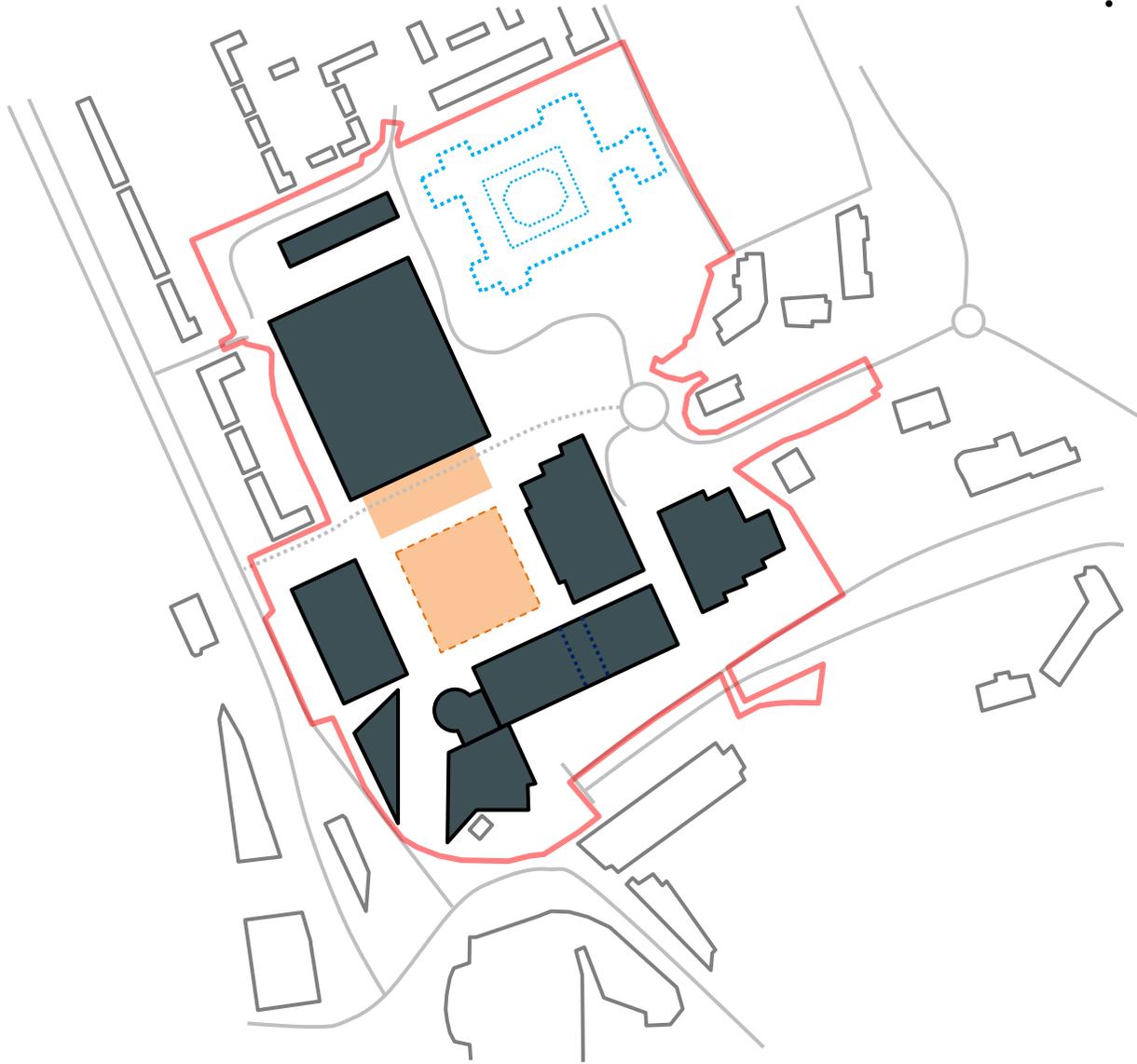
Phasing 07 : 2024 to 2027



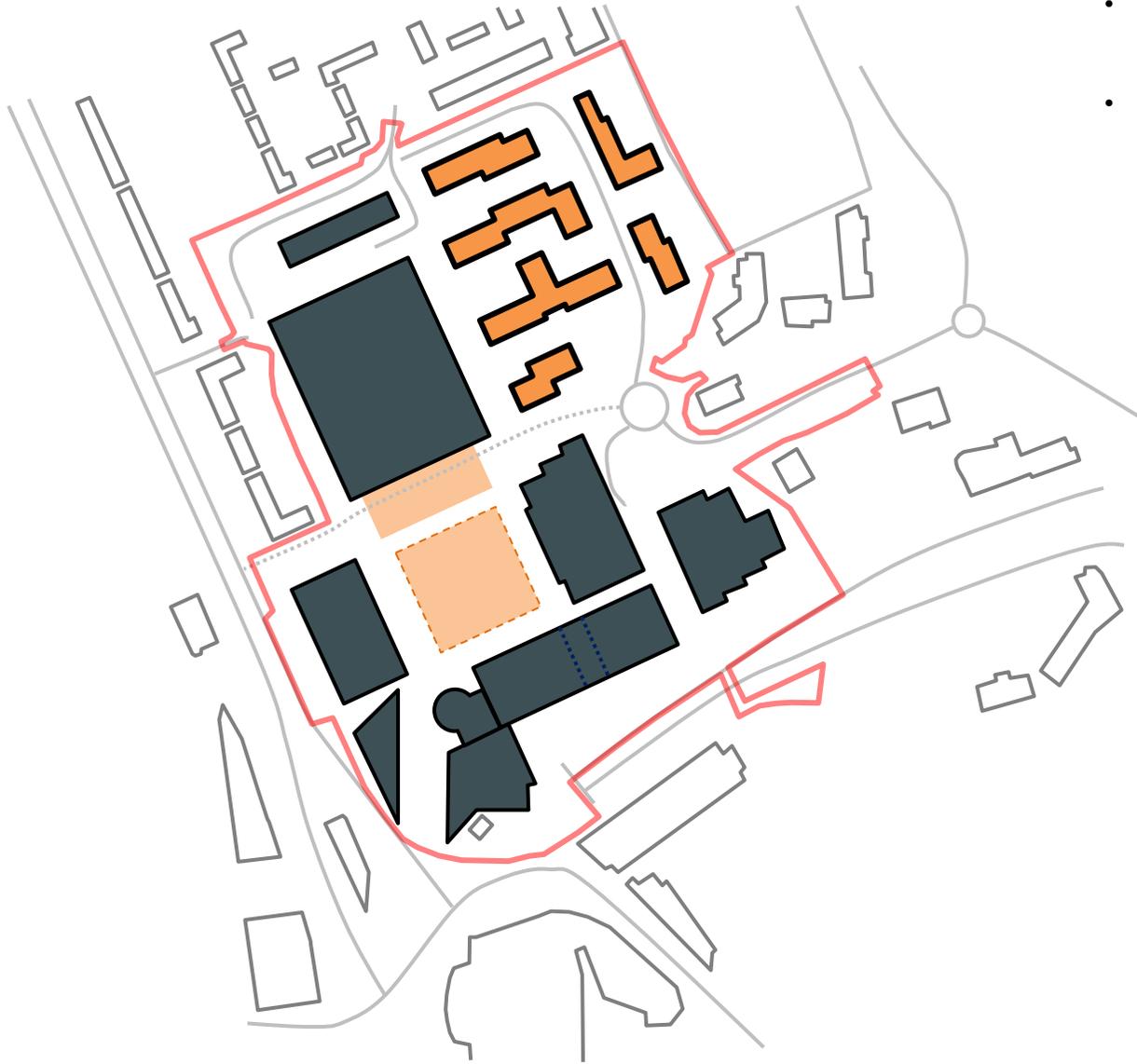
- Construction of a new Commercial Office
- Construction of new Contemporary Arts Museum of Wales
- Completion of Event Square

Phasing 08 : 2029 to 2031

- Demolition of County Hall

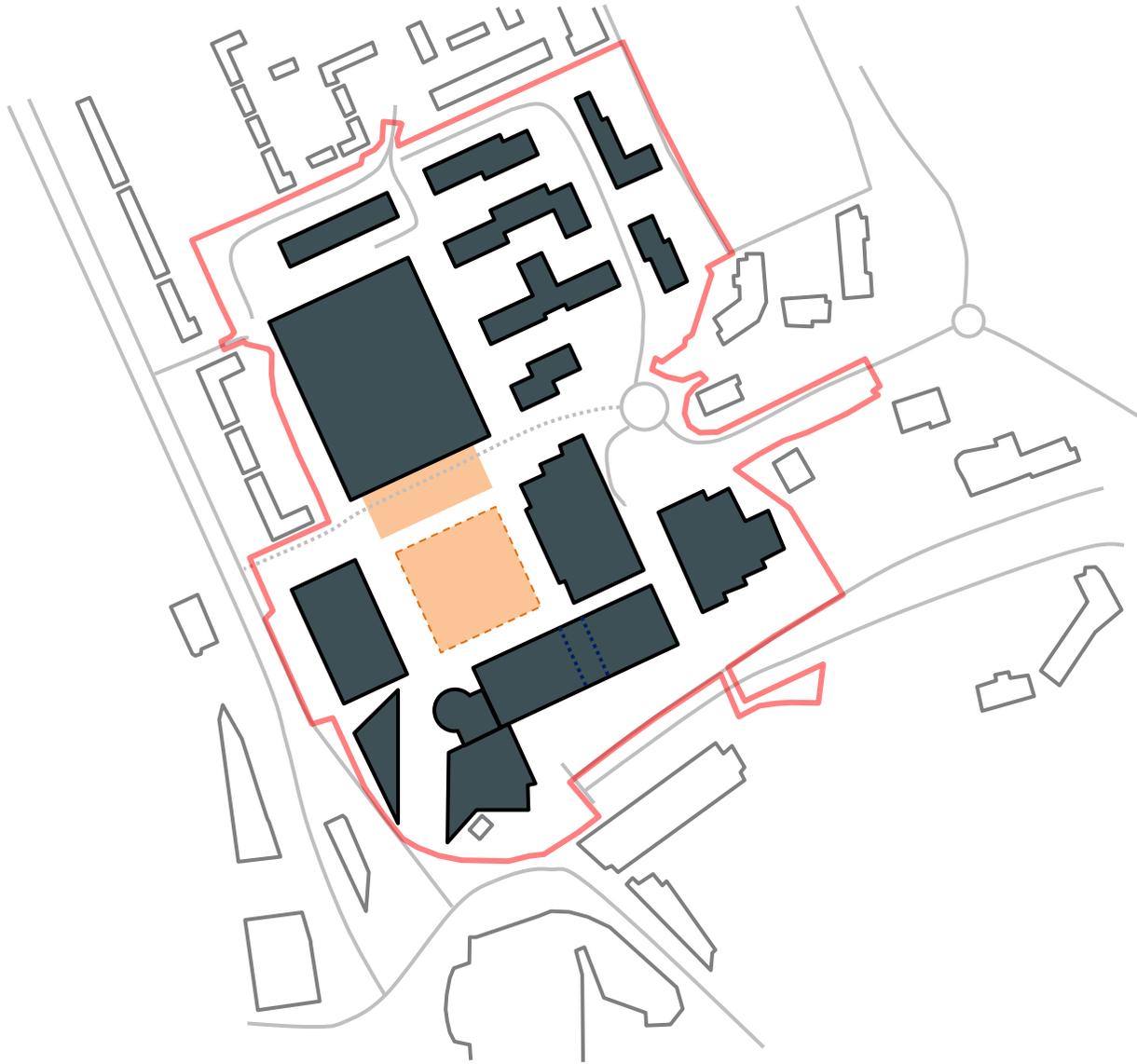


Phasing 09 : 2029 to 2032



- Construction of the new Residential development
- Construction of 3no. Hotels

Phasing : Complete



Document Verification

Project Title: Atlantic Wharf Development

Document Title: RDC2 Update & Masterplan Phasing

Project Number: 0371

Document Reference: 0371-RIO-XX-XX-RP-A-060129

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Issue date	Rev	Description	Prepared by	Checked by	Approved by
16/02/2022	-	First Issue	DL	FfL	RR



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Atlantic Wharf Development

Transport Hub – Concept Design

February 2022

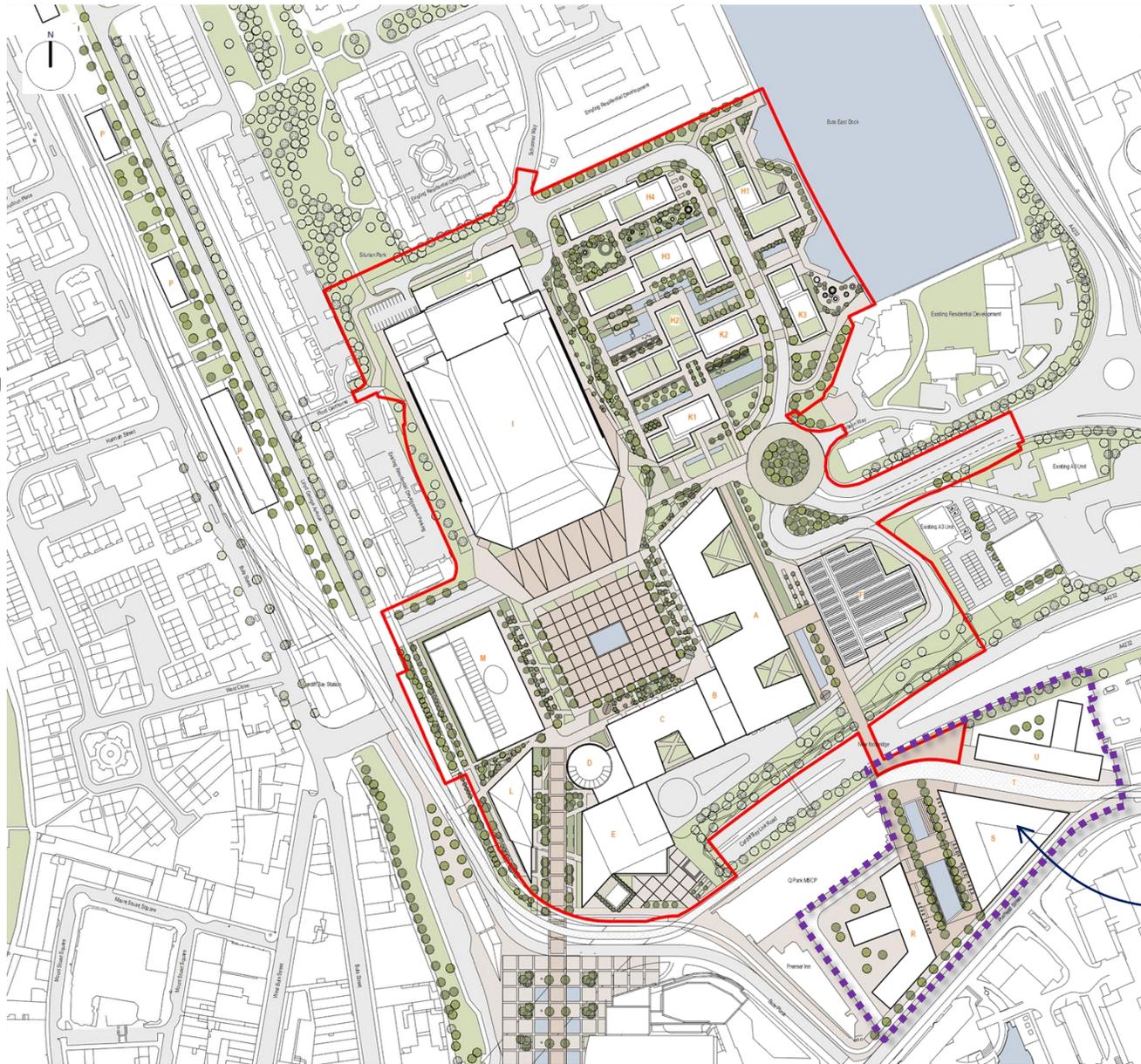
DRAFT - For Discussion Purposes Only

0371-RIO-XX-XX-RP-A-060130



Proposed Context Masterplan – supporting document for outline planning application 2021

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Legend:

A	New Red Dragon Centre
B	This Is Wales
C	Mixed Use
D	Cardiff Story Museum
E	WMC Academy
F	MSCP
H1 - H4	Residential Plots
I	Arena
J	3* Hotel (Travelodge)
K1	4* Signature Hotel
K2	Hotel
K3	Apart Hotel
L	Contemporary Art Museum
M	Commercial Office
P	New Development Opportunities
R	Mixed Use Development
S	Mixed Use Development
T	Interchange
U	Mixed Use Development
—	Hybrid application boundary

Proposed Transport Hub

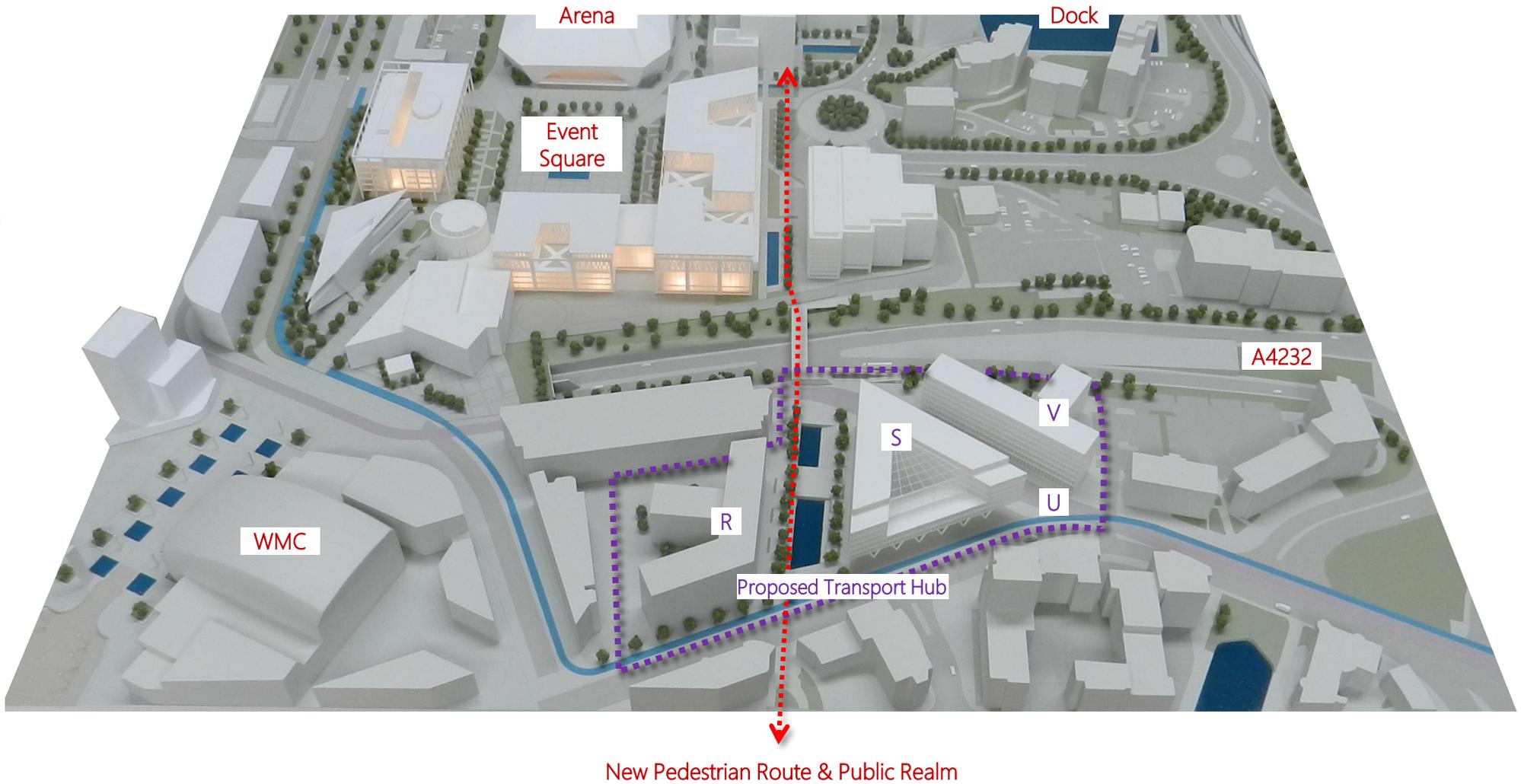
- R Mixed Use Development
- S Mixed Use Development
- T Interchange
- U Mixed Use Development

Physical Model

Proposed Transport Hub

- R Mixed Use Development
- S Mixed Use Development
- T Interchange
- U Mixed Use Development

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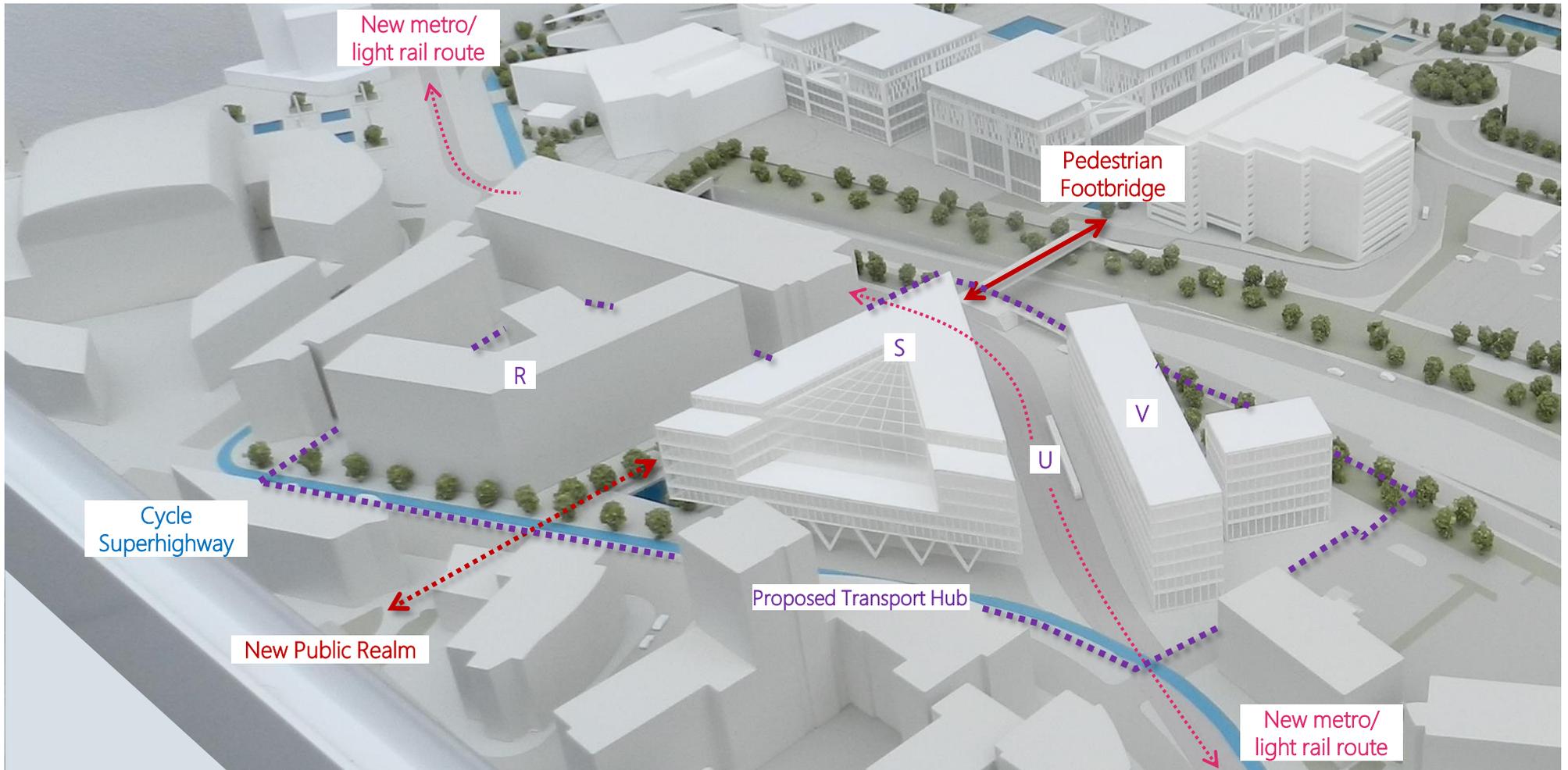


Physical Model

Proposed Transport Hub

- R Mixed Use Development
- S Mixed Use Development
- T Interchange
- U Mixed Use Development

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Rail Connections



Document Verification

Project Title: Atlantic Wharf Development

Document Title: Transport Hub

Project Number: 0371

Document Reference: 0371-RIO-XX-XX-RP-A-060130

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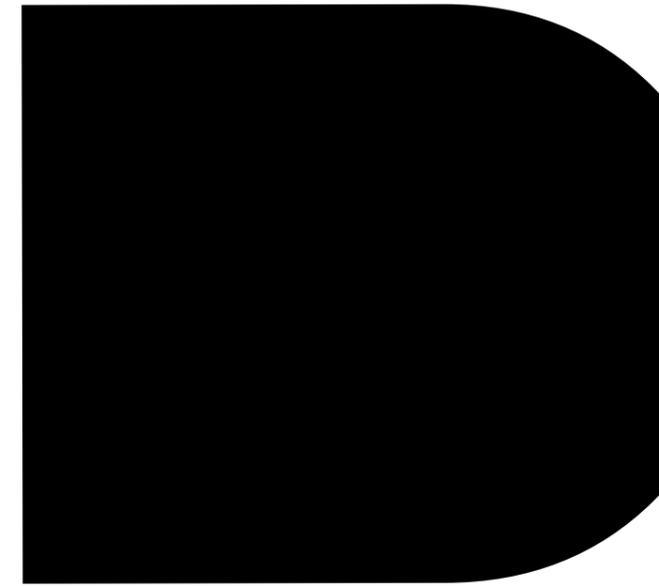
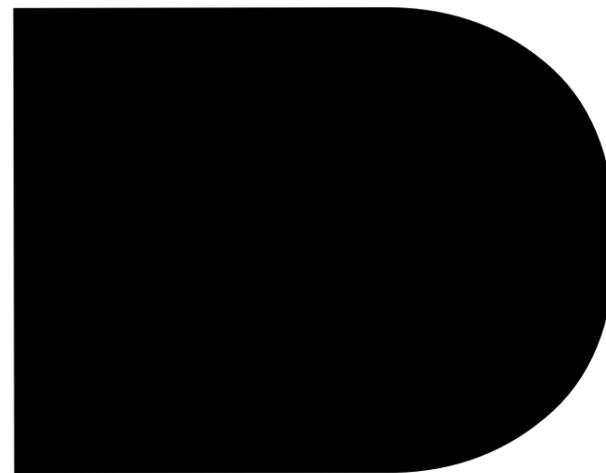
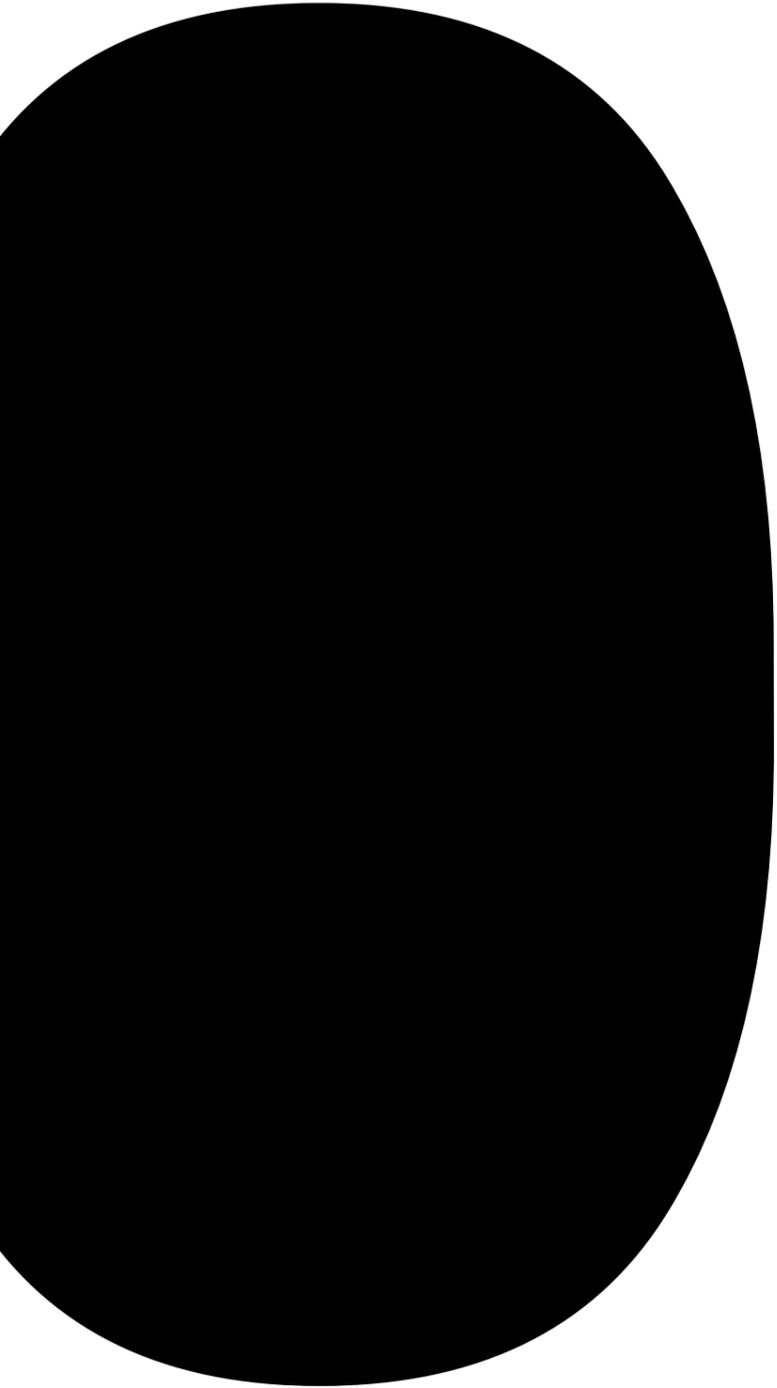
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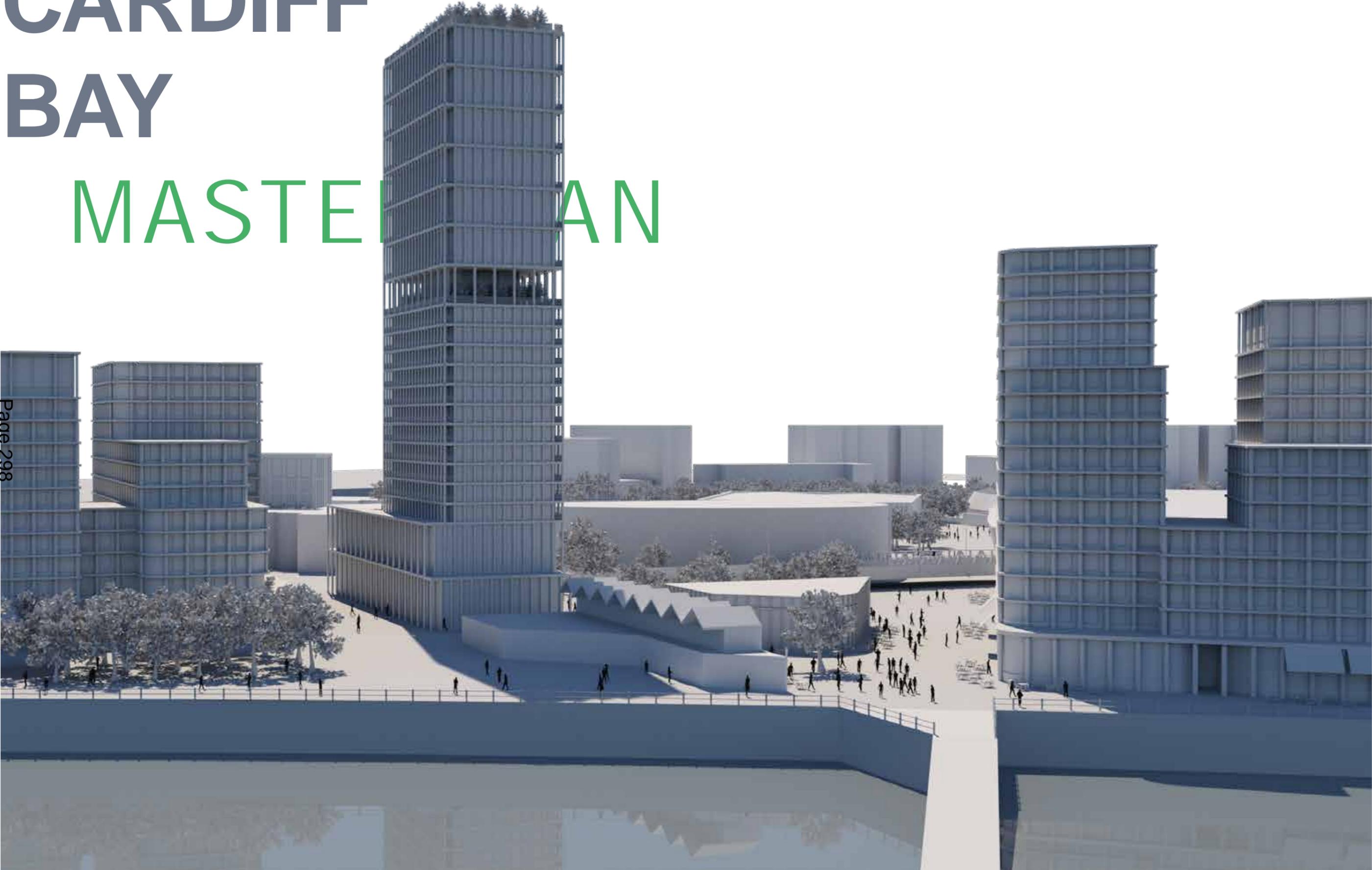
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CARDIFF BAY

MASTERPLAN



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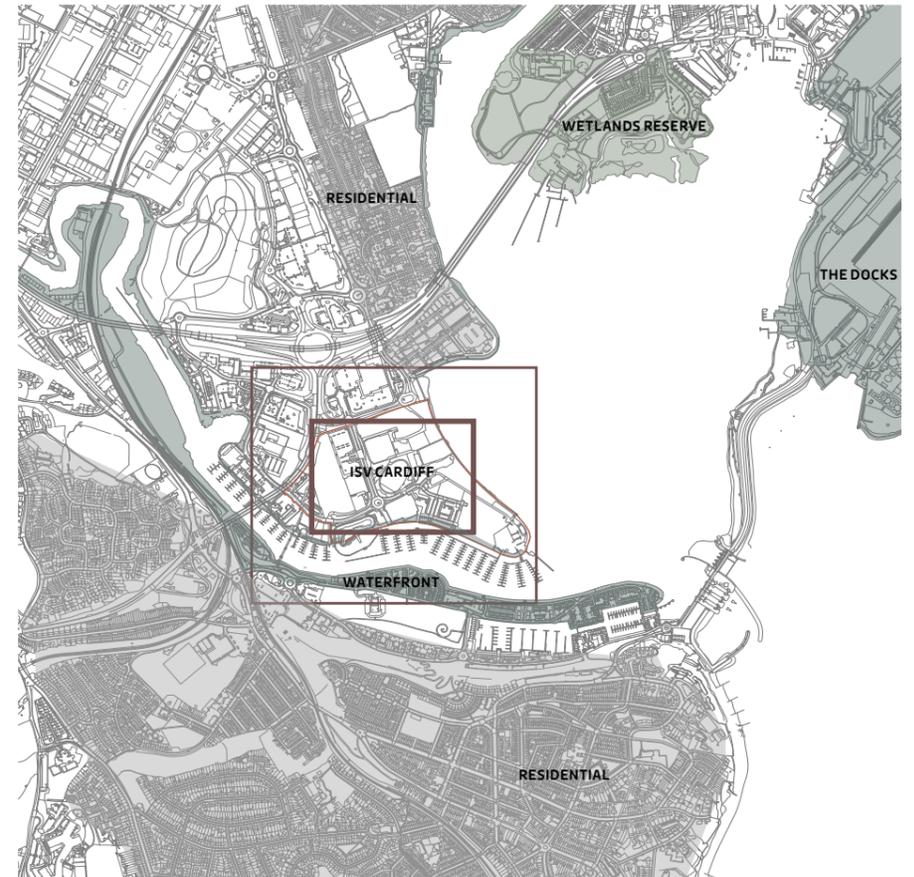
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Cardiff Bay aerial view

CARDIFF BAY FROM INDUSTRY TO SPORTS HUB

OVERVIEW

Creating spaces that are rich in character and distinct in identity, the project has evolved in the context of the redevelopment of the Cardiff Bay site and promotes a more holistic view of socially driven and environmentally responsive post-industrial regeneration at Cardiff Bay's waterfront.



Cardiff Bay zonal diagram + study areas



Strava - Activity Overlay



Strava - Cycling



Strava - Running

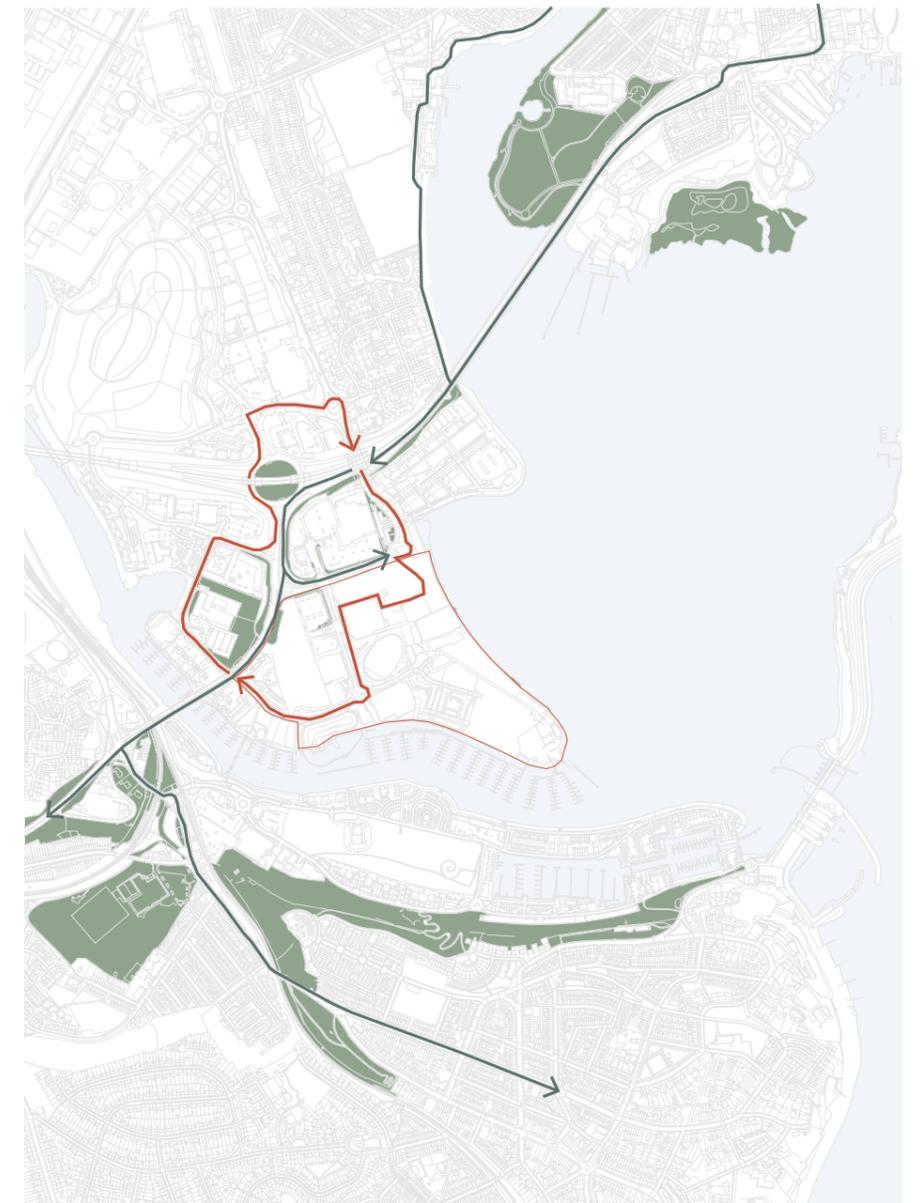


Strava - Watersports

AMENITY + RECREATION

LEISURE AND WELLBEING

The Strava activity map overlay opposite illustrates activity cycles and flow maps across the city based upon cycling and running routes. This indicates the road directly through the site is an intensely active route and the Cardiff Bay Link Road that accesses Pont y Werin Bridge. Conversely, the edge of the bay and waterfront has a low intensity use due to its lack of connection to the wider routes.



Key movement corridor



Cardiff - Landscape / amenity setting

AMENITY + RECREATION

BAY LOOP

The map opposite illustrates the vast extent of parkscape, riverside and seaside within Cardiff, alongside the context of the Cardiff ISV site. However, the connectivity of amenity spaces across the city requires optimisation.

There is potential to unlock a new route around a new vibrant and engaging waterside neighbourhood.

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Cardiff Bay Marina



Page 302

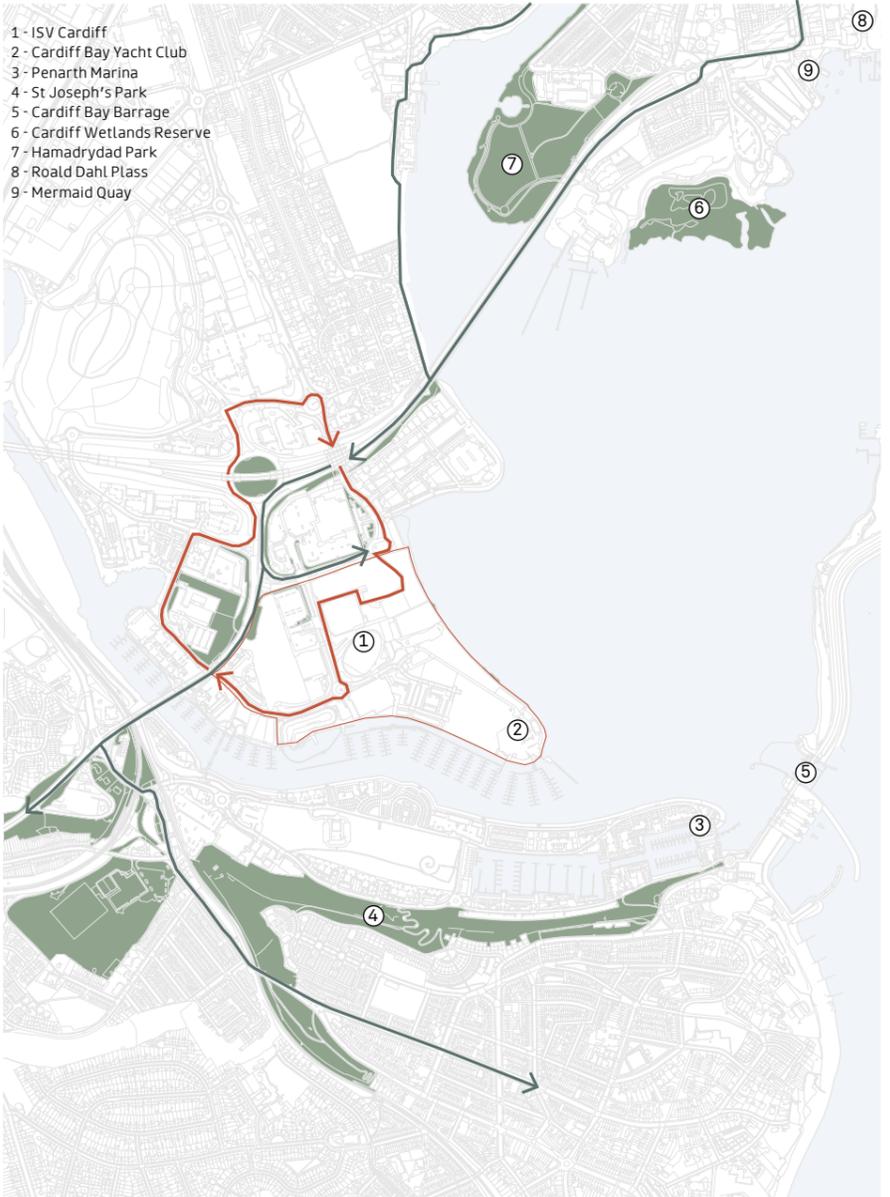
Cardiff - Landscape / amenity setting

AMENITY + RECREATION

OPPORTUNITY

We have developed a future Strava map which illustrates an indicative heat map based upon the introduction of a new bay loop route around the ISV.

This illustrates a natural increase in intensity of activity around the ISV and facilities - a result of a new vehicle route and the provision of a new pedestrian landscaping across the site. Linking the waterfront will create a sustainable and active amenity destination for all.



- 1 - ISV Cardiff
- 2 - Cardiff Bay Yacht Club
- 3 - Penarth Marina
- 4 - St Joseph's Park
- 5 - Cardiff Bay Barrage
- 6 - Cardiff Wetlands Reserve
- 7 - Hamadrydad Park
- 8 - Roald Dahl Plass
- 9 - Mermaid Quay

Opportunity - Connecting the green ribbon via the riverside



Cardiff - Landscape / amenity setting

AMENITY + RECREATION

BAY LOOP

The map opposite illustrates the vast extent of parkscape, riverside and seaside within Cardiff, alongside the context of the Cardiff ISV site. However, the connectivity of amenity spaces across the city requires optimisation.

There is potential to unlock a new route around a new vibrant and engaging waterside neighbourhood.



Cardiff - Amenity routes and connections

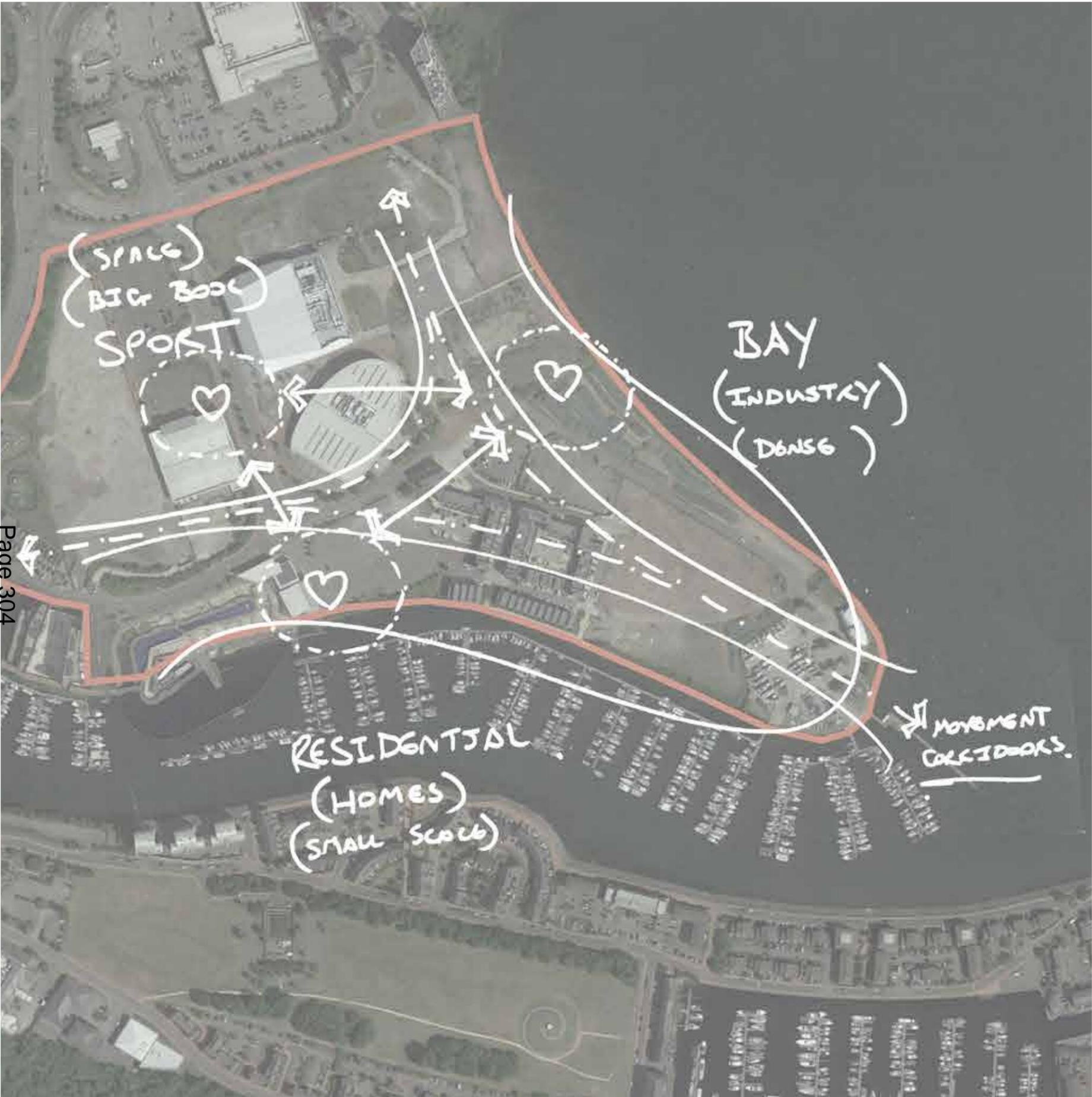
MASTERPLAN CONCEPT

TRIPARTITE ZONING

The peninsula has the complex nature of a triple aspect. Each aspect slightly different to the other, each with its own developed language and each with its own strengths.

The concept embraces this and applies a zoning strategy based around the context of the site.

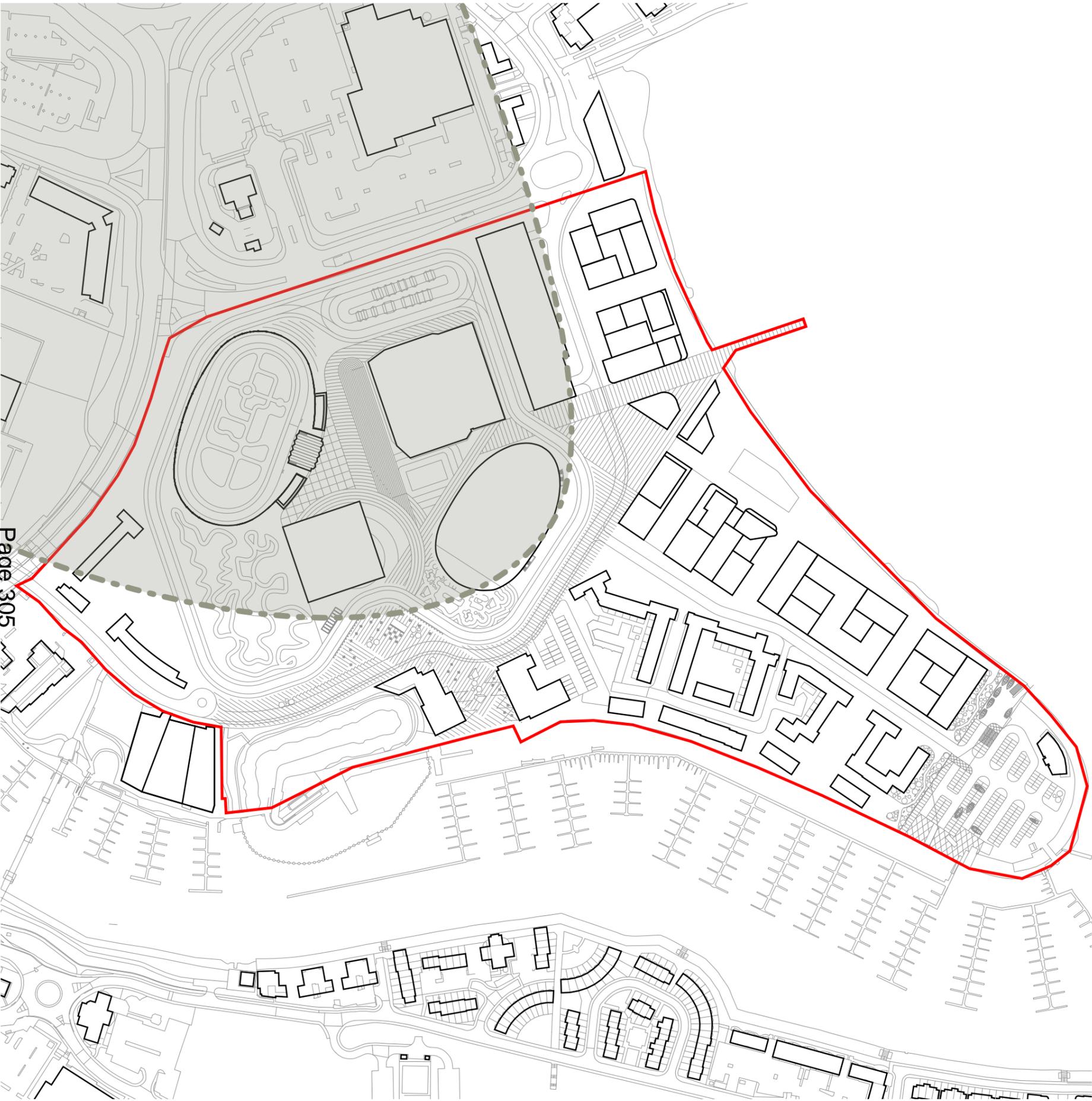
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MASTERPLAN CONCEPT

ZONE ONE - SPORTS VILLAGE

Zone one responds to the larger format "box" typology of sports infrastructure.



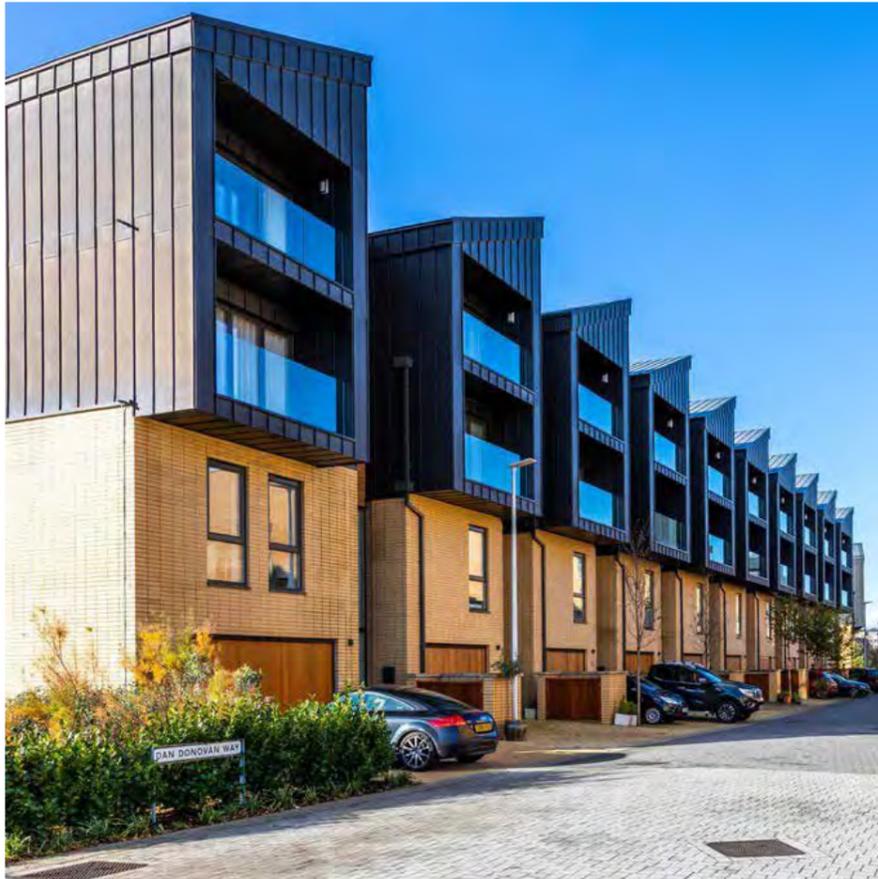


MASTERPLAN CONCEPT

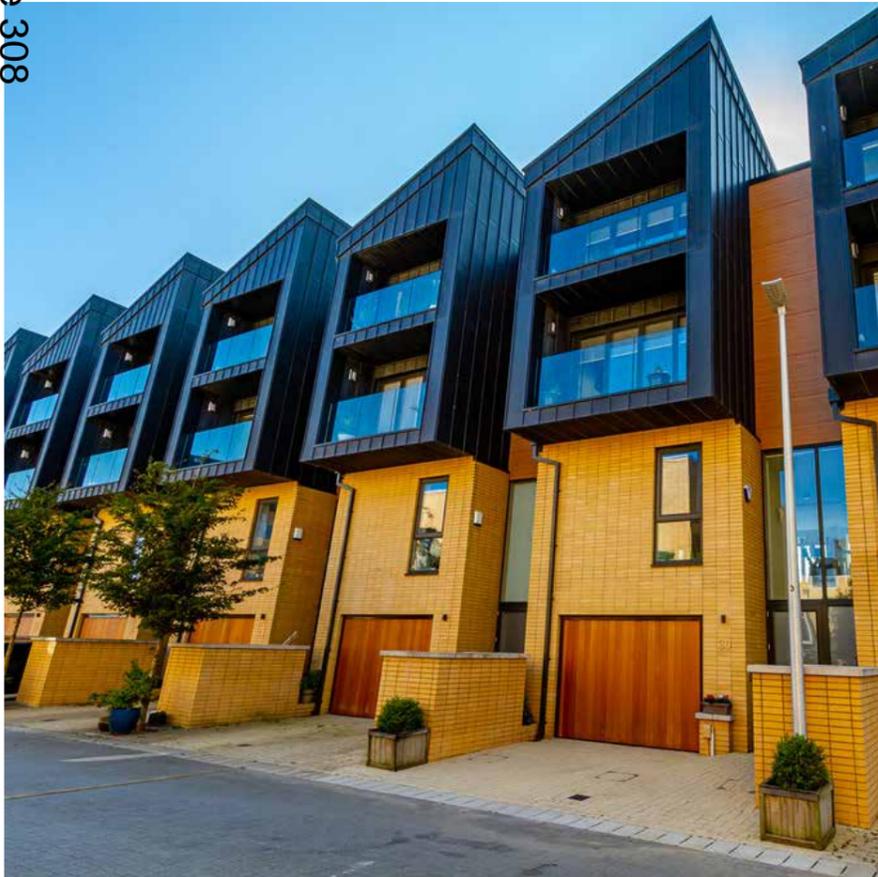
ZONE TWO - SMALL SCALE RESIDENTIAL

Zone two responds to Penarth and the River Ely, smaller in scale, this zone responds to a more human scale, a series of front doors and a language of historic terraces.





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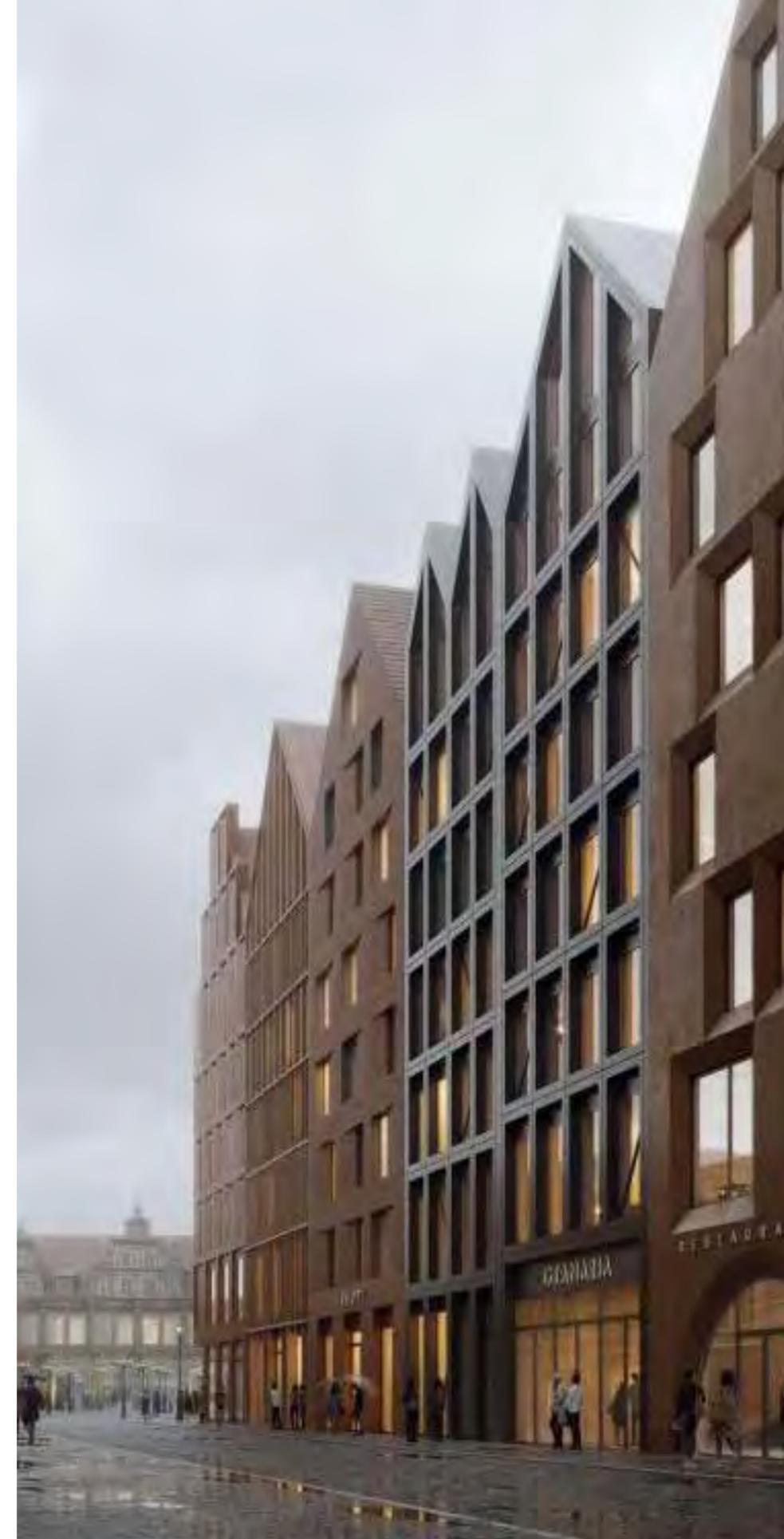


MASTERPLAN CONCEPT

ZONE THREE - LARGE SCALE NEW RESIDENTIAL

Zone three responds to the wider bay, and existing developments on adjacent land that informs a larger more significant architecture.





MASTERPLAN CONCEPT

TRIPARTITE ZONING - OPPORTUNITY

Each zone offers a new opportunity to deliver a uniquely individual central space, that will reinforce the destination of the peninsula.

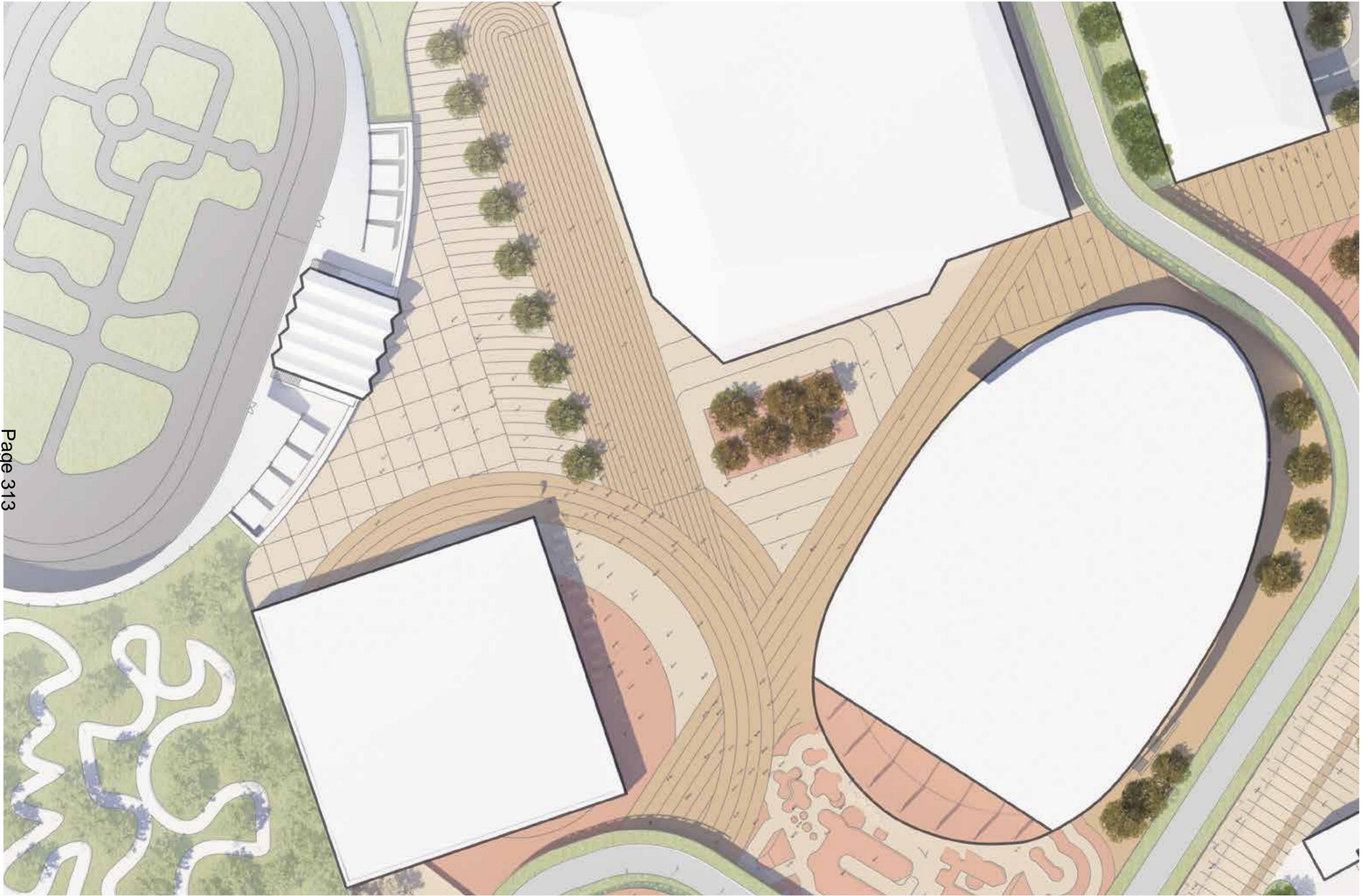


MASTERPLAN CONCEPT

SPACE ONE

The first spaces offers room and space for exercise, activity and wellness. Driven by the surrounding architecture the space reinforces an active lifestyle driven by active landscape. The space offers a one off sports destination for the city.







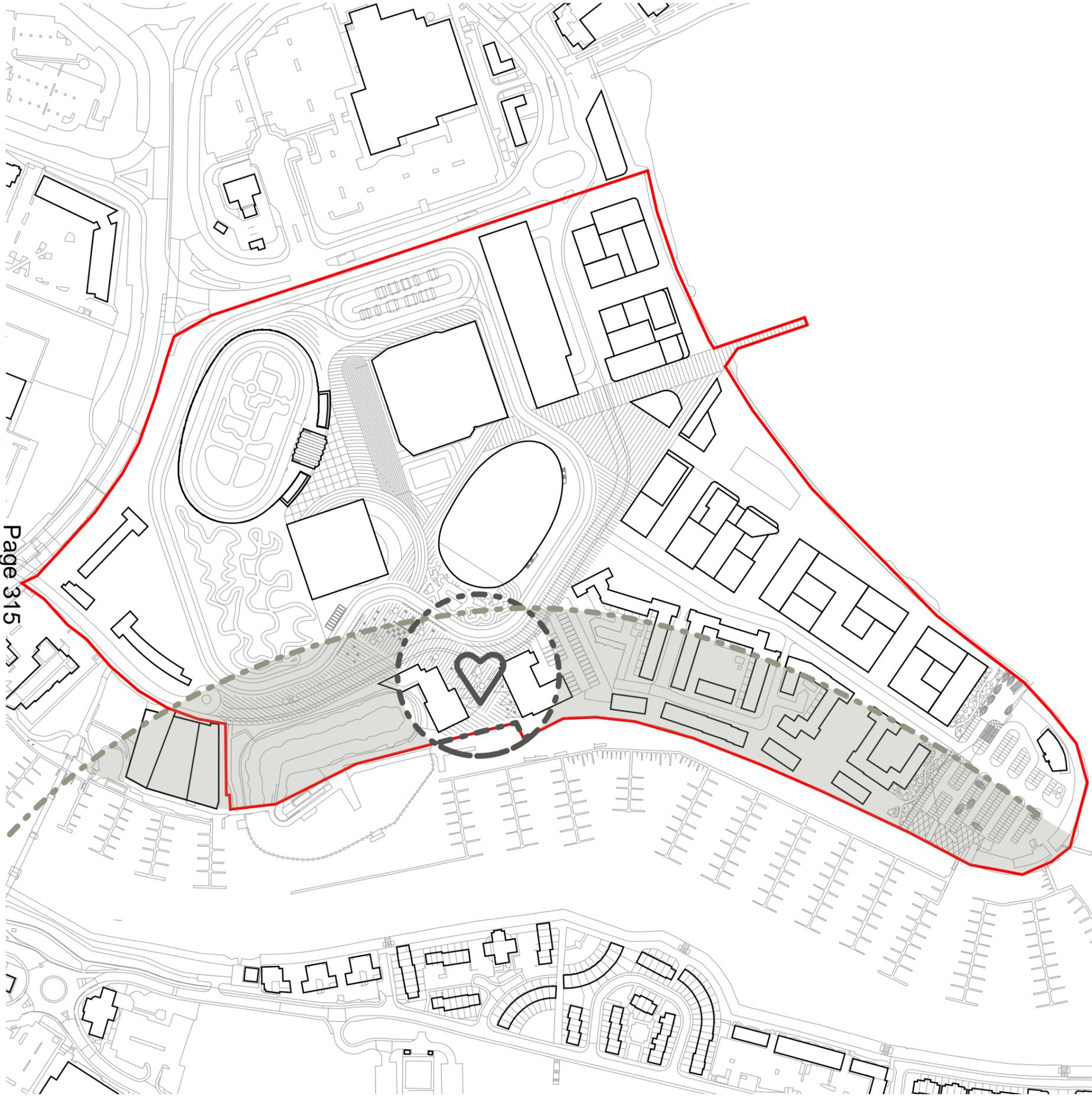
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MASTERPLAN CONCEPT

SPACE TWO

The second space offers a flexible independent destination, driven by pop up food markets, start up companies, independent breweries, street performers and artists. The flexibility of the space drives a seasonal and evolving destination that can flex and bend to accommodate a constant liveliness and vibrancy.







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MASTERPLAN CONCEPT

SPACE THREE

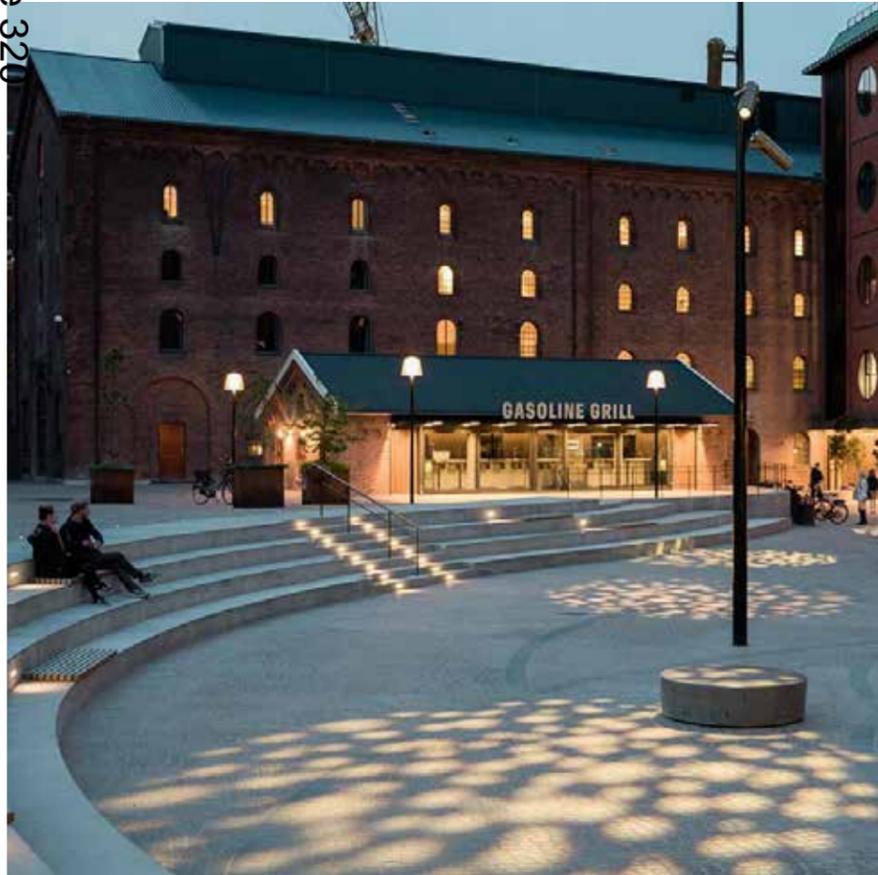
The third spaces offers a retail and leisure led destination, driven by independent coffee shops, cafes, restaurants, local start up companies and residential lobbies which drive an active waterside destination into the heart of the new masterplan.







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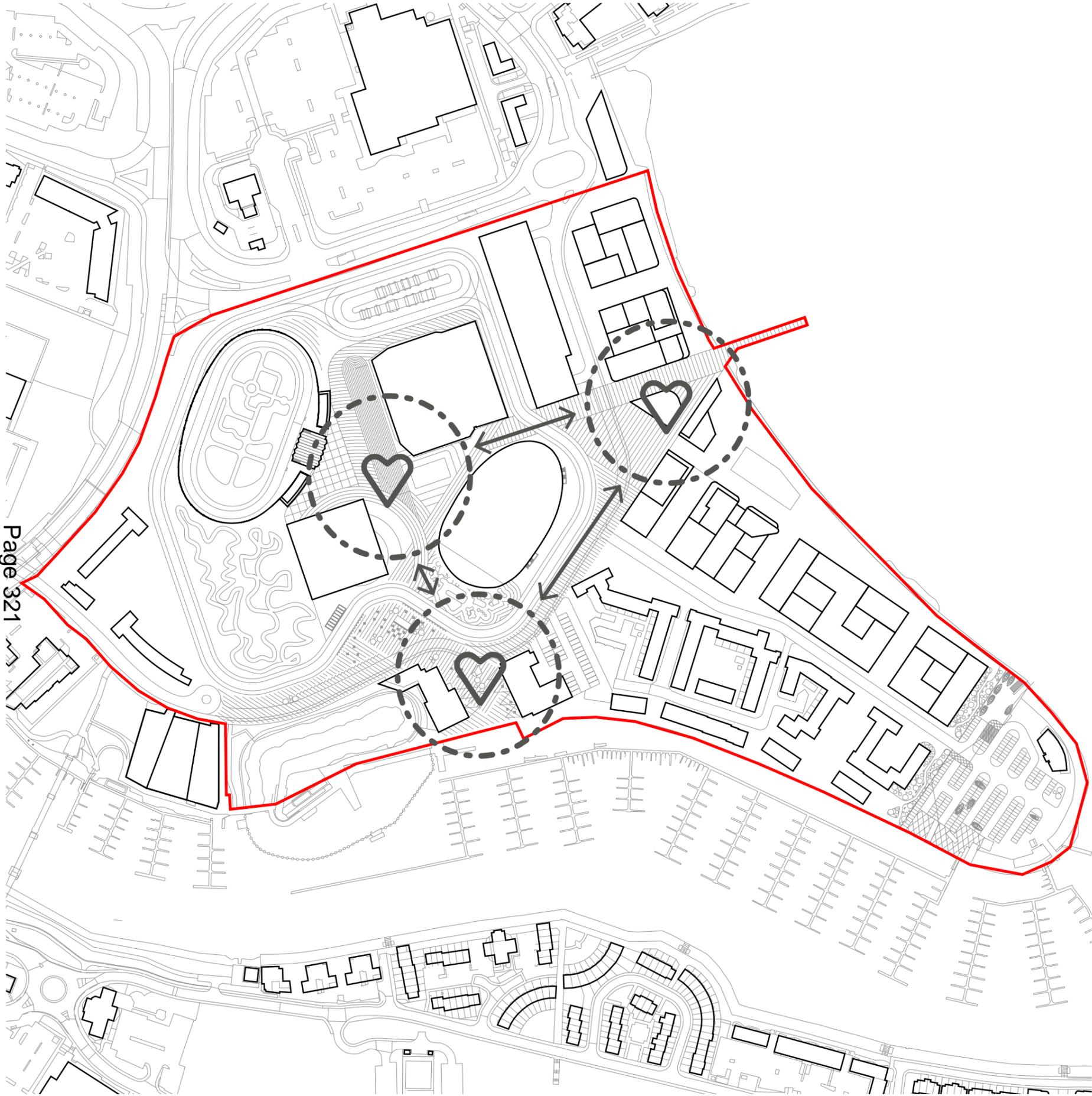


MASTERPLAN CONCEPT

HEART SPACES

We have developed an attitude towards the masterplan driven by spaces and places that people from different user groups can identify with.

The aspiration is that these differing spaces will drive activity and programme at different times of day and ultimately contribute to the liveliness and activation of the new masterplan helping to create a successful new destination in the bay.



MASTERPLAN CONCEPT

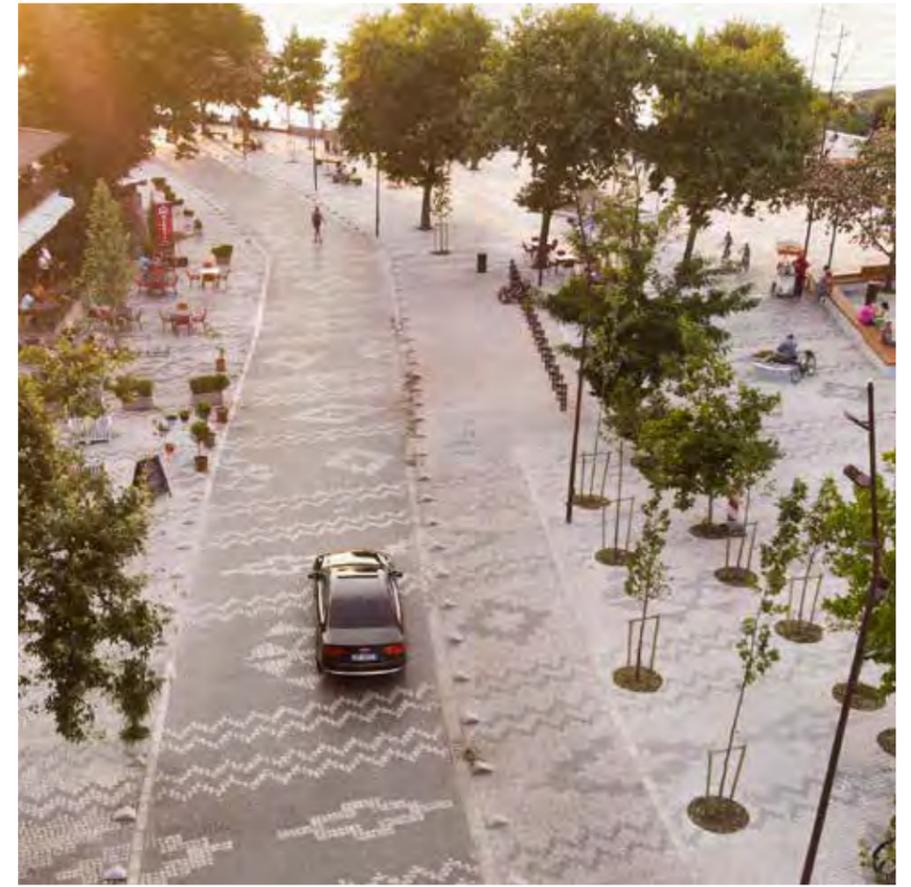
MOVEMENT OPPORTUNITY

Between these identified zones and spaces we have the opportunity to stitch the three aspects together using a series of improved movement corridors.

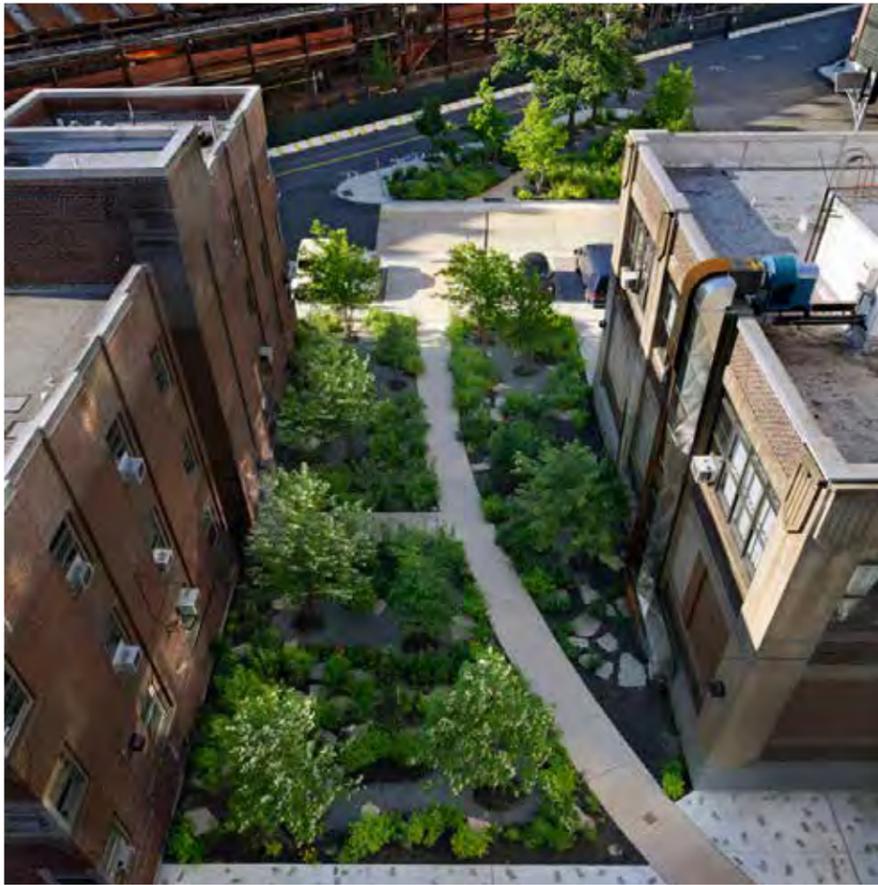
These movement corridors will increase the accessibility of the site, encouraging movement and increasing wellness.

The emphasis will be on shared space, active movement and a slower more relaxed way of life.









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CONCEPT MASTERPLAN

ROUTES

The concept masterplan has evolved around parameters derived from both historical analysis and the investigation of existing amenity / recreation use patterns.

Conceptually the idea is to create an arc of public realm that completes the bay loop but also brings together the aspiration to have residential and sports and leisure uses across the ISV. This arc will be activated through the use of active public realm, leisure destinations such as cafes, bars and restaurants and open and inviting spaces both internal and external.



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Concept Masterplan routes



ISV Cardiff concept sketch



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CONCEPT MASTERPLAN

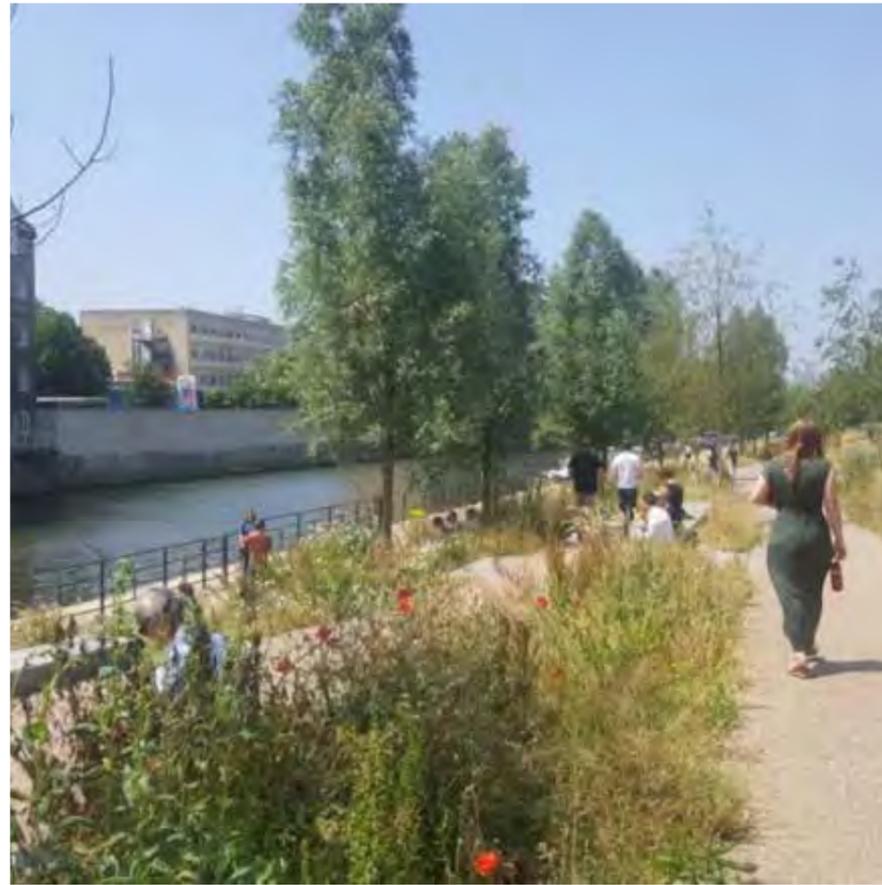
ROUTES - ROUTE A

The concept masterplan has evolved around parameters derived from both historical analysis and the investigation of existing amenity / recreation use patterns.

Conceptually the idea is to create an arc of public realm that completes the bay loop but also brings together the aspiration to have residential and sports and leisure uses across the ISV. This arc will be activated through the use of active public realm, leisure destinations such as cafes, bars and restaurants and open and inviting spaces both internal and external.



Concept Masterplan routes



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CONCEPT MASTERPLAN

ROUTES - ROUTE B

The concept masterplan has evolved around parameters derived from both historical analysis and the investigation of existing amenity / recreation use patterns.

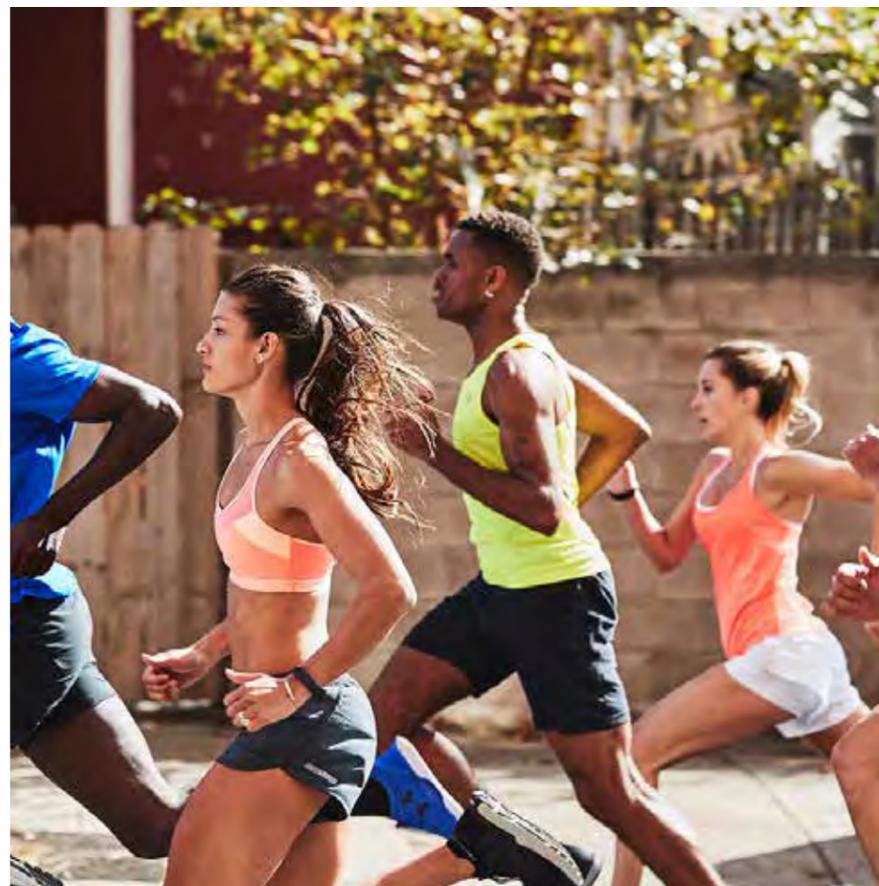
Conceptually the idea is to create an arc of public realm that completes the bay loop but also brings together the aspiration to have residential and sports and leisure uses across the ISV. This arc will be activated through the use of active public realm, leisure destinations such as cafes, bars and restaurants and open and inviting spaces both internal and external.



Concept Masterplan routes



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CONCEPT MASTERPLAN

ROUTES - ROUTE C

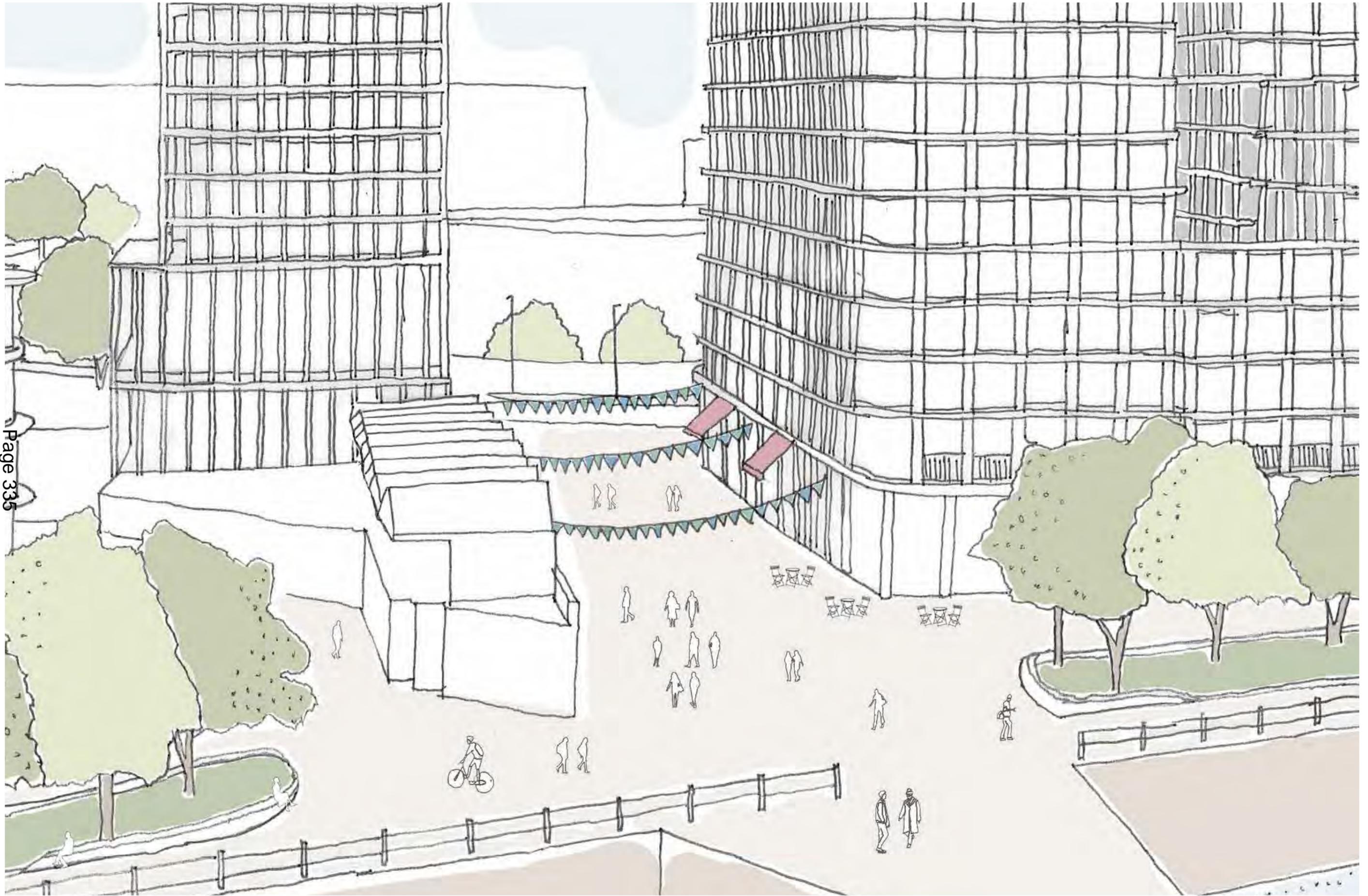
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Concept Masterplan routes







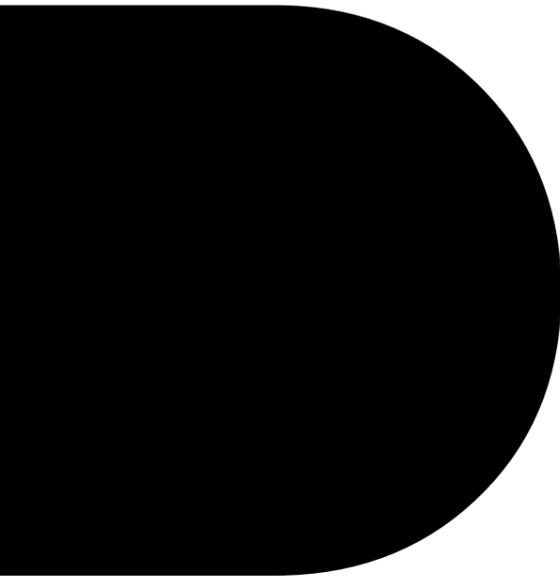
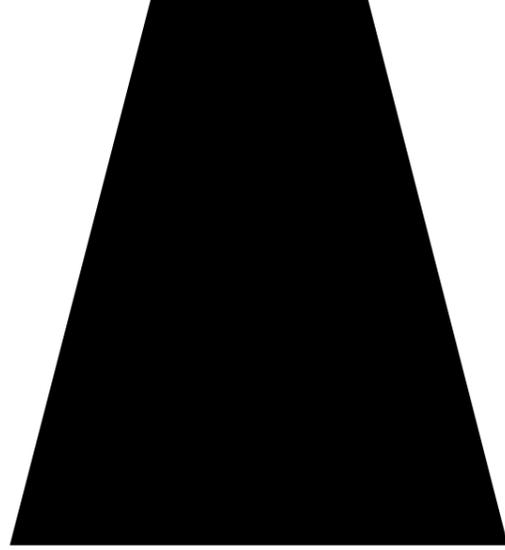








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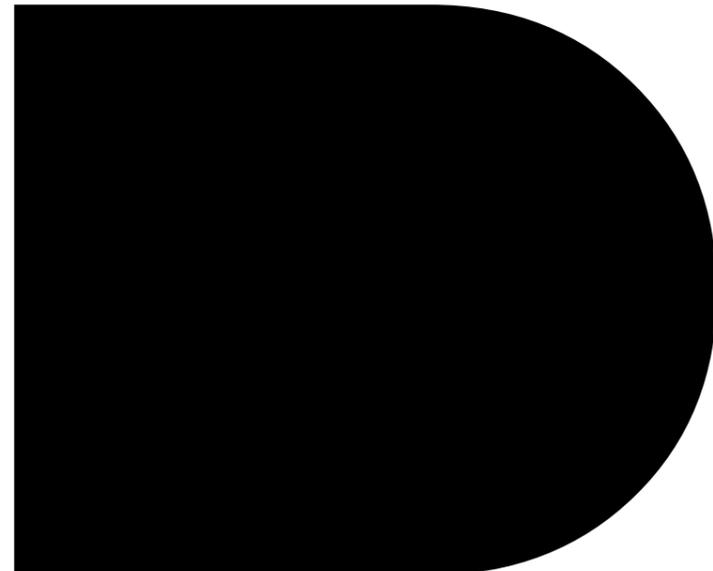


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Consultation on Cardiff International Sports Village Masterplan and the Proposed Relocation of Cardiff's Velodrome

Report
February 2022



Gweithio dros Gaerdydd, gweithio gyda'n gilydd
Working for Cardiff, working together



#gweithiogydangilydd
#workingtogether

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Background

In March 2021, Cabinet approved plans to provide a new purpose-built Velodrome at the International Sports Village subject to the completion of a full business case.

A comprehensive programme of engagement and consultation with primary stakeholders of the velodrome facility and the sports community commenced in order to ensure the technical design of the new facility was fit for purpose and that there was opportunity to benefit from the development of a modern specification.

This programme of engagement continues with a broad range of stakeholders to cover the provision and operation of the new facility and the sports village as a whole.

The redevelopment of Cathays High School went out for public consultation in early 2021. This consultation identified that the area currently featuring the Maindy Velodrome will be required to accommodate the school expansion.

This final consultation is designed to bridge the two projects and seek views not only on the relocation of the existing Velodrome, but also on the plans for the development of the new velodrome and the wider sports village vision.

Methodology

The survey was run online between 15th December 2021 and 17th February 2022. Links to the survey were promoted via the Council's social media, and on the Council's website. Links to the survey were sent directly to a number of organisations, with a full list of these available in [Appendix 1](#).

Once the survey closed, the data was cleaned to remove blank or duplicate responses.

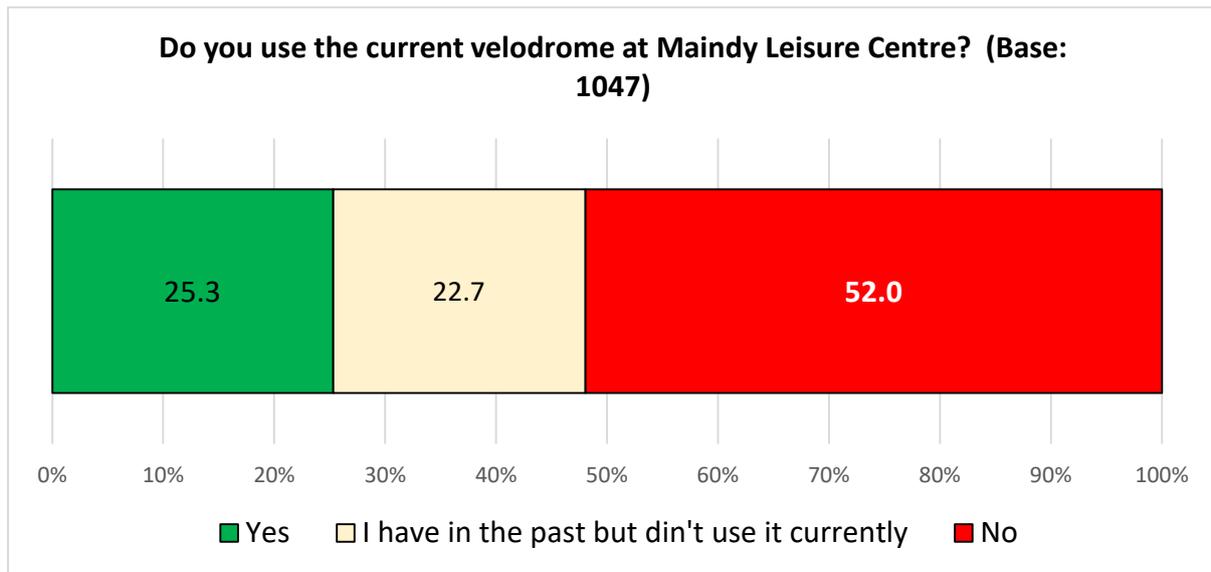
After this data validation, 1,051 responses were received.

Results have been broken down by demographics to understand usage and attitudes by the different groups. Postcode data, where available, was used to determine the distance between the respondents' home location and the Maindy site, giving results "as the crow flies" rather than distance travelled by road. Results for these groups are not shown if the base size is too small to provide robust data.

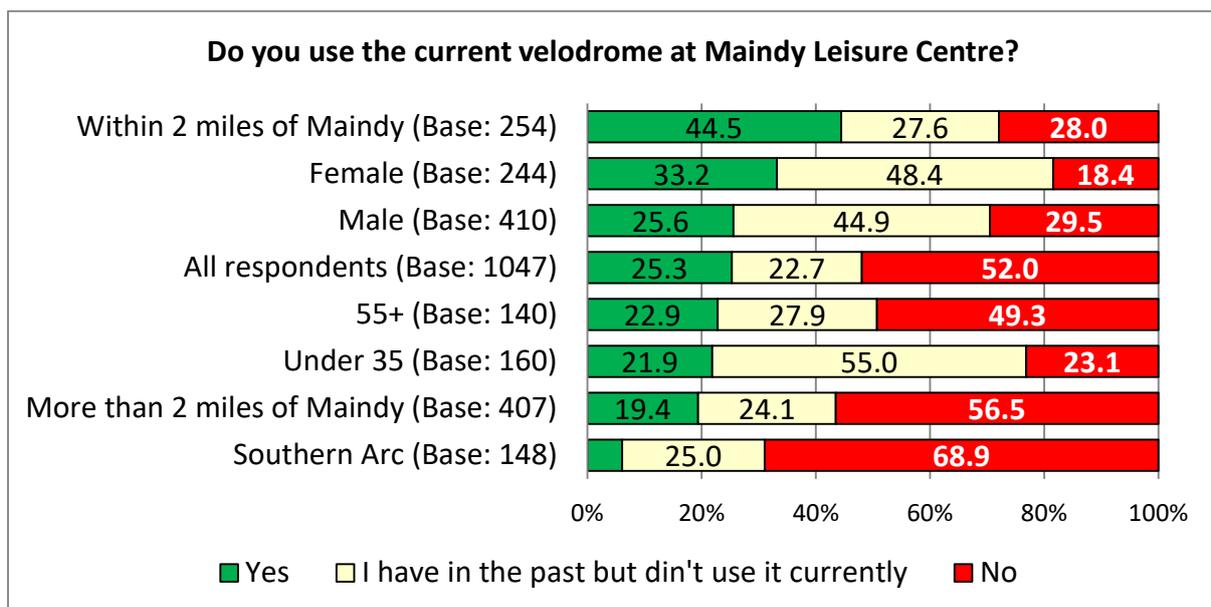
Research Findings

1. Do you use the current velodrome at Maindy Leisure Centre?

Overall, around a quarter of respondents (25.3%) stated that they currently used the velodrome at the Maindy Leisure Centre, slightly fewer had used it in the past (22.7%), and just over half (52.0%) had never used it.



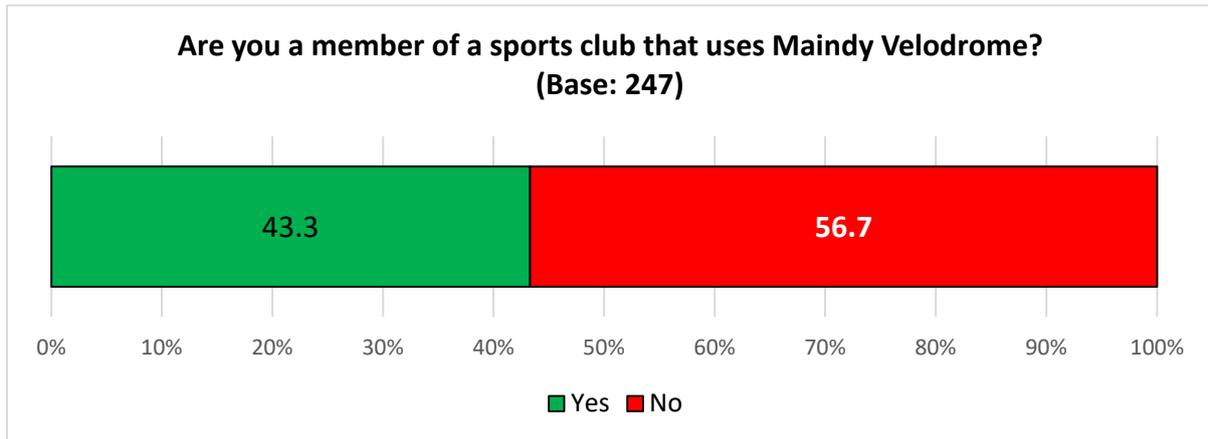
Respondents living within 2 miles of Maindy were most likely to be users of the current velodrome (44.5%, compared with 19.4% who lived further than this from the site). More than half of those under the age of 35 (55.0%) had used it in the past.



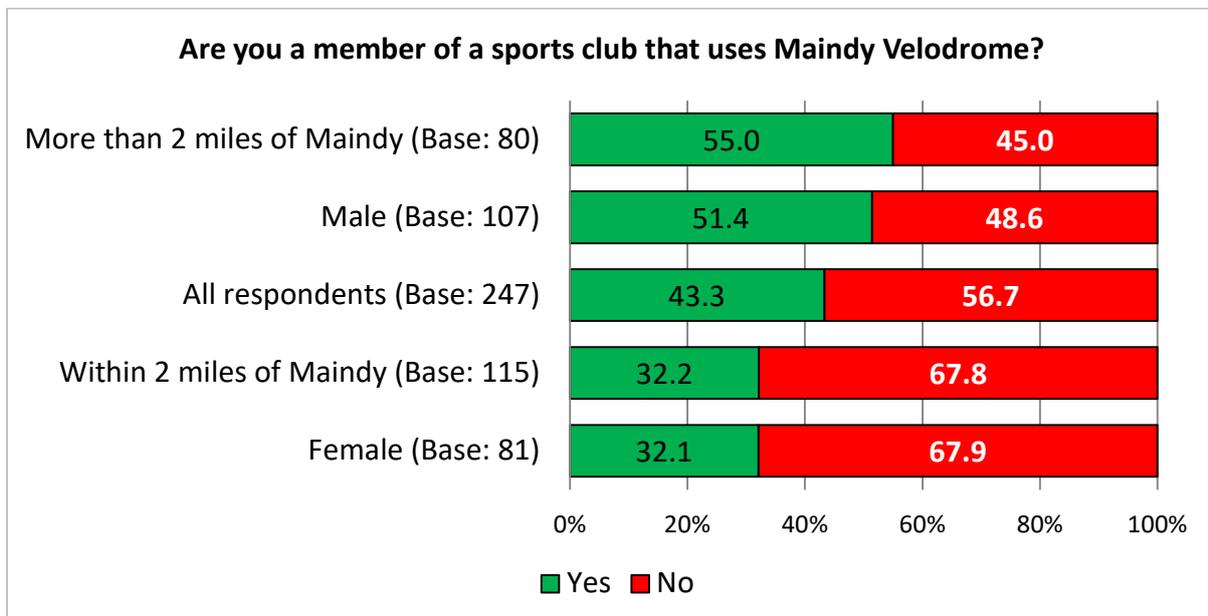
Respondents who currently use the velodrome were invited to answer questions 2-8, those who did not were taken to question 9.

2. Are you a member of a sports club that uses Maindy Velodrome?

Just over two-fifths of respondents (43.3%) of those currently using the Maindy Velodrome were members of a sports club that uses the facility.



Respondents living more than 2 miles from the site were most likely to belong to a club using the Maindy Velodrome (55.0%), followed by men (51.4%).



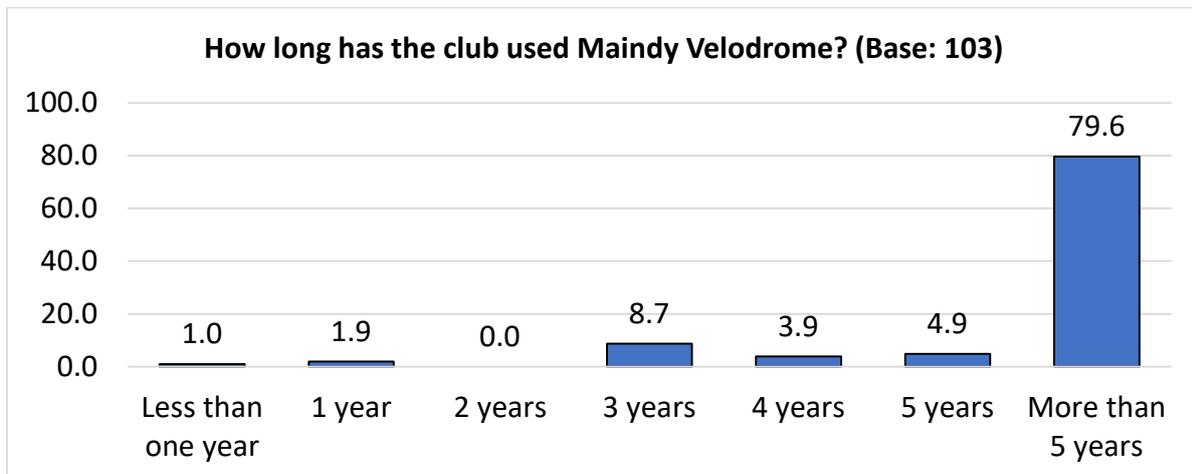
Which club?

Respondents who reported being a member of a sports club were asked to identify their club; 55 responses were received, with Maindy Flyers the most common response:

Club	No
Maindy Flyers	19
Cardiff Ajax CC	9
Cardiff Junior Triathlon Club	5
Whitchurch Cycling Club	5
Cardiff Social Cycling	4
Cardiff Triathletes	3
Cardiff Uni	3
Misc.	7

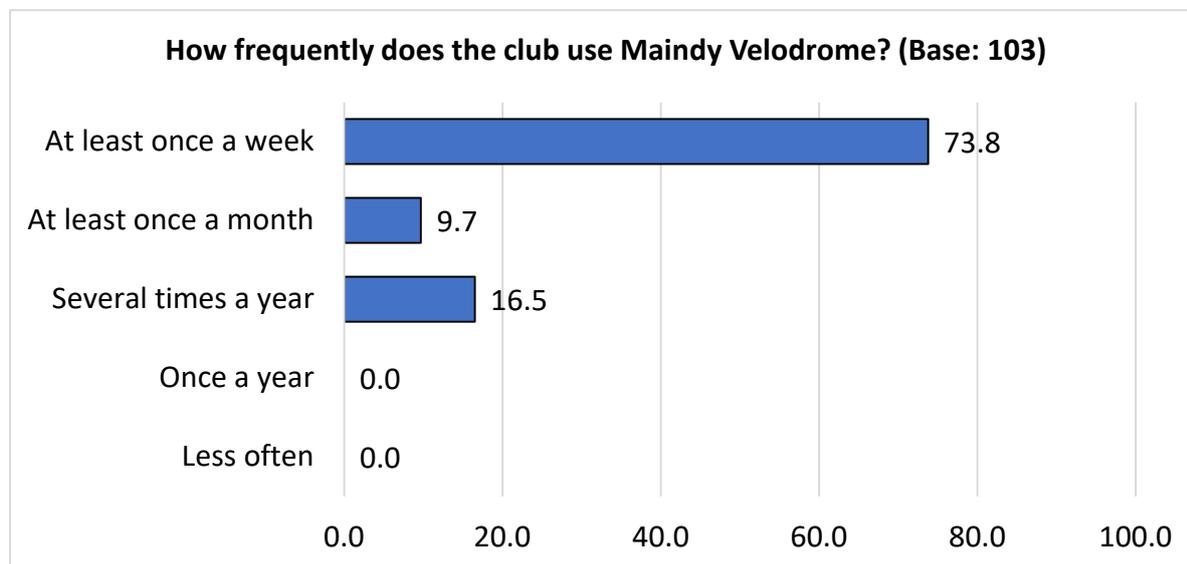
How long has the club used Maindy Velodrome?

Four-fifths of club members (79.6%) reported their club had been using the Maindy Velodrome for more than five years, with around one in six (17.5%) having used it for between three and five years, and just 2.9% having used it for up to a year.

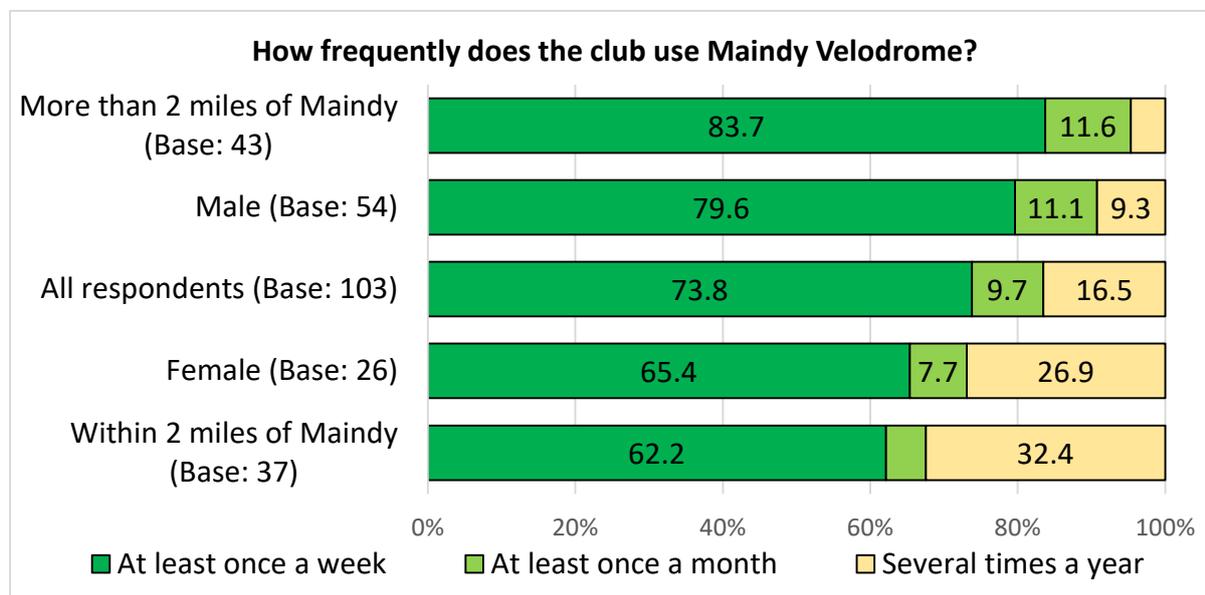


How frequently does the club use Maindy Velodrome?

Just under three-quarters of club members used the club at least once a week (73.8%), with one in ten (9.7%) using it at least once a month, and one in six (16.5%) several times a year.



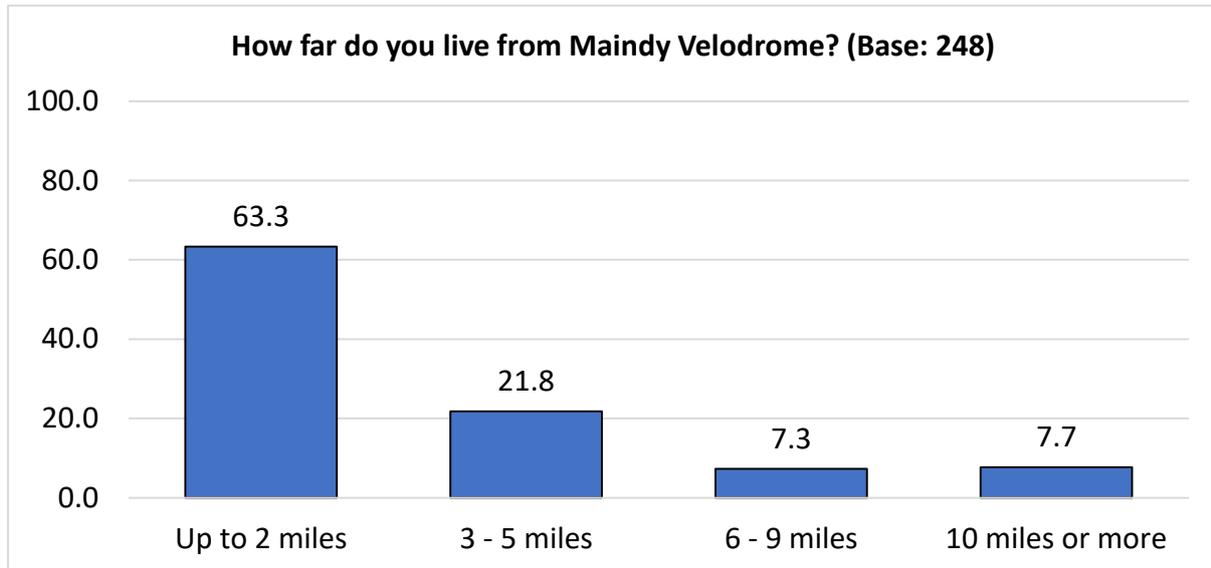
Respondents living more than two miles from the site were most likely to use the site at least once a week, perhaps reflecting the increased club membership amongst this group.



Note: Caution should be taken with small base sizes.

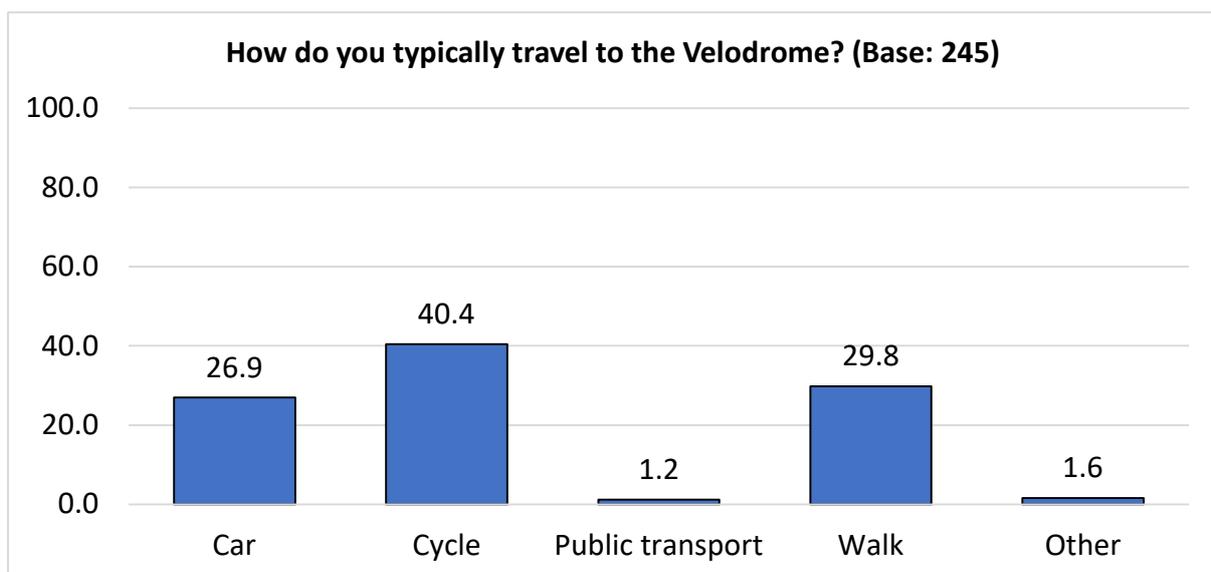
3. How far do you live from Maindy Velodrome?

Almost two-thirds (63.3%) of current users of the Maindy Velodrome reported living up to two miles from the site, with a fifth (21.8%) living between three and five miles away, and around one in thirteen living either six to nine miles (7.3%) or at least ten miles (7.7%) from the site.



4. How do you typically travel to the Velodrome?

Most current users cycled (40.4%) or walked (29.8%) to the velodrome, with a quarter (26.9%) using a car.



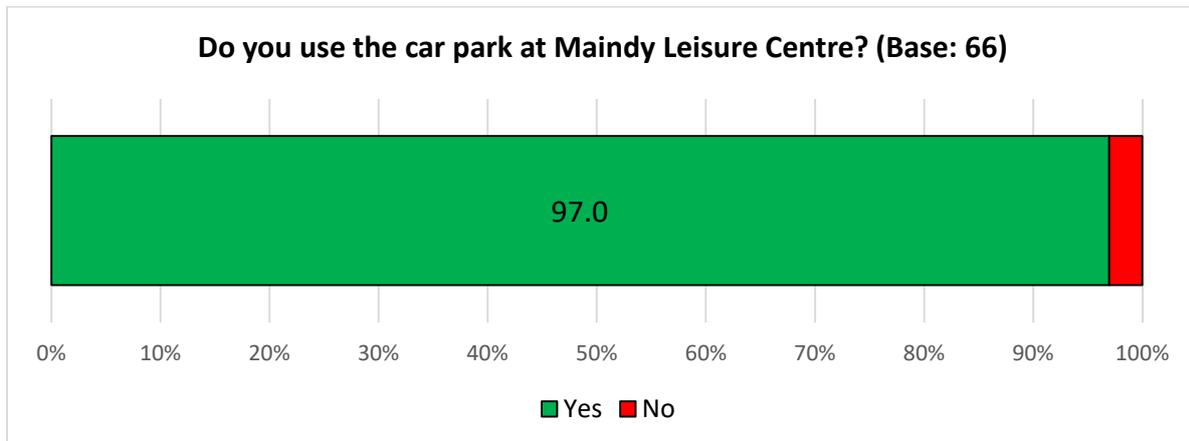
5. How much do you spend each month to use the velodrome at Maindy?

Three in ten respondents (30.2%) didn't spend anything to use the velodrome, with a similar proportion (29.0%) spending up to £10 a month. Around one in six (15.9%) spent between £11 and £20 per month, with a quarter (24.9%) spending £20 or more.

	No.	%
£0	74	30.2
£1 - £10	71	29.0
£11 - £20	39	15.9
£20+	61	24.9
Total Respondents	245	100.0

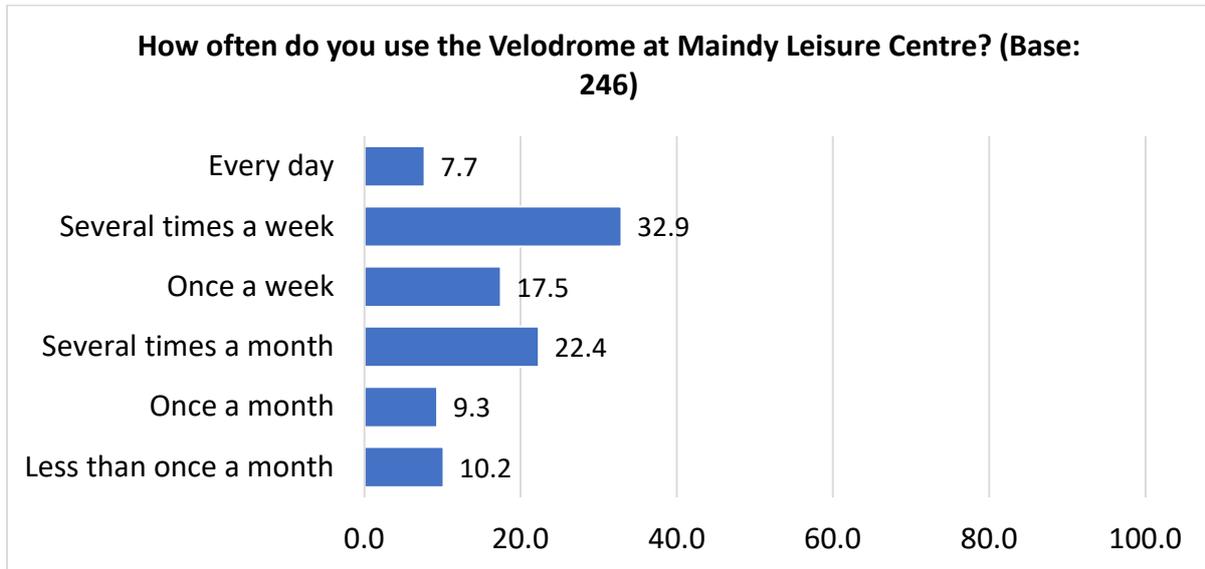
Do you use the car park at Maindy Leisure Centre?

Almost all of those currently travelling to the velodrome at the Maindy Leisure Centre by car reported that they use the car park (97.0%).

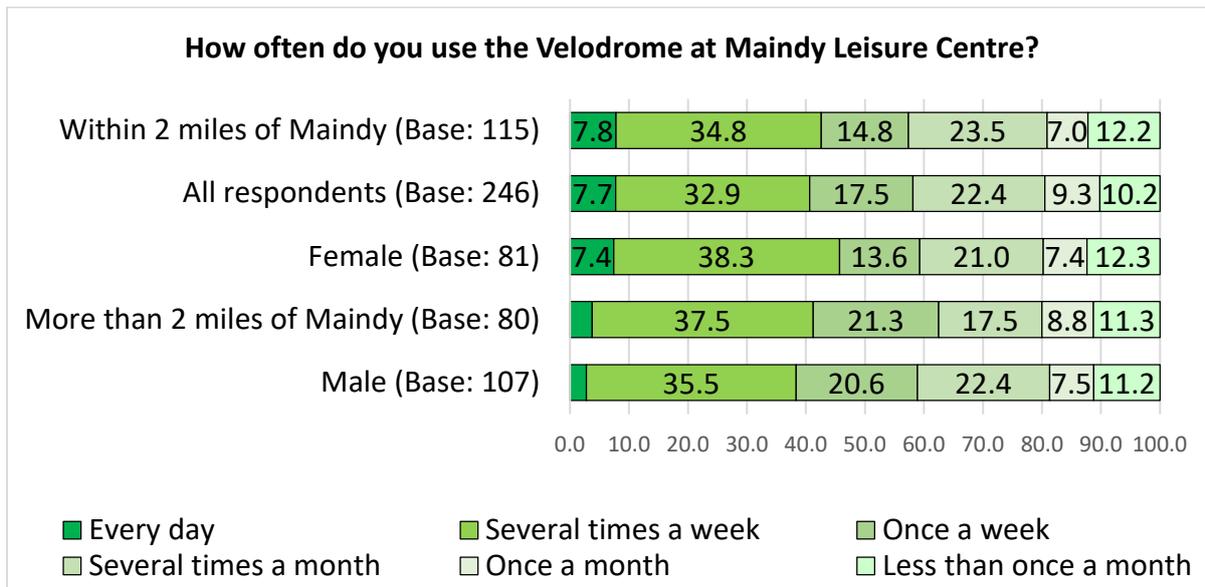


6. How often do you use the Velodrome at Maindy Leisure Centre?

Amongst current users of the velodrome (not just those using the facility as a member of a sports club), over half (58.1%) used the facility at least once a week, with one in thirteen (7.7%) using it every day. Around a fifth (22.4%) used the velodrome several times a month, or less frequently (19.5%).

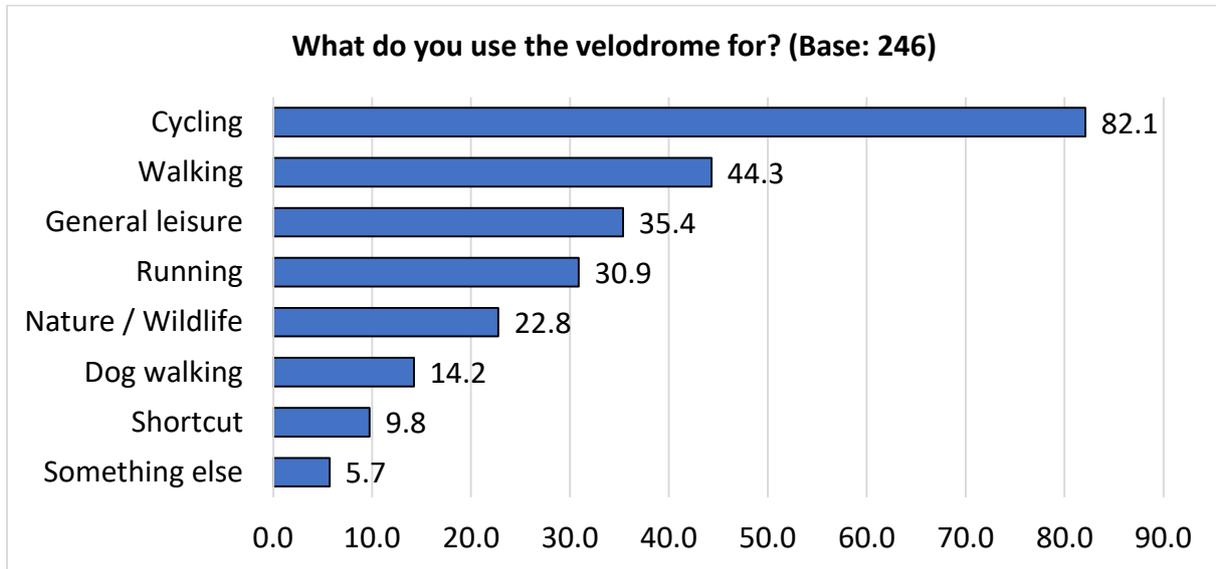


Respondents living within two miles of Maindy were more than twice as likely as those living further away to use the velodrome every day (7.8% compared with 3.8% respectively).



7. What do you use the velodrome for?

Respondents currently using the velodrome were asked what they used it for. Four in five respondents (82.1%) used it for cycling, with half this proportion using it for walking (44.4%) and just over a third (35.4%) using the site for 'general leisure'.



N.B. Percentages do not total 100% as respondents could select multiple options

Other reasons given for using the velodrome included:

- Accompanying child to cycle training sessions
- Triathlon training
- A safe space to be outside and get fresh air during winter, because as a woman Bute Park is not safe
- Sitting on the bench and relaxing- As it is quiet, it is nice to escape from the busyness and people
- Kids football pitches

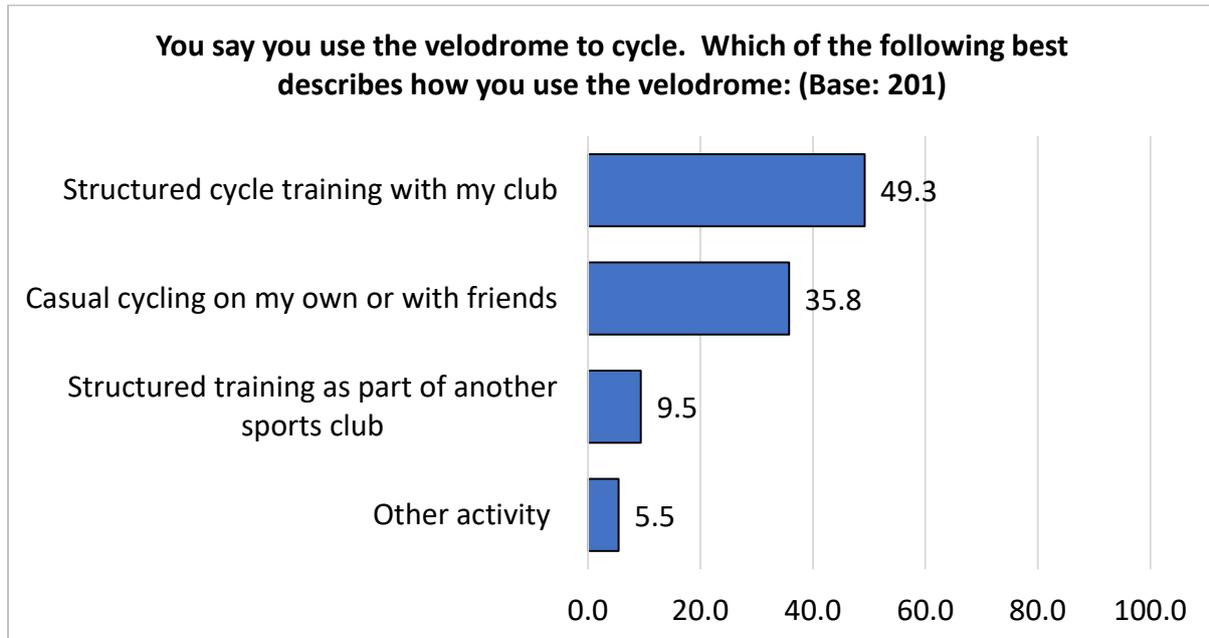
Respondents living more than two miles from the Maindy site were most likely to use the velodrome for cycling (92.5%); those living within two miles were more likely than other demographic or geographic groups to use the site for walking (62.6%), 'general leisure' (48.7%) and nature/wildlife (30.4%).

Women were more likely than other groups analysed to use the site for dog walking (24.7%) or as a shortcut (13.6%)

	All respondents	Female	Male	Children in household	Within 2 miles of Maindy	More than 2 miles of Maindy
Base	246	81	107	122	115	80
Cycling	82.1	77.8	86.9	87.7	76.5	92.5
Walking	44.3	58.0	39.3	44.3	62.6	28.8
Dog walking	14.2	24.7	7.5	13.9	17.4	11.3
Running	30.9	42.0	26.2	32.0	40.9	20.0
General leisure	35.4	46.9	29.0	35.2	48.7	22.5
Shortcut	9.8	13.6	6.5	8.2	12.2	7.5
Nature / Wildlife	22.8	27.2	21.5	21.3	30.4	17.5
Something else	5.7	6.2	4.7	4.1	7.0	3.8

8. You say you use the velodrome to cycle. Which of the following best describes how you use the velodrome:

Respondents reporting that they used the velodrome to cycle were asked to give further details on how they used the site. Half (49.3%) used the velodrome for structured training with their club, with around a third (35.8%) using it for casual cycling.



Other uses given for the velodrome included:

- Walking circuits of the outer velodrome jogging track.
- Occasional leisure cycling on the track
- A safe route to cycle when clubs not using it
- Cycle Racing
- Women's session
- my children use it to learn to cycle and build up their confidence in a safe space and environment
- Kids learn to ride club
- Cycling classes for my daughter
- Both casual cycling with friends and structured individual sessions (e.g. FTP tests and bunch sprints that can't be done on roads safely)

Respondents living more than two miles of the site were most likely to use it for structured training, either with their own (60.8%) or another club (10.8%).

Those living within two miles were most likely to use the site for casual cycling (47.4%) or other activities (8.0%).

Men were more likely to use the site for structured cycling, women were more likely to use it for casual cycling or other activities.

%			Within 2	More than 2
	Female	Male	miles of Maindy	miles of Maindy
Base	63	93	88	74
Structured cycle training with my club	44.4	53.8	37.5	60.8
Casual cycling on my own or with friends	44.4	31.2	47.7	25.7
Structured training as part of another sports club	4.8	9.7	6.8	10.8
Other activity	6.3	5.4	8.0	2.7

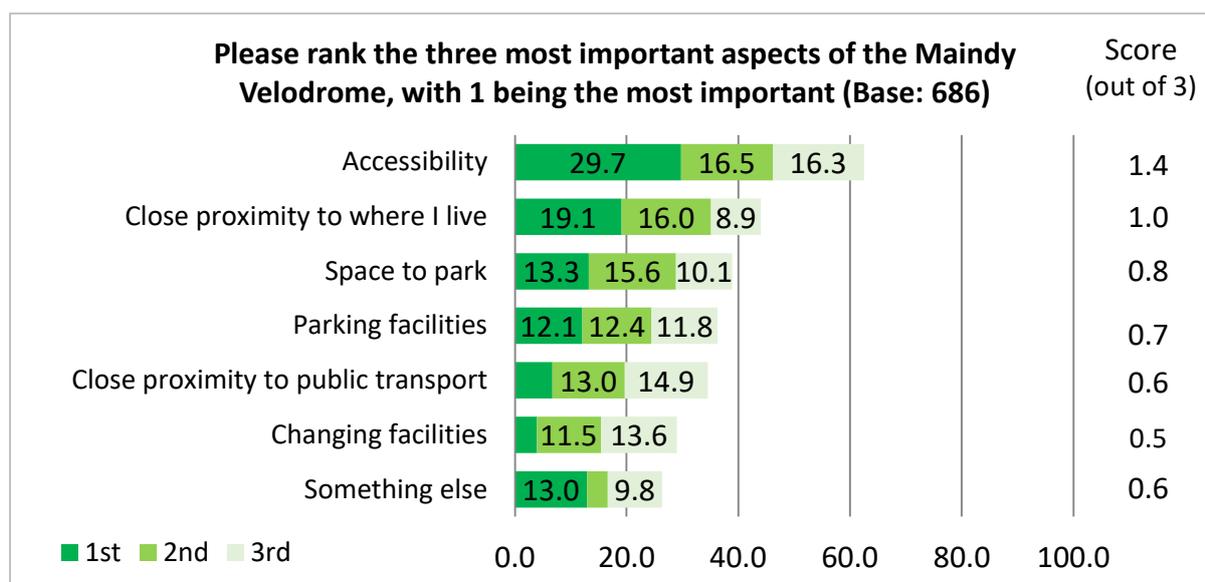
All respondents were asked the following questions:

9. Please rank the three most important aspects of the Maindy Velodrome, with 1 being the most important

Respondents were given a list of aspects of the Maindy Velodrome, and asked to rank these in order of importance, with an option to add another aspect that wasn't listed. Scores were generated based on the number of votes for first, second or third place votes, or those not ranking each aspect in their top three priorities, giving a total score out of a maximum of three.

Accessibility was ranked as the most important aspect of the Maindy Velodrome, with a score of 1.4, and ranked first by 29.7% of respondents.

The second most important aspect was 'close proximity to where I live', scoring one out of three, and ranked first by 19.1% of respondents, followed by 'space to park', scoring 0.8, and ranked first by 13.3%.



Those answering 'Something else' were asked to give further details; 85 comments were received, and grouped into themes. The top three are show below, with a full list available in [Appendix 2](#).

Theme	No.	%	Example comments
Condition of Track	19	22.4	<ul style="list-style-type: none"> - A nice smooth track, free of litter and with enough security to stop it being ruined! - The magic formula - minimal banking, large track, true all-weather surface, high capacity, local to students and those of varying socioeconomic backgrounds. - The Quality of the facility / it is first class

*International Sports Village Masterplan Consultation
and the Proposed Relocation of Cardiff's Velodrome*

Suitable for all users	17	20.0	<ul style="list-style-type: none"> - Size of the track and ability for it to be used by kids as young as 5 years old on both road and track bikes. - Shallow gradient suitable for all levels of experience - It's a good starter velodrome, so good for children, less-abled.
Proximity / Good Transport Links / Parking	15	17.6	<ul style="list-style-type: none"> - Not having to circumnavigate town to get there. - Location, location, location! - central location within cycling [not driving] distance of much of city, unlike cardiff bay
Total	85	-	

Looking at the results by demographic and geographic groups showed, whilst there was a broad consistency of opinion, there were some differences in priorities – ‘close proximity to where I live’ was of higher importance to those living within two miles of Maindy (scoring 1.3, with 28% ranking this as most important), whilst parking issues were less important (with both ‘parking facilities’ and ‘space to park’ scoring 0.5 out of three).

Those living more than two miles from the site placed higher importance on parking facilities than those living in closer proximity to the site, with ‘space to park’ scoring one out of three, and ‘parking facilities’ scoring 0.9.

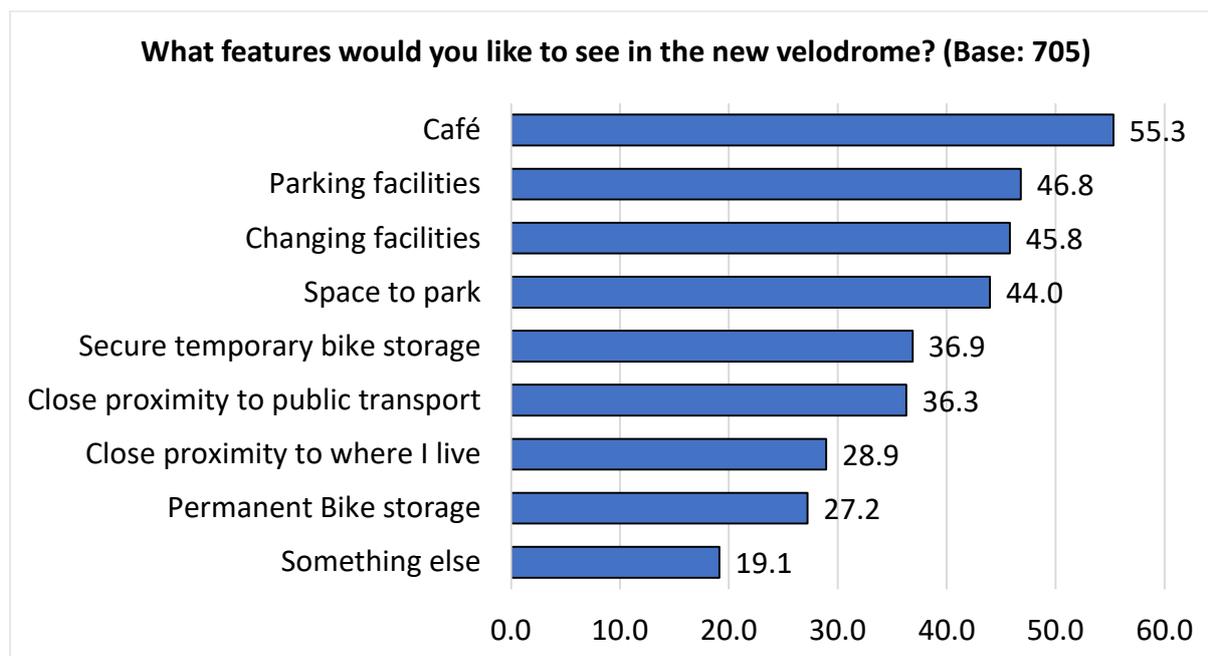
Score	All respondents	Females	Males	Under 35's	Over 55's
Base	686	227	384	139	127
Accessibility	1.4	1.3	1.3	1.4	1.5
Close proximity to where I live	1.0	1.0	0.9	0.9	0.8
Space to park	0.8	0.6	0.9	0.9	0.9
Parking facilities	0.7	0.8	0.7	0.7	0.7
Close proximity to public transport	0.6	0.6	0.6	0.6	0.8
Changing facilities	0.5	0.4	0.5	0.7	0.4
Something else	0.6	0.5	0.5	0.4	0.3

Score	Children in household	Southern Arc	Within 2 miles of Maindy	More than 2 miles of Maindy
Base	287	135	243	346
Accessibility	1.3	1.3	1.5	1.3
Close proximity to where I live	1.1	0.6	1.3	0.8
Space to park	0.8	0.7	0.5	1.0
Parking facilities	0.8	0.6	0.5	0.9
Close proximity to public transport	0.4	0.8	0.6	0.6
Changing facilities	0.5	0.7	0.4	0.5
Something else	0.7	0.3	0.8	0.4

10. What features would you like to see in the new velodrome?

Respondents were then given a list of features that might be available in a new velodrome, and asked which they would like to see, including an option to suggest something not on the list of features provided.

Over half (55.3%) wanted a café, followed by parking facilities (46.8%), changing facilities (45.8%) and space to park (44.0%).



N.B. Percentages do not total 100% as respondents could select multiple options

Respondents answering 'Something else' were invited to give further details; 122 responses were received, and grouped into themes. The top three are show below, with a full list in [Appendix 3](#).

Theme	No.	%	Example comments
Remains at Maindy / Like current facility	22	18.0	<ul style="list-style-type: none"> - I would like to see it as an additional facility rather than a replacement - That it is complementary to, and NOT a replacement of Maindy Velodrome - we have a perfectly good velodrome which doesn't need to be demolished
Against the proposal	21	17.2	<ul style="list-style-type: none"> - Don't need new one! - I don't want to see a new velodrome as there isn't anything wrong with the one we already have in cardiff - I'd rather the development didn't go ahead

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Accessibility / Inclusiveness concerns	13	10.7	- Accessibility! - Being somewhere different than all other sports facilities in Cardiff, therefore serving all Cardiff residents equally. - Suitable and accessible to all users in the same way that Maindy currently is.
Total	122	-	

Looking at these results by demographic and geographic groups shows some differences of opinion – more than half of respondents aged 55 and over (53.2%), those living more than two miles from Maindy (52.6%) and women (51.5%) wanted to see parking facilities in the new velodrome. This was lowest amongst those within two miles of Maindy (36.4%).

More than half of those living more than two miles from Maindy also expressed interest in 'space to park' (51.2%)

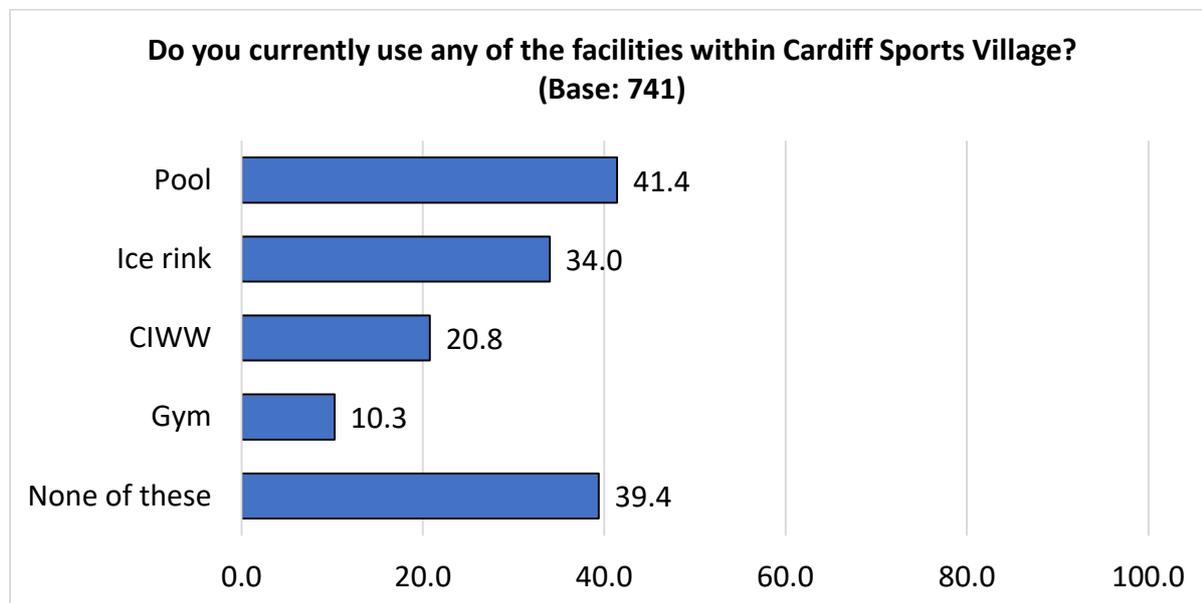
Those living within two miles of Maindy were twice as likely as those further out to want to see 'close proximity to where I live' for the new velodrome (41.7% compared with 20.5%).

	All respondents	Under 35	55+	Female	Male
Base	705	152	126	227	384
Café	55.3	54.6	53.2	50.7	59.9
Parking facilities	46.8	40.8	53.2	51.5	45.8
Changing facilities	45.8	49.3	40.5	38.3	50.0
Space to park	44.0	42.1	43.7	40.5	45.8
Secure temporary bike storage	36.9	42.1	34.1	27.8	43.2
Close proximity to public transport	36.3	39.5	39.7	34.8	37.2
Close proximity to where I live	28.9	28.9	21.4	30.8	27.9
Permanent Bike storage	27.2	32.9	21.4	22.0	30.7
Something else	19.1	13.8	19.8	20.7	16.7

	Children in household	Southern Arc	Within 2 miles of Maindy	More than 2 miles of Maindy
Base	287	135	242	371
Café	56.4	58.5	47.5	59.0
Parking facilities	46.3	43.7	36.4	52.6
Changing facilities	44.9	57.8	42.6	48.2
Space to park	45.3	38.5	30.6	51.2
Secure temporary bike storage	33.4	46.7	36.0	37.7
Close proximity to public transport	28.2	45.2	37.2	35.6
Close proximity to where I live	33.4	13.3	41.7	20.5
Permanent Bike storage	25.1	40.7	22.7	29.6
Something else	20.9	14.1	26.9	14.3

11. Do you currently use any of the facilities within Cardiff Sports Village?

Overall, 60.6% of respondents currently used at least one of the facilities in the Cardiff Sports Village, with the pool most commonly used (41.4%), followed by the ice rink (34.0%).



N.B. Percentages do not total 100% as respondents could select multiple options

Respondents living in the Southern Arc of the city were most likely to use the pool (53.1%), the gym (17.2%) and the CIWW (24.1%).

Men were more likely to use at least one of the facilities in the Sports Village than women (63.5% compared with 58.3% respectively); respondents under the age of 35 were more likely than those aged 55 or over (67.7% compared with 58.3% respectively).

Over two thirds of those living more than two miles from Maindy (68.3%) currently used at least one of the facilities in the Cardiff Sports village, compared with fewer than half (47.2%) of those living within two miles of Maindy.

	Under 35	55+	Female	Male	Southern Arc	Children in household	Within 2 miles of Maindy	More than 2 miles of Maindy
Base	158	135	240	406	145	301	252	398
Pool	41.8	31.1	39.2	44.8	53.1	50.2	34.9	46.2
Gym	15.2	4.4	6.3	12.3	17.2	5.3	6.3	12.3
CIWW	19.0	13.3	19.6	22.4	24.1	23.9	18.3	22.9
Ice rink	39.9	28.9	36.3	33.7	37.9	32.9	21.4	40.5
None of these	32.3	51.1	41.7	36.5	26.9	37.9	52.8	31.7

12. How often do you typically use these facilities?

Of those using the facilities in the Sports Village, a fifth (19.8%) used the ice rink at least once a week, compared with 13.1% using the gym and 12.7% using the pool.

	Pool		Gym		CIWW		Ice Rink	
	No.	%	No.	%	No.	%	No.	%
At least once a week	69	12.7	55	13.1	10	2.2	102	19.8
At least once a month	74	13.6	13	3.1	28	6.2	44	8.5
Less often	225	41.4	55	13.1	155	34.3	138	26.8
Never	175	32.2	298	70.8	259	57.3	231	44.9
Total	543	100	421	100	452	100	515	100

Younger respondents were more likely than those aged 55 or over to use these facilities at least once a week; those living more than two miles from Maindy were more likely than those living within two miles of Maindy to use these facilities with this frequency.

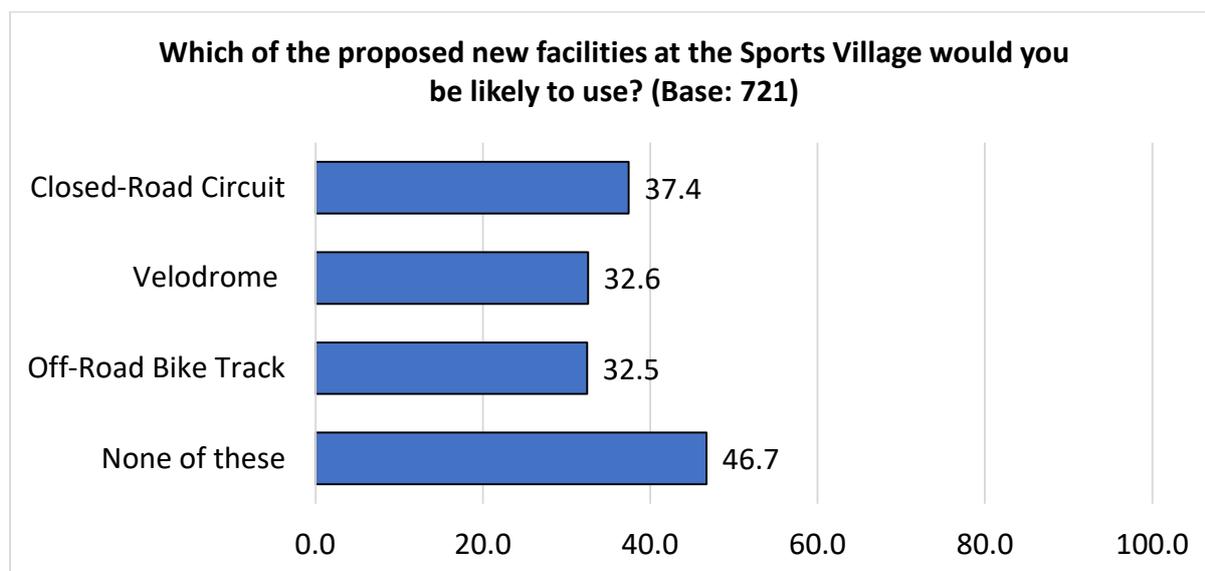
Men were more likely to use the gym at least once a week than women, who in turn were more likely than men to use the ice rink at least once a week.

	Under 35	55+	Female	Male	Southern Arc	Children in household	Within 2 miles of Maindy	More than 2 miles of Maindy
Pool	15.0	9.4	14.0	13.2	17.4	14.0	7.3	17.3
Gym	16.7	7.7	10.1	14.9	26.1	8.1	2.6	3.1
CIWW	1.8	1.4	2.9	2.3	2.1	2.1	4.8	7.3
Ice rink	24.2	23.3	25.6	18.3	19.4	15.3	3.0	9.9

13. Which of the proposed new facilities at the Sports Village would you be likely to use?

Respondents were given a list of facilities proposed for the Sports Village, and asked to indicate which they would be likely to use.

Just over half (53.3%) indicated they would use at least one of these, with the closed-road circuit most likely to be used (37.4%), with similar levels of interest expressed for the velodrome (32.6%) and off-road bike track (32.5%).



N.B. Percentages do not total 100% as respondents could select multiple options

Men were more likely than women to express an interest in using at least one of the proposed new facilities (63.5% compared with 38.4%); respondents under the age of 35 were more likely than those aged 55 or over (63.1% compared with 36.1%).

	Under 35	55+	Female	Male	Children in Household	Southern Arc	Within 2 miles of Maindy	More than 2 miles of Maindy
Base	157	133	237	400	296	143	244	395
Closed-Road Circuit	43.9	23.3	25.7	45.0	40.5	44.8	31.6	41.5
Velodrome	35.7	21.1	23.6	39.3	40.5	30.8	28.3	35.9
Off-Road Bike Track	33.1	24.8	24.9	38.5	38.9	39.2	28.3	34.9
None of these	36.9	63.9	61.6	36.5	40.5	37.8	54.5	42.3

14. Are there any other facilities you would like to see in the International Sports Village?

Respondents were invited to suggest any other facilities they would like to see in the International Sports Village; 280 responses were received, and grouped into themes. The top three are shown below, with a full list in [Appendix 4](#).

Theme	No.	%	Example comments
Snow / Ski Sports	53	18.9	<ul style="list-style-type: none"> - Snow sports facility - Ski Centre - snow dome for winter sports - An indoor ski slope would be a big draw, but of course, you know that?
Transport links / More Parking	37	13.2	<ul style="list-style-type: none"> - Better transport links - it is shocking how difficult it is to get there!!!! - More parking - Parking. Please don't say use public transport. We travel from Newport to use the rink as a family. Public transport is not a safe or viable option on a cold, wet winter night at 10pm when travelling as an all-female household - The Bay is a pain to get to from the North of Cardiff. So easier access
Multi-use Indoor Sport Facilities	35	12.5	<ul style="list-style-type: none"> - Sports hall - badminton/tennis courts etc - Indoor tennis courts for public use. - An indoor all sports area that can be accessed whatever the weather
Total	280	-	-

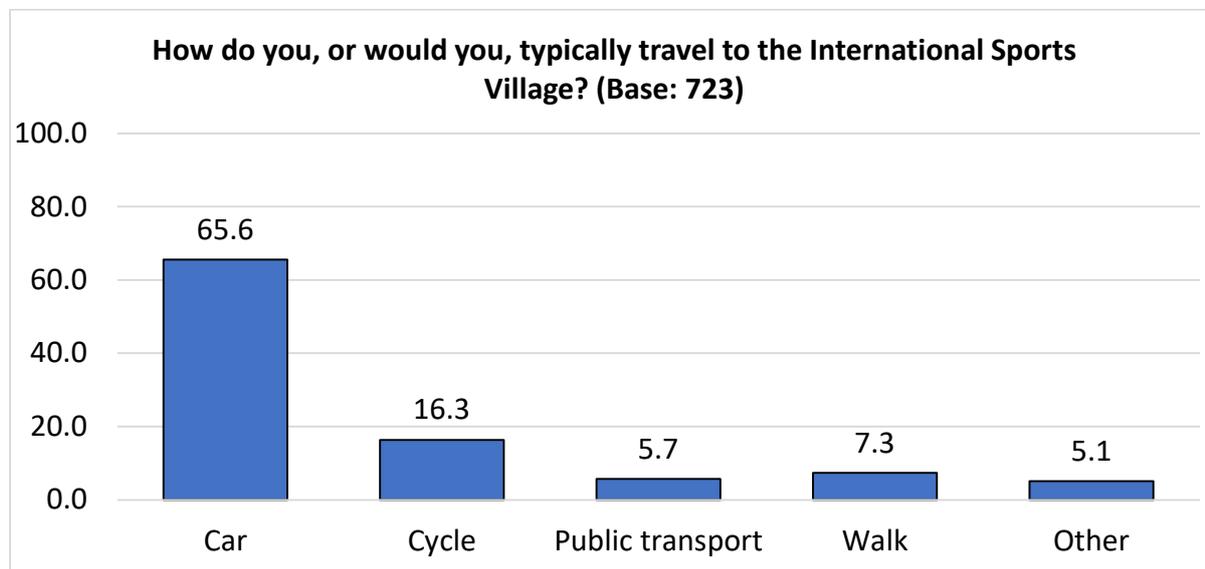
Why are you interested in this facility?

Respondents were asked why they would be interested in their chosen facility – three comments were received:

- For a more enhanced training experience.
- Because its near to a dual carriageway.
- I am not interested in the proposed facility at all. Does it provide me with an accessible and relatively safe space to engage in physical activity after dark? No, I am interested in having a space where I can exercise away from the road, surrounded by nature, in a well-lit place - your new facility does not offer me any of that. It does not meet any of my needs, but it meets the financial needs of the council's pet project.

15. How do you, or would you, typically travel to the International Sports Village?

Around two-thirds of respondents (65.6%) typically travel, or would travel, to the International Sports Village by car, with one in six cycling (16.3%) and 7.3% walking.



Women (77.2%) and those with children in the household (76.5%) were most likely to indicate use of a car to get to the Sports Village, contrasting with those living in the Southern Arc (45.9%).

Amongst respondents indicating they would be most likely to cycle to the Sports Village, figures were highest for those living in the Southern Arc (28.1%), men (22.0%) and those living within two miles of Maindy (21.1%).

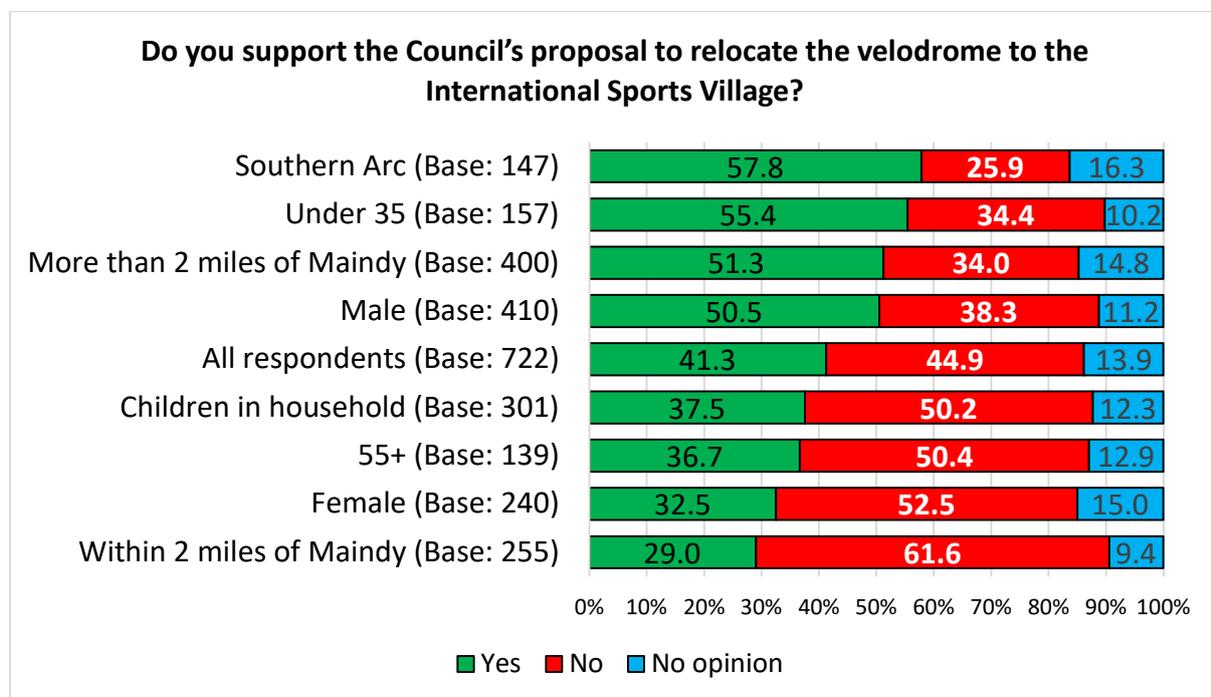
	Under 35	55+	Female	Male	Children in household	Southern Arc	Within 2 miles of Maindy	More than 2 miles of Maindy
Base	158	134	237	404	298	146	247	394
Car	59.5	66.4	77.2	57.9	76.5	45.9	62.8	66.2
Cycle	19.0	14.9	8.0	22.0	14.4	28.1	21.1	14.5
Public transport	8.2	7.5	4.2	6.2	1.7	8.2	6.9	5.6
Walk	10.1	6.0	5.9	9.4	2.3	17.8	2.8	10.7
Other	3.2	5.2	4.6	4.5	5.0	0.0	6.5	3.0

16. Do you support the Council's proposal to relocate the velodrome to the International Sports Village?

Overall, 41.3% of respondents supported the Council's proposal to relocate the velodrome to the International Sports Village, with 44.9% against this, and 13.9% offering no opinion.

Looking at results by demographic and geographic groups, support for the proposal was lowest amongst those living within two miles of Maindy (29.0% supporting the proposal, and 61.6% against), and highest amongst those living in the Southern Arc of the city (57.8% supporting, 25.9% against).

Respondents under the age of 35 were more likely to support the proposals than those aged 55 or over (55.4% compared with 36.7%); men showed a higher level of support than women (50.5% compared with 32.5%).



Why do you support this proposal?

Respondents answering that they supported the proposal to relocate the velodrome to the International Sports Village were invited to explain why: 184 responses were received, and grouped into themes. The top three are shown below, with a full list in [Appendix 5](#).

Theme	No.	%	Example comments
New & Modern Facilities	76	41.3	<ul style="list-style-type: none"> - A modern velodrome is long overdue - A new facility with dedicated cycling facilities e.g. changing, inside space for spectators is a betterment to the existing facility. Whilst a worse location for me, it's a better location for the S Wales cycling community and there's some advantage to locating some of Cardiff's sports facilities in the same place. - A new, modern cycling centre and an upgraded school. No brainer. - Be great for cycling in Cardiff - Far nicer location, a new velodrome will bring it more in line with expectations and more modern. Better condition than the current velodrome which is aging
Improved Location / Cycling Provisions	57	31.0	<ul style="list-style-type: none"> - Better location - Creates more of a destination for my family, will probably use facilities more. - It's closer to where I live - The access will be better
Dedicated Sports Village with Access to All	45	24.5	<ul style="list-style-type: none"> - It would concentrate sport into one location, and would make that part of the bay nicer to visit. - Makes sense to centralise sports facilities - Put the sports things together
Total	184	-	-

Why don't you support this proposal?

Respondents answering that they opposed the proposal to relocate the velodrome to the International Sports Village were invited to explain why: 176 responses were received, and grouped into themes. The top three are shown below, with a full list in [Appendix 6](#).

Theme	No.	%	Example comments
Transport / Location / Parking / Size of Venue	105	59.7	<ul style="list-style-type: none"> - <i>I think the current velodrome is fit for purpose and at the heart of Cardiff where it is needed and easily accessible for locals.</i> - <i>Keep Maindy for the thousands of families that don't want to drive through traffic to get to the bay. Many 100s of children learn to ride there, hardly any would go to the bay. It's awful to take this facility away.</i> - <i>Traffic congestion in that area backs up to M4 and into Cardiff town - massive effect on the environment - not enough parking for vehicles as public park on pavements all around that area when ice hockey is on.</i> - <i>I like the velodrome where it is. The new one is too far away, will be both too small and too hard for non-professionals. It's a terrible thing to take away a beloved facility and give it to richer people on the other side of town and then pretend you're doing us a favour.</i>
Negative Impact: Environmental / Heritage / Increased Traffic	57	32.4	<ul style="list-style-type: none"> - <i>It deprives people in the area where it is currently situated. Also its contrary to the city's green policy by making residents use their cars</i> - <i>Destroying yet another part of Cardiff's history</i> - <i>I am against the concentration of amenities away from the people who use them. It will result in longer car journeys.</i>
Do not remove current Velodrome	47	26.7	<ul style="list-style-type: none"> - <i>Leave the Maindy cycle track where it is.</i> - <i>It doesn't need to be moved from its current position.</i> - <i>There is no need to relocate. The sports Village will be too far to travel to.</i>
Total	176	-	-

17. Do you have any other comments about these proposals?

Respondents were asked if they had any further comments on the proposals; 350 responses were received, and grouped into themes. The top three are shown below, with a full list in [Appendix 7](#).

Theme	No.	%	Example comments
Parking Concerns	79	22.6	<ul style="list-style-type: none"> - <i>With so many facilities at the sports village there will be a dire lack of parking spaces</i> - <i>Proposed parking facilities are too low to support such a large number of sporting facilities that people travel considerable distances to use.</i> - <i>There seems to be no improvements in car parking. It as an absolute nightmare during Cardiff devils matches now</i> - <i>Already no parking, this would make it worse</i>
Generally against the proposals	46	13.1	<ul style="list-style-type: none"> - <i>The current track is good and could have been redeveloped alongside the school. No need to move it.</i> - <i>Don't spoil it to save pennies</i> - <i>Ridiculous proposal</i> - <i>Please reconsider.</i>
Generally in favour of the proposals	40	11.4	<ul style="list-style-type: none"> - <i>It would bring more tourism to Cardiff and mean we could hold the commonwealth games in the future.</i> - <i>Fully support these plans, excellent addition to the area to encourage improved health and fitness activity</i> - <i>This is an opportunity to ensure all cycling disciplines are recognised. Bring together all disciplines under one "roof" and develop the next generation of cyclists. The opportunity for the leisure cyclist is also huge. Offering safe off-road cycling on a road circuit.</i> - <i>Forward thinking, should be applauded more publicly.</i>
Total	350	-	

About You

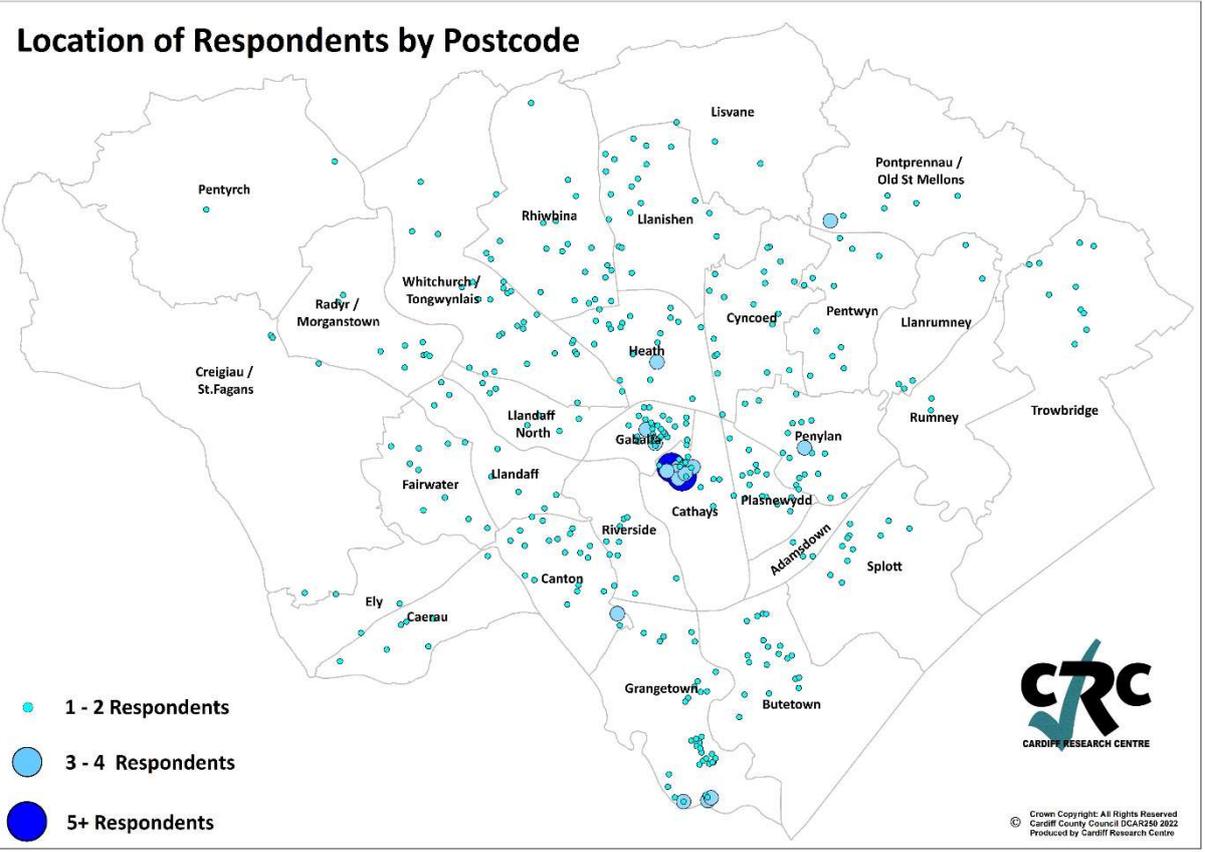
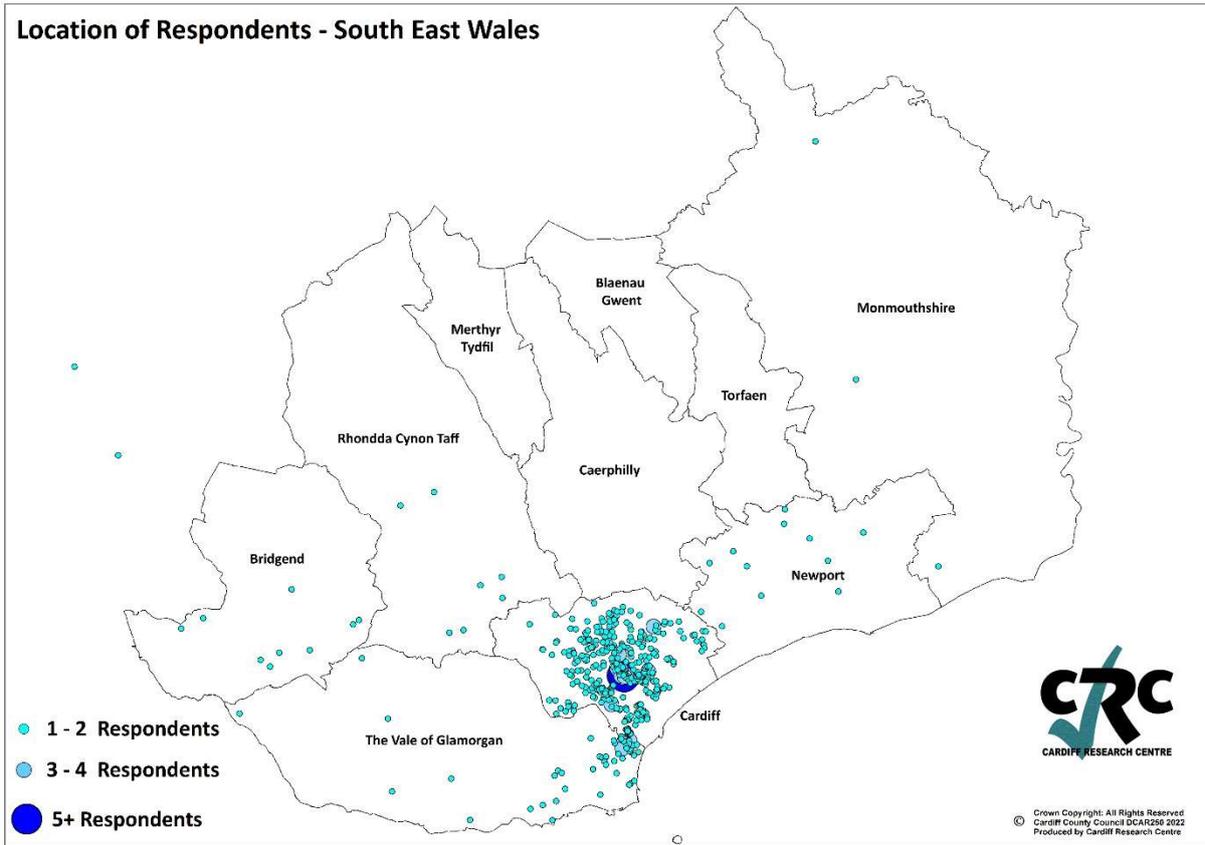
Please provide your full postcode.

Respondents were asked to provide their postcode, to allow analysis of usage and attitudes by area. A total of 564 complete postcodes were received, of which 459 were within Cardiff. A further 94 were from elsewhere in South East Wales, and the remaining 11 postcodes from elsewhere in the UK.

Area	No.	%
Cardiff	459	81.4
Vale of Glamorgan	50	8.9
Newport	12	2.1
Bridgend	9	1.6
Rhondda Cynon Taf	7	1.2
Caerphilly	6	1.1
Monmouthshire	4	0.7
Neath Port Talbot	3	0.5
Powys	2	0.4
Blaenau Gwent	1	0.2
Carmarthenshire	1	0.2
East Dunbartonshire	1	0.2
Exeter	1	0.2
Fleet	1	0.2
Kidderminster	1	0.2
Lydney	1	0.2
Malmesbury	1	0.2
Merthyr Tydfil	1	0.2
Pembrokeshire	1	0.2
Swindon	1	0.2
Torfaen	1	0.2
Total	564	100.0

Postcodes in South East Wales, and in Cardiff are shown on the following maps:

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What was your age on your last birthday?

	No.	%
Under 16	8	1.1
16-24	31	4.4
25-34	121	17.3
35-44	195	27.9
45-54	188	26.9
55-64	99	14.1
65-74	30	4.3
75+	11	1.6
Prefer not to say	17	2.4
Total Respondents	700	100.0

Are you...?

	No.	%
Female	244	35.2
Male	412	59.4
Other	2	0.3
Prefer not to say	36	5.2
Total Respondents	694	100.0

Do you identify as Trans?

	No.	%
Yes / Prefer to self-describe	3	0.4
No	627	91.7
Prefer not to say	54	7.9
Total Respondents	684	100.0

Do any children live in your household?

	No.	%
No children	378	55.5
Yes, under 5 years old (pre-school)	66	9.7
Yes, aged 5 - 11 (primary school)	155	22.8
Yes, aged 11 - 16 (secondary school)	134	19.7
Yes, aged 16 - 18 in full-time education, or working	47	6.9
Yes, aged 16 - 18 but not in full time education or working	4	0.6
Total Respondents	681	-

Which of the following best describes what you are doing at present?

	No.	%
Working full time (30+ hours per week)	511	73.7
Working part time (less than 30 hours per week)	71	10.2
Wholly retired from work	44	6.3
In full time education	23	3.3
Permanently sick or disabled person	11	1.6
Looking after home	6	0.9
Caring for a child or adult	4	0.6
Unemployed - Unregistered but seeking work	4	0.6
On a zero hour contract	4	0.6
Other	15	2.2
Total Respondents	693	100.0

Do you identify as a disabled person?

	No.	%
Yes	36	5.2
No	611	88.9
Prefer not to say	40	5.8
Total Respondents	687	100.0

Please tick any of the following that apply to you:

	No.	%
Long-standing illness or health condition (e.g. cancer, diabetes, or asthma)	60	8.7
Mobility impairment	23	3.3
Mental health difficulties	29	4.2
Deaf/ Deafened/ Hard of hearing	19	2.8
Visual impairment	7	1.0
Learning impairment/ difficulties	4	0.6
Wheelchair user	2	0.3
Other	8	1.2
Prefer not to say	43	6.3
Total Respondents	687	-

N.B. Percentages do not total 100% as respondents could select multiple options

Do you consider yourself to be Welsh?

	No.	%
Yes	454	66.5
No	229	33.5
Total Respondents	683	100.0

What is your ethnic group?

Where the term 'British' is used, this refers to any of the four home nations of Wales, England, Northern Ireland and Scotland, or any combination of these.

	No	%
White - Welsh/English/Scottish/Northern Irish/British	602	88.7
White - Any other white background	24	3.5
Asian/Asian Welsh/British	10	1.5
Mixed/Multiple Ethnic Groups	9	1.3
Any other ethnic group (please specify)	3	0.4
Prefer not to say	31	4.6
Total Respondents	679	100.0

Appendix 1 – Organisations invited to take part in the consultation

Welsh Cycling (to circulate to all club secretaries)

Welsh Triathlon (to share with clubs)

Welsh Athletics (to share with their clubs)

British Cycling

Maindy Flyers CC

Cardiff Ajax CC

Rowe and King

Cardiff Junior Triathlon

WDDAC

Independent commercial coaching companies

British Cycling affiliated race event officials and commissaires

Appendix 2 – Most Important Aspects of the Maindy Velodrome (‘Something Else’)

Theme	No.	%	Example comments
Condition of Track	19	22.4	<ul style="list-style-type: none"> - A nice smooth track, free of litter and with enough security to stop it being ruined! - The magic formula - minimal banking, large track, true all-weather surface, high capacity, local to students and those of varying socioeconomic backgrounds. - The Quality of the facility / it is first class
Suitable for all users	17	20.0	<ul style="list-style-type: none"> - Size of the track and ability for it to be used by kids as young as 5 years old on both road and track bikes. - Shallow gradient suitable for all levels of experience - It's a good starter velodrome, so good for children, less-abled.
Proximity / Good Transport Links / Parking	15	17.6	<ul style="list-style-type: none"> - Not having to circumnavigate town to get there. - Location, location, location! - central location within cycling [not driving] distance of much of city, unlike cardiff bay
Green Space / Surroundings	13	15.3	<ul style="list-style-type: none"> - Green open space in a very built-up area - It's green open space is a dense urban area. That's important in itself.
Heritage / History	12	14.1	<ul style="list-style-type: none"> - Historical public access and use of site given to the public - Historical significance
Triathlon Club / Multi-use	10	11.8	<ul style="list-style-type: none"> - For triathlon club, the ability to run, cycle and swim at the same venue - Range of uses outside of just track bikes
Value for money / Free facilities	9	10.6	<ul style="list-style-type: none"> - Good value for money and great for beginners - Affordability & you can use your own normal bike
Good Facilities	4	4.7	<ul style="list-style-type: none"> - Quality of the facility
Safety	4	4.7	<ul style="list-style-type: none"> - Safe facility
Doesn't agree with proposals	3	3.5	<ul style="list-style-type: none"> - Home to Maindy flyers

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Misc.	6	7.1	- Design of the existing velodrome - Noise generated to local residents - I don't want a velodrome.
Total	85	-	

Appendix 3 – What Features Would You Like to See in the New Velodrome?

Theme	No.	%	Example comments
Remains at Maindy / Like current facility	22	18.0	<ul style="list-style-type: none"> - I would like to see it as an additional facility rather than a replacement - That it is complementary to, and NOT a replacement of Maindy Velodrome - we have a perfectly good velodrome which doesn't need to be demolished
Against the proposal	21	17.2	<ul style="list-style-type: none"> - Don't need new one! - I don't want to see a new velodrome as there isn't anything wrong with the one we already have in Cardiff - I'd rather the development didn't go ahead
Accessibility / Inclusiveness concerns	13	10.7	<ul style="list-style-type: none"> - Accessibility! - Being somewhere different than all other sports facilities in Cardiff, therefore serving all Cardiff residents equally. - Suitable and accessible to all users in the same way that Maindy currently is.
Improved Cycling Infrastructure / Transport / Parking	9	7.4	<ul style="list-style-type: none"> - Connecting cycle infrastructure to the site and beyond - Cycle access - so everyone doesn't drive everywhere - Dedicated public transport which prioritises active travel above all other forms of transport.
Improved Facilities for Locals / spectators	7	5.7	<ul style="list-style-type: none"> - At least the same facilities for Maindy Flyers as current track. - Competitions with spectator facilities
Inclusive / Low Cost / Free	6	4.9	<ul style="list-style-type: none"> - Fair pricing - Low cost for Cardiff residents to use
Specific track requirements	6	4.9	<ul style="list-style-type: none"> - 400-500m track with low banking angle, perfect to bring the next generation of youth cyclist into the sport, that can be used by those of all ages and ability on a variety of bike types. - A high quality build, made to last
Triathlon Club / Multi-use	5	4.1	<ul style="list-style-type: none"> - Adaptability for other sports - Track for running and cycling
Snow dome / Ski slope	5	4.1	<ul style="list-style-type: none"> - A SNOW DOME!!!

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			- A snow dome as was previously mooted, really couldn't care less about a velodrome
Keep Old and build New	4	3.3	- I would like to see it as an additional facility rather than a replacement
Green Space	4	3.3	- Trees, plants, flowers
Suitable for all ages / users	3	2.5	- A velodrome usable by all ages and abilities
Misc.	9	7.4	- Covered workshop area - Actual engagement with the surrounding community so the 'features' are reflective of the community. The above list is incredibly curtailed and I am not clear how this has been arrived at - That it is delivered along with the closed circuit before Maindy closes. New smaller velodrome alone is not an adequate replacement for Maindy Velodrome and would be a backwards step for cycling provision in the city. Would be track bike focused which is only a small element of what Maindy Velodrome is used for.
Total	122	-	

Appendix 4 – Are there any other facilities you would like to see in the International Sports Village?

Theme	No.	%	Example comments
Snow / Ski Sports	53	18.9	<ul style="list-style-type: none"> - Snow sports facility - Ski Centre - snow dome for winter sports - An indoor ski slope would be a big draw, but of course, you know that?
Transport links / More Parking	37	13.2	<ul style="list-style-type: none"> - Better transport links - it is shocking how difficult it is to get there!!!! - More parking - Parking. Please don't say use public transport. We travel from Newport to use the rink as a family. Public transport is not a safe or viable option on a cold, wet winter night at 10pm when travelling as an all-female household - The Bay is a pain to get to from the North of Cardiff. So easier access
Multi-use Indoor Sport Facilities	35	12.5	<ul style="list-style-type: none"> - Sports hall - badminton/tennis courts etc - Indoor tennis courts for public use. - An indoor all sports area that can be accessed whatever the weather
Outdoor Sport Facilities	30	10.7	<ul style="list-style-type: none"> - Running track, five-a-side/hockey pitches - outdoor pool, roller blade, ski slope - open water swimming- a lido
Retail / Office / Bars / Restaurants / Meeting Space / Picnic Areas	17	6.1	<ul style="list-style-type: none"> - Improved public space. More hospitality venues. - Cafe, bars and restaurants.
Improved Cycling Infrastructure	12	4.3	<ul style="list-style-type: none"> - A joined-up loop around the bay for leisure cycling and running - Improved integration of paths and cycleways. The new velodrome should provide a heart to the area which has been much improved but remained half-finished for a long time
Racket Sports	12	4.3	<ul style="list-style-type: none"> - Tennis courts, badminton courts, 5 a side pitch, utilise the space for more sports - Paddle, tennis and squash courts
Remains at Maindy / Like current facility	11	3.9	<ul style="list-style-type: none"> - Do not move from Maindy

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			- Not a replacement for Maindy, leave that where it is.
Skate Park / BMX	9	3.2	- Why not also put the BMX track there or at least nearby? - Skate board, BMX
Disagrees with proposals	9	3.2	- I'd like to see the whole unwanted vanity project demolished and turned into a nature reserve - No, I do not wish the plan to go ahead, local facilities work better for residents, ALWAYS have
Running Track	8	2.9	- A dedicated running loop 1/2km long - Running track for jogging
Football & Rugby Pitches	6	2.1	- 4G Rugby Pitch - Multi-use sports areas, such as full size rugby/football pitches
Pool / Indoor Surfing / Water sports	5	1.8	- Water sports - Indoor surfing/canoeing capabilities
Misc.	17	6.1	- Any facilities that are self-financing and do not cause the removal of facilities from elsewhere in the city. Ideally facilities that would attract international sports competition to justify the "International" title. A 333m outdoor velodrome will not attract international competition that is more appropriate to the indoor facilities in Newport - Defibrillator - Secure bike parking
Total	280	-	-

Appendix 5 – Why Do You Support This Proposal?

Theme	No.	%	Example comments
New & Modern Facilities	76	41.3	<ul style="list-style-type: none"> - A modern velodrome is long overdue - A new facility with dedicated cycling facilities e.g. changing, inside space for spectators is a betterment to the existing facility. Whilst a worse location for me, it's a better location for the S Wales cycling community and there's some advantage to locating some of Cardiff's sports facilities in the same place. - A new, modern cycling centre and an upgraded school. No brainer. - Be great for cycling in Cardiff - Far nicer location, a new velodrome will bring it more in line with expectations and more modern. Better condition than the current velodrome which is aging
Improved Location / Cycling Provisions	57	31.0	<ul style="list-style-type: none"> - Better location - Creates more of a destination for my family, will probably use facilities more. - It's closer to where I live - The access will be better
Dedicated Sports Village with Access to All	45	24.5	<ul style="list-style-type: none"> - It would concentrate sport into one location, and would make that part of the bay nicer to visit. - Makes sense to centralise sports facilities - Put the sports things together
Improves Tourism / Reputation of the City	27	14.7	<ul style="list-style-type: none"> - It will bring more people to the Bay, boost tourism and hospitality industry. - Because it increases the reputation of the International Sports Village - The current facility is hidden away. This proposal will bring it into the heart of the city and celebrate the sport.
School Plans are Important	14	7.6	<ul style="list-style-type: none"> - Because the school upgrades are more important than keeping the track where it is - Cathays High School needs improved facilities. It seems this is the best way to provide it. - It's the correct combination of providing new educational facility at Maindy and

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			<i>continuing with the commitment of the velodrome to develop the enjoyment and success of cycling in Wales</i>
Accessibility: Provide More Parking / Public Transport	11	6.0	<ul style="list-style-type: none"> - <i>Better access to people from the Vale.</i> - <i>I do in principle but there needs to be good cycle routes to the CISV. Because currently the cycle routes in Cardiff are shockingly bad</i> - <i>Good for the city and development however parking should be considered</i>
Misc.	11	6.0	<ul style="list-style-type: none"> - <i>Why not!</i> - <i>It just makes sense</i> - <i>Sports plays an integral role for healthy lifestyle and wellbeing</i>
Total	184	-	-

Appendix 6 – Why Don't You Support This Proposal?

Theme	No.	%	Example comments
Transport / Location / Parking / Size of Venue	105	59.7	<ul style="list-style-type: none"> - <i>I think the current velodrome is fit for purpose and at the heart of Cardiff where it is needed and easily accessible for locals.</i> - <i>Keep Maindy for the thousands of families that don't want to drive through traffic to get to the bay. Many 100s of children learn to ride there, hardly any would go to the bay. It's awful to take this facility away.</i> - <i>Traffic congestion in that area backs up to M4 and into Cardiff town - massive effect on the environment - not enough parking for vehicles as public park on pavements all around that area when ice hockey is on.</i> - <i>I like the velodrome where it is. The new one is too far away, will be both too small and too hard for non-professionals. It's a terrible thing to take away a beloved facility and give it to richer people on the other side of town and then pretend you're doing us a favour.</i>
Negative Impact: Environmental / Heritage / Increased Traffic	57	32.4	<ul style="list-style-type: none"> - <i>It deprives people in the area where it is currently situated. Also its contrary to the city's green policy by making residents use their cars</i> - <i>Destroying yet another part of Cardiff's history</i> - <i>I am against the concentration of amenities away from the people who use them. It will result in longer car journeys.</i>
Do not remove current Velodrome	47	26.7	<ul style="list-style-type: none"> - <i>Leave the Maindy cycle track where it is.</i> - <i>It doesn't need to be moved from its current position.</i> - <i>There is no need to relocate. The sports Village will be too far to travel to.</i>
Does not benefit local community / Not required	36	20.5	<ul style="list-style-type: none"> - <i>At a time when services across Cardiff are struggling, investing in an expensive new development to primarily benefit upper</i>

			<p><i>middle class wealthy cyclists is a poor use of money.</i></p> <ul style="list-style-type: none"> - <i>Maindy velodrome is well used, and sports facilities should be spread out across the city, not concentrated in one place.</i> - <i>It will exclude local people from using the facilities. This is only happening so that you can expand Cathay's High School</i>
Waste of money	33	18.8	<ul style="list-style-type: none"> - <i>Waste of money</i> - <i>Waste of taxpayers money, the existing one created a Tour winner</i> - <i>Waste of money. Cardiff council cannot get the fundamentals right. Money needed elsewhere.</i>
Suitable velodrome already in Newport / Maindy	18	10.2	<ul style="list-style-type: none"> - <i>Newport has a velodrome, I think the sports Village should create other sporting activity opportunities</i> - <i>There is one already in Newport!! Don't need another one</i>
Does not meet the needs of ALL cyclists / Size of Track	15	8.5	<ul style="list-style-type: none"> - <i>The proposed velodrome in the ISV is not a like for like replacement. The new track is smaller and will have steeper banking so will not be as inclusive for younger or inexperienced riders.</i> - <i>Iconic velodrome with history of success at Maindy. Banking angle at Maindy (18degrees) and size of track facilitates a multipurpose cycling facility which is accessible to a range of abilities, ages and disabilities. Reduced velodrome size will reduce session capacity and reduce accessibility to the sport.</i>
No confidence in the council's planning	10	5.7	<ul style="list-style-type: none"> - <i>I don't have total confidence that the velodrome and closed road circuit will be built and we need both.</i> - <i>Council not to run it no idea who the operator is or when the proposed new building would be finished</i>
Shouldn't be taken from Education Budget	9	5.1	<ul style="list-style-type: none"> - <i>The Maindy facility is great and we have a track in Newport too. The fact that this is being g done with education funding is scandalous</i> - <i>Misappropriation of Education Budget funds and very weak business plan</i>

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Prefers Ski Centre / Snowdome	4	2.3	<ul style="list-style-type: none"> - <i>Would like to see skiing available, as cycling can be done on the roads, via the newly built cycle routes</i> - <i>This city is far too heavy on promoting cycling. Build the snow dome, that's something we don't have and was announced as planned for the sports Village.</i>
Misc.	7	4.0	<ul style="list-style-type: none"> - <i>You can't even pick up our refuse in a timely manner - please get your priorities straight</i> - <i>Its taking away a local leisure place for a school that is not needed for this area.</i> - <i>Nothing I would attend and I don't know anyone that would.</i>
Total	176	-	-

Appendix 7 – Do you have any other comments about these proposals?

Theme	No.	%	Example comments
Parking Concerns	79	22.6	<ul style="list-style-type: none"> - With so many facilities at the sports village there will be a dire lack of parking spaces - Proposed parking facilities are too low to support such a large number of sporting facilities that people travel considerable distances to use. - There seems to be no improvements in car parking. It as an absolute nightmare during Cardiff devils matches now - Already no parking, this would make it worse
Generally against the proposals	46	13.1	<ul style="list-style-type: none"> - The current track is good and could have been redeveloped alongside the school. No need to move it. - Don't spoil it to save pennies - Ridiculous proposal - Please reconsider.
Generally in favour of the proposals	40	11.4	<ul style="list-style-type: none"> - It would bring more tourism to Cardiff and mean we could hold the commonwealth games in the future. - Fully support these plans, excellent addition to the area to encourage improved health and fitness activity - This is an opportunity to ensure all cycling disciplines are recognised. Bring together all disciplines under one "roof" and develop the next generation of cyclists. The opportunity for the leisure cyclist is also huge. Offering safe off-road cycling on a road circuit. - Forward thinking, should be applauded more publicly.
Accessibility / Inclusiveness	29	8.3	<ul style="list-style-type: none"> - Basic services for all - not posh facilities for a few sporty people - Please make the village accessible through public transport. The fact that this part of the bay is not accessible by train is terrible - Please ensure all cycling clubs get EQUAL access to facilities for a very reasonable rate
Concerns around finances	27	7.7	<ul style="list-style-type: none"> - This money would be better spent cutting business rates, supporting care if the elderly and on affordable housing

			<ul style="list-style-type: none"> - Ridiculous waste of money and yet again Cardiff destroying heritage and a much-valued green space. - Please stop spending public money on these projects. There are much more pressing needs.
More Research / Consultation Needed	25	7.1	<ul style="list-style-type: none"> - Ask The Velodrome users about what they want. - Ensure all of Cardiff's, and local sports clubs and organisations are fully consulted before plans are finalised. We have 1 chance to get this right - Need to talk with clubs
Concerns around History / Heritage of current site	20	5.7	<ul style="list-style-type: none"> - If you take down this venue, you will be removing a piece of history from Cardiff. The place where Nicole Cooke, Geraint Thomas, Luke Rowe, Owain Doule and many other great cyclists cut their teeth. No to mention the historic Empire Games. I thought Cardiff Council had put the days of the Empire pool behind them, but if you go ahead, you will be making the same mistakes all over. - This should not be a replacement for the existing Maindy velodrome. It is a part of Wales's cycling history, as well as a centrepiece of the local community - Don't destroy history just to expand a school across a main road.
Public Transport Concerns	20	5.7	<ul style="list-style-type: none"> - Transport links to the ISV are shocking - better public transport links - ? Train station - The problem with the sports village is its location. Hardly accessible by any other means than by car
Keep Maindy Velodrome & Build New Velodrome	19	5.4	<ul style="list-style-type: none"> - No need to close existing facilities at Maindy, they could co-exist - The track at Maindy is already there, why not simply have both tracks
Improved Cycling Infrastructure	18	5.1	<ul style="list-style-type: none"> - Increase the bike infrastructure around the ISV, by making protected intersections - The Ely Trail must be surfaced as part of the wider transport access as we would often cycle to the new track if the Ely Trail had a surface suitable for commuting or road bikes and the cycle paths to Cardiff Bay finished!
Concerns around new facility	14	4.0	<ul style="list-style-type: none"> - The main priority is to ensure that excellent cycling facilities are available that are at least equal to, if not better, than those at Maindy. Any design of a new facility must be suitable for the current users of Maindy and not be a

			<p><i>performance velodrome that cannot be used by the youngest riders, must be suitable for road bikes and in all weathers. Velodrome without the closed road circuit is not a suitable replacement for Maindy</i></p> <p><i>- The banking on the new velodrome might be too steep for young children.</i></p>
Traffic / Congestion Concerns	14	4.0	<p><i>- Roads are already busy there, in the bay. Wouldn't a city-wide sports policy be better than all the eggs going in one place basket.</i></p> <p><i>- Why do all the facilities have to be in the bay which is difficult for the majority of people in St. Mellons and Ely to reach - at least an hour if you are lucky by expensive public transport</i></p>
Concerns around survey / questions	14	4.0	<p><i>- Why is the survey all based around the velodrome? Where has the expansion to the ice facilities and additional car park that were in the original master plan gone?</i></p> <p><i>- Why bother with this survey, you've clearly already made the decision?</i></p>
Concerns around location	12	3.4	<p><i>- If the track moves to the Sports Village, more people will have to drive there as it is located on the edge of the city. My child is currently able to walk or cycle to the existing venue.</i></p> <p><i>- This is a ridiculously stupid place to locate a velodrome, leave it in Maindy, where people can actually get to it</i></p>
School Comments	12	3.4	<p><i>- The high school could expand upwards. Why need so much space?</i></p> <p><i>- Leave the more inclusive Maindy velodrome as it is and rethink the Cathays high school plan</i></p>
Ensure new track is completed before closing existing track	10	2.9	<p><i>- Build the new before knocking down the old</i></p> <p><i>- this must be built before Maindy is decommissioned</i></p>
Snowdome / Dry Ski Slope	9	2.6	<p><i>- Please build a ski slope. There is not one this end of the UK</i></p> <p><i>- Has the snow dome finally been abandoned?</i></p>
Retail / Office / Bars / Restaurants / Meeting Space	4	1.1	<p><i>- Hoping to have better transport links in the area and to see the whole site developed, which includes retail space, bars, restaurants, etc.</i></p>
Misc.	12	3.4	<p><i>- Another nail in Cathay's coffin.</i></p>

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- Can't understand why so much emphasis is placed on cycling and cyclists when this area of Cardiff needs other sports
- None that I can print

Total	350	-
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CYNGOR CAERDYDD
CARDIFF COUNCIL

ECONOMY & CULTURE SCRUTINY COMMITTEE

10 MARCH 2022

ELY YOUTH ZONE: PRE-DECISION SCRUTINY

Appendices 1-6 of the Cabinet Report attached at Appendix A are not for publication as they contain exempt information of the description contained in paragraphs 14, 16 and 21 of Schedule 12A of 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 the Report

1. To provide Members with background information to assist pre-decision scrutiny of the draft report to Cabinet titled 'Ely Youth Zone, to be considered by Cabinet at their meeting on 10 March 2022.
2. Members should note that **Appendices 1-6** of the Cabinet report are exempt from publication. Members are requested to keep this information confidential, in line with their responsibilities as set out in the Members Code of Conduct and the Cardiff Undertaking for Councillors.

Scope of Scrutiny

3. At their meeting on 10 March 2022, the Cabinet will consider a report seeking authority to prepare a Full Business Case for the Ely Youth Zone project and to assemble land for the delivery of the Ely Youth Zone project.
4. During this scrutiny, Members can explore:
 - a. The proposed Ely Youth Zone
 - b. The proposed partnership working with the *OnSide* Charity
 - c. The proposed land and property acquisitions
 - d. The financial, legal and property implications for the Council and any risks to the Council

- e. The next steps and timelines involved, and
- f. The recommendations to Cabinet.

Structure of the meeting

- 5. The Chair will move that this item be considered in two parts: an open session, where Members will be able to ask questions on the issues and papers that are in the public domain; and a closed session, where members of the public will be excluded, where Members can ask questions that pertain to **Appendices 1- 6**.
- 6. Members will hear from Councillor Lynda Thorne (Cabinet Member – Housing and Communities), Neil Hanratty (Director of Economic Development), and Jon Day (Operational Manager – Investment and Tourism). Members will be able to ask questions of the panel of witnesses.
- 7. Members will then be able to decide what comments, observations, or recommendations they wish to pass on to the Cabinet for their consideration prior to making their decisions.

Background

- 8. Capital Ambition, the administration’s five-year plan includes the following commitment:

“As a Child Friendly City, [we will] deliver dedicated youth zones in the east and the west of the city.”

- 9. In addition, the ‘*Greener, Fairer, Stronger: City Recovery and Renewal Strategy*’ includes a priority to create safe and accessible local centres for everyone, particularly children and older people.

- 10. At **point 14** the report to Cabinet states:

‘A key priority for the administration is increased investment to support the development of integrated services for young people, targeting areas of greatest need. The establishment of the Youth Zone would represent a significant contribution to the Council’s commitment to improved integrated provision. It will

be critical for the Council's Youth Services team to be fully engaged in the development of the project at all stages including the Full Business Case

11. **Points 3-6** of the report to Cabinet define a youth zone and state that an opportunity has arisen to work with *OnSide*, a national charity that has established 14 Youth Zones in England, with a further 7 being developed. Each Youth Zone is owned and managed by a new charity established by *OnSide* and the local authority, who are represented on the charity along with other local stakeholders.
12. **Points 6 and 9** of the report to Cabinet set out the support that *OnSide* provides in terms of working with local stakeholders, building design and development, involving young people, and fundraising and marketing, as well as operational support, training, development and progression opportunities, and national recognition.
13. **Points 10-11** of the report to Cabinet summarise the benefits identified by research and external evaluations of Youth Zones, as follows:
 - a. A return on investment of £6.66 for every £1 invested
 - b. Health and wellbeing improvements, and improved school attendance for young people
 - c. Reductions in crime and anti-social behaviour (ASB), with ASB in areas surrounding Youth Zones reducing by between 50-70%
 - d. Opportunity to enhance skills and employability for young people
 - e. Opportunity to offer volunteering and training opportunities for wider community.
14. **Points 15-16** of the report to Cabinet highlight that unemployment rates in and around the area of Ely exceed the city average by circa 50%, with disproportionately more young people in these areas claiming unemployment benefits, and that the area has also suffered historically from high levels of unemployment (especially for younger people), low levels of economic activity and low educational attainment.
15. The draft report to Cabinet titled '*Ely Youth Zone*', is attached at **Appendix A** and has **6** appendices:
 - **Confidential Appendix 1: Funding Strategy**

- **Confidential Appendix 2:** Land Strategy
- **Confidential Appendix 3:** Delivery Strategy
- **Confidential Appendix 4:** Cardiff Feasibility and Development Costs Summary
- **Confidential Appendix 5:** Grant Agreement *OnSide* Feasibility Study Template
- **Confidential Appendix 6:** Added Value in Youth Zone Delivery

Issues identified in the Cabinet Report

16. **Points 7-8** of the report to Cabinet set out that it is proposed to fund the development 50% through a capital contribution (which will be the Council's responsibility to secure) and 50% through fund-raising (which will be *OnSide*'s responsibility to secure).

17. It is proposed to deliver the Council's capital contribution by applying to the Levelling Up Fund. One bid per MP constituency is allowed to this fund and the report to Cabinet in June 2021¹ contained the proposal to include a Youth Zone for Ely as the project for the Cardiff West constituency.

18. In addition, in years 1-3, *OnSide* advise that a contribution towards running costs will be needed, circa 1/3rd of running costs, whilst the new charity builds-up their local fundraising work. It will be the Council's responsibility to secure this revenue contribution and the report to Cabinet states that the Council will seek to utilise UK and Welsh Government grant schemes accordingly.

19. **Point 17** of the report to Cabinet states the Council is seeking to develop a masterplan for regenerating Ely, to address some of the persistent issues that impact local communities, including access of provision of support, facilities for young people, and the ability to access jobs and services.

20. **Points 23 – 28** of the report to Cabinet set out the following issues:

- a. Need to develop a Full Business Case to be able to prepare a compelling application for Levelling Up funding. It is proposed that the Council will fund

¹ Levelling Up Fund and Community Renewal Fund Applications – available at [Agenda for Cabinet on Thursday, 17th June, 2021, 2.00 pm : City of Cardiff Council \(moderngov.co.uk\)](#)

the costs of this via a grant to *OnSide*. Work will include scheme development through to RIBA Stage 3 including the preparation and submission of a planning application

- b. In the event the Council is unsuccessful in its bids for Shared Prosperity Funding or other Welsh Government funding, a provisional allocation has been made in the Medium Term Financial Plan to meet these costs.
- c. The Council has begun the acquisition of plots on the preferred site, which occupies a strategic gateway location. Should the Youth Zone project ultimately not progress, the site has potential for a range of alternative uses, including residential development
- d. It is planned to bring the masterplan for the regeneration of Ely to the local community for discussion later in 2022
- e. *OnSide* will manage the development of the business case and design process and, if the Levelling Up Fund bid is successful, the delivery of the construction project.
- f. The appointment of the contractor will require a full and transparent public sector procurement which encourages local contractors and modern methods of construction
- g. *OnSide* will manage the establishment of a new local charity to own and operate the new facility and work with the charity to establish a sustainable financial footing.

21. **Points 29 – 34** set out the Next Steps, namely:

- a. The Full Business Case will set out detailed costs and confirm the means of meeting these costs. It will include an assessment of the overall sustainability of the project, certainty over revenue projections, additional detail on operating costs, identification of ongoing risks, an assessment of delivery mechanisms, and any tax implications
- b. There will be due diligence of the Full Business Case and any legal agreements
- c. Commissioning of the Full Business Case will include a requirement to align with the Levelling Up Fund process
- d. The Full Business Case will be brought to Cabinet for approval.

22. **Point 35** highlights the need to work with Youth Services, to ensure a seamless link to the overall programme of youth services in the west of the city. Following initial discussions, *OnSide* will invite Youth Services to play an active role in the development of the Full Business Case and to be engaged in the long-term operation of the facility.

23. **Financial Implications** are set out in **Points 37-39** and include:

- a. The Council's capital programme, approved March 2021, includes £0.8million to be used towards initial land acquisition and £0.2million towards design and professional fees; there is no further allocation in the capital programme
- b. £0.2million is available from Earmarked Revenue Reserves towards the development of the business case – this, along with the capital programme £0.2million, provides the £0.4million initial grant proposed to support the business case, design, and development.
- c. Initial development costs may be the subject of grant bids, with options to repay business case development costs being considered
- d. In the event the project does not proceed, costs may be abortive
- e. A robust business case and due diligence will help support grant applications for external funding and determine detailed financial implications including taxation and ongoing operating costs.
- f. Further land acquisitions will be subject to attracting external funding
- g. The Medium-Term Financial Plan 2023/24-2026/27 includes an initial allowance towards operating costs that may be required as part of any grant agreement in the initial years.

24. The **Legal Implications** are at **Points 40-50** and include:

- a. Further officer reports will be required setting out the terms and valuations re property matters, upon which detailed legal and financial advice can be provided.
- b. In the event agreements cannot be reached, compulsory powers may need to be considered, which will require further detailed consideration and decisions before proceeding.

- c. Consideration should be given to alternative uses for the land should the project not proceed beyond final business case.
- d. Further advice and decisions will be required re award of grant funding and construction and letting of land
- e. Decisions about the recommendations need to be made in the context of the Council's public sector equality duties and duties arising from the Equality Act 2010, including the Socio-Economic Duty, the Well-Being of Future Generations (Wales) Act 2015, the Welsh Language (Wales) Measure 2011 and Welsh Language Standards.

25. The Property Implications, at **Points 51-52**, state:

- a. Strategic Estates have secured a parcel of land and have opened discussions with the remaining landowners as outlined in the Land Strategy schedule at Appendix 2. Advanced progress has been made with one party being the main site to date and initial discussions have taken place with the remainder.
- b. The Council would wish to acquire by agreement but should the need arise, the Council may need to consider enacting its Compulsory Purchase Powers to complete the site acquisition to provide the land mass required by the operator. The Council would prefer to avert this action and work with landowners on the regeneration of this prominent corner situated on Cowbridge Road West.

Proposed Recommendations to Cabinet

26. The report to Cabinet contains the following recommendations:

- 1) *Delegate authority to the Director of Economic Development in consultation with the Cabinet Member for Investment and Development, the Section 151 Officer and the Legal Officer to acquire the land illustrated in Confidential Appendix 2 in line with the funding strategy set out in Confidential Appendix 1.*
- 2) *Authorise the development of the Full Business Case including the submission of a planning application in-line with the financial strategy set out in Confidential Appendix*

1 and the delivery strategy set out in Confidential Appendix 3 and to return to Cabinet for final approval.

- 3) *Delegate authority to the Director of Economic Development in consultation with the Cabinet Member for Investment and Development, the Section 151 Officer and the Legal Officer to prepare and submit a Levelling Up Fund bid for the Ely Youth Zone.*

Previous Scrutiny

27. On 15 June 2021, following scrutiny of the report to Cabinet on Levelling Up and Community Renewal Fund applications, the Chair sent a Confidential Letter to Councillor Huw Thomas, Leader, setting out the committee's comments and observations. This letter has been re-circulated to Committee Members in advance of this meeting.

Way Forward

28. Councillor Lynda Thorne (Cabinet Member – Housing and Communities) will be invited to make a statement. Neil Hanratty (Director of Economic Development) and Jon Day (Operational Manager – Investment and Tourism) will attend and all witnesses will be available to answer Members' questions on the proposals.

29. All Members are reminded of the need to maintain confidentiality with regard to the information provided in **Appendices 1-6**. Members will be invited to agree the meeting go into closed session to enable discussion of this information.

Legal Implications

30. 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

31. 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

The Committee is recommended to:

- i) Consider the information in this report, its appendices and the information presented at the meeting
- ii) Determine whether they would like to make any comments, observations, or recommendations to the Cabinet on this matter in time for its meeting on 10 March 2022, and
- iii) Decide the way forward for any future scrutiny of the issues discussed.

DAVINA FIORE

Director of Governance & Legal Services

4 March 2022

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CABINET MEETING: CABINET DATE

ELY YOUTH ZONE

HOUSING AND COMMUNITIES (COUNCILLOR LYNDA THORNE)

AGENDA ITEM:

PORTFOLIO: HOUSING AND COMMUNITIES

Appendices 1-6 of this report are not for publication as they contain exempt information of the description contained in paragraphs 14 and 16 of part 4 and paragraph 21 of part 5 of Schedule 12A of the Local Government Act 1972.

Reason for this Report

1. To provide an update on the Ely Youth Zone project and to seek authority to prepare a Full Business Case.
2. To seek authority to assemble land for the delivery of the Ely Youth Zone project.

Background

3. An opportunity has arisen for the Council to work with a national charity, *OnSide*, to deliver Wales' first Youth Zone project.
4. A Youth Zone is a state-of-the-art facility for young people providing access to a range of sport, arts, culture, education and leisure activities aimed at helping young people become happier, healthier and more aspirational young adults. The facilities are open to young people between the ages of 8 and 19 (or up to age 25 for young people with a disability), 7 days a week, 52 weeks a year. They are staffed by skilled and dedicated youth workers to support the personal development of young people. Whilst Youth Zones are independent organisations run by a charity, they work closely with the Council's Youth Services providing an additional level of support for young people.
5. There are currently 14 Youth Zones in England established by *OnSide* with a further 7 under development or progressing towards development. Their current network of Youth Zones engage with over 50,000 young people in some of the UK's most disadvantaged communities.

6. Each Youth Zone is owned and managed by a new charity established by *OnSide* and the local authority (the project partners). *OnSide* and the local authority are represented on the charity along with a range of local stakeholders. The new charity will become a member of the *OnSide* network of Youth Zones benefitting from operational support, fund-raising support, training, development and progression opportunities, and national recognition.
7. Confidential Appendix 1 sets out the funding strategy for the project, covering the pre-development stage (feasibility and business case); the development/construction stage; and the operational stage. In summary, the development is proposed to be funded 50% through a local capital contribution (which will be the Council's responsibility to secure) and 50% through fund-raising (which will be *OnSide*'s responsibility to secure). The local capital contribution is normally either provided directly from local authority capital resources or through grants secured by the local authority from third parties, such as UK Government. For example, *OnSide*'s latest project in Preston has been supported by the UK Government's Towns & Cities scheme, approved in January 2022. It is the Council's intention to submit an application to the Levelling Up Fund to deliver the local capital contribution for a Youth Zone project in Ely.
8. The cost of operation of the facility once delivered will become the responsibility of the newly created local charity. In the early years of the project (years 1 -3), a local revenue contribution to the running costs will be required of circa 1/3rd of the total running costs. This is to provide the new local charity with time to build-up their local fund-raising work. The Council will be responsible for securing this local revenue contribution and will seek to utilise grant schemes available through UK Government and Welsh Government to meet this commitment.
9. *OnSide*'s approach to supporting Youth Zones includes:

Working with local stakeholders

Local partnerships are an integral part of any new Youth Zone. We bring together our knowledge of building successful Youth Zones, with insights and input from the community that know and understand local needs best, to create something truly amazing for young people.

Building design and development

From the initial building design (which we constantly evolve using experience gained from the existing Network of Youth Zones), to the construction and internal specifications, we have developed the expertise to ensure every Youth Zone is delivered on time and on budget.

Involving young people

We involve young people throughout the process of developing every Youth Zone, after all it is their space. We work with them to develop and decide on the Youth Zone's name and branding, its interior design, and to recruit the key staff who will run it.

Fundraising and Marketing

We work with the Youth Zone's Board to raise funds for the cost of building a new Youth Zone, and the first three year's running costs ahead of opening. We also support on internal and external communications, helping the local community understand how they can make the most of their soon-to-be Youth Zone.

10. An external evaluation commissioned by *OnSide* in 2015 indicated that every £1 invested in Youth Zones by local authorities achieved a social return on investment of £6.66. The evaluation identified benefits for young people including health and wellbeing improvements, improved school attendance and reductions in crime and anti-social behaviour.
11. More recent research has identified the reduction rate of ASB in areas surrounding Youth Zones as being between 50-70%. The centres also provide opportunities to enhance the skills of local young people to support them in becoming more work-ready through employability programmes and to offer volunteering and training opportunities for the wider community too.
12. Capital Ambition, the administration's five-year plan for the city includes a specific commitment that outlined "As a Child Friendly City, [we will] deliver dedicated youth zones in the east and the west of the city." This was also outlined as a key element of the city's investment and development agenda, reflecting the regeneration potential of the development.
13. In addition, the City Recovery Strategy, Greener, Fairer, Stronger, outlines an ambition to take a more pro-active role to curate a city of networked centres that delivers for the economy, communities. This includes making it a priority to create safe and accessible local centres for everyone, particularly children and older people.
14. A key priority for the administration is increased investment to support the development of integrated services for young people, targeting areas of greatest need. The establishment of the Youth Zone would represent a significant contribution to the Council's commitment to improved integrated provision. It will be critical for the Council's Youth Services team to be fully engaged in the development of the project at all stages including the Full Business Case.
15. As part of the Southern Arc, Ely is an area of the city that has been identified as a focal point to address economic disparities. Unemployment rates in and around the area exceed the city average by circa 50%, with disproportionately more young people in these areas claiming unemployment benefits.

Claimant Rate December 2021

Area	Claimants as a proportion of residents aged 16-64
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Cardiff	4.4
Caerau	6.3
Ely	7.6

Source: Nomis

16. The area has also suffered historically from high levels of unemployment (especially for younger people), low levels of economic activity and low educational attainment. The Council therefore recognises the need to invest in provision in and around the Ely area to support better economic outcomes, especially for young people.
17. In response to this the Council is seeking to develop a masterplan for regeneration for Ely, that will address from a place-based perspective some of the persistent issues that have impacted on local communities. This includes issues relating to access of provision of support, facilities for young people, and the ability to access jobs and services.
18. The need to modernise facilities, especially in terms of provision for young people, has also been recognised as an area that needs prioritisation and investment.
19. In March 2021, the UK Government announced details of new UK-wide investment programmes in parallel with the Budget, including the £4.8bn Levelling Up Fund.
20. Local authorities were chosen to lead bids to the Levelling Up Fund. A report was tabled to Cabinet on 17th June 2021 where the Council's initial approach to the Levelling Up Fund was presented, which included prioritised projects for each of the city's constituencies for which one bid per funding round is allowed. As part of the approach, it was agreed to include a Youth Zone for Ely as the project for the Cardiff West constituency.
21. It is intended that the Levelling-Up proposal would act as initial match funding for the capital aspects of the scheme, with further support provided by the On Side charity itself.
22. Whilst the Council has yet to respond to the Shared Prosperity Fund, it is also clear that funding may also be made available to support activities such as Youth Zones emerging from UK Government funding schemes.

Issues

23. In order to prepare a compelling application to the Levelling Up Fund and other potential funding sources, a Full Business Case needs to be developed. At this stage in the process, it is the Council's capital contribution that is not as yet confirmed and therefore it is proposed that the costs associated with progressing the Full Business Case, as set out in Confidential Appendix 1 and detailed in Confidential Appendix 4, will be funded through a grant from the Council to *OnSide* using funds allocated in the Council's budget. These costs will form part of the overall capital

cost that will be shared with *OnSide* if the project subsequently progresses. During this phase, *OnSide* will provide a development management role co-ordinating a range of professionals and consultants to develop the scheme through to RIBA Stage 3 including the preparation and submission of a planning application. Confidential Appendix 6 provides an overview of the added value *OnSide* brings to this phase of the project.

24. It is the Council intention to submit an application to the Shared Prosperity Fund and/or other potential Welsh Government funding sources to secure the required local revenue contribution for the early years of operation. In the event that the Council is unsuccessful with these bids, a provisional allocation has been made in the Medium Term Financial Plan to meet these costs.
25. A preferred site has been identified by the Council and *OnSide*, illustrated in the site plan attached at Confidential Appendix 2. The site is made up of a number of smaller plots which need to be acquired by the Council to create a consolidated site of an appropriate size to deliver the Youth Zone project. Confidential Appendix 2 sets out the Council's land assembly strategy. The Council has already begun the acquisition of plots on the site in advance of the approval of the Full Business Case to avoid the opportunity being lost to piecemeal development of the site.
26. The site is considered an ideal location for a Youth Zone for a number of reasons, namely:
 - It offers a location that is easily accessible by public transport and active travel.
 - It offers a neutral territory for different communities that feels safe and accessible for young people across the west of the city.
 - It provides an opportunity to deliver further regeneration benefits and improvements to the local area.
27. The Council has recently begun to prepare for the development of a new masterplan for the regeneration of Ely. The plan will be brought forward for discussion with the local community later in 2022. In the context of a new masterplan, the preferred site occupies a strategic gateway location which would benefit significantly from the delivery of a Youth Zone facility. However, should the Youth Zone project ultimately not progress, the land assembly undertaken in advance of the Full Business Case being approved would not be abortive as the site has significant potential for a range of alternative uses including residential-led development.
28. As noted above, *OnSide* has delivered 14 Youth Zone projects across English local authority areas and has another 7 either under development or progressing towards development. Confidential Appendix 3 sets out the delivery strategy for the project which is predicated on a direct relationship between the Council and *OnSide*. The strategy proposed is essentially the same approach that has been adopted for the delivery of most of the Youth Zones delivered in England. In summary, the process is based on:

- Appointing *OnSide* to manage the development of the business case and design process that will inform and form the basis of funding applications including a Levelling Up Fund (LUF) bid.
- Should the LUF bid be successful, *OnSide* will then manage the delivery of the construction project. The appointment of the contractor will require a full and transparent public sector procurement which encourages local contractors and modern methods of construction to support the Council's One Planet Cardiff de-carbonisation agenda and deliver social value benefits.
- *OnSide* would manage the establishment of a new local charity to own and operate the new facility and work with the charity to establish a sustainable financial footing.

Next Steps

29. This report sets out the process for the delivery of a Youth Zone in Ely. The project is currently at the feasibility stage and subject to the approval of a Full Business Case (FBC) by Cabinet setting out detailed costs and confirmed means of meeting those costs. The work to develop the Full Business Case involves the development of the design scheme to RIBA Stage 3 to enable a planning application and to support a bid to the Levelling Up Fund. It is proposed that the Council provides *OnSide* with a grant to develop the Full Business Case from the funding sources set out in Confidential Appendix 1.
30. The Full Business Case will include:
 - Detailed costs for delivery of the development including progressing the design scheme to RIBA Stage 3;
 - Submission of a planning application to confirm deliverability and any related cost implications;
 - Confirmation of the funding approach;
 - Assessment of the overall sustainability of the project;
 - Certainty over operational revenue projections;
 - Ongoing risks associated with the project;
 - An assessment of delivery mechanisms, and the skills and capacity to deliver the project; and
 - Any taxation implications.
31. All of the above issues, and any legal agreements to be entered into will need to be the subject of due diligence as part of the development (and any subsequent approval) of the Full Business Case.
32. The Full Business Case will also provide additional detail on the operating cost of the Youth Zone as set out in Confidential Appendix 1. It is intended that this will be met by a mixture of fundraising (including from *OnSide's* founder patron scheme), membership fees, and other local contributions. Whilst the full detail for the operating costs will be

determined by the business case, an allocation has been included within Council's Medium Term Financial Plan in anticipation of the project progressing, based upon the level of funding provided by local authorities in the Youth Zones currently operating across the UK.

33. Completion of the Full Business Case and a planning outcome are essential to the preparation of a credible Levelling Up Fund bid, as a key criteria for the scheme is deliverability certainty. Whilst the details of Round 2 of the Levelling Up Fund are yet to be published, the commissioning of the FBC will include a requirement to align with the Levelling Up Fund process.
34. The decision to progress the project will ultimately be dependent on a successful business case appraisal and is subject to future Cabinet approval.

Integration with Youth Services

35. To date, the project has been led from a regeneration/development perspective within the Council. *OnSide* has had initial discussions with the Youth Service, mainly to understand the local environment to help identify the best location to deliver the project. The Council's Youth Service will be invited by *OnSide* to play an active role in the development of the Full Business Case and to be engaged in the long term operation of the facility. The intention is to provide additionality to existing provision and to ensure there is a seamless link to the overall programme of youth services in the west of the city.

Reason for Recommendations

36. To progress the Ely Youth Zone project.

Financial Implications

37. The business case proposed will need to set out the Council's contributions to the project, and also ensure the sustainability, governance approach and deliverability of proposals. Capital contributions are likely to involve the long term lease of land, contributions to construction development costs, with a revenue contribution towards initial operating costs. The Council's capital programme approved in March 2021, included £1 million, with £0.8 million to be used towards initial land acquisition, and subject to approval of a grant award outlined in the report, £0.2 million towards design and professional fees. A further £0.2 million is available from Earmarked Revenue Reserves towards the development of the business case, the total amount of £0.4 million being the initial grant proposed to be provided to support the business case, design and development of a Youth Zone. Initial development costs may be the subject of grant bids, with options to repay business case development costs being considered as part of the project. In the event that a project does not proceed, costs may be abortive. No further capital allocation from the Council is included in the capital programme.

38. The report includes a funding, delivery and land strategy, all of which will need to be developed in detail with partners as part of a robust business case to be considered by Cabinet. This due diligence will also support grant applications for external funding and determine detailed financial implications including taxation and ongoing operating costs. The report sets out the intention to seek significant external grant, in line with the Council's Capital strategy of working with partners. Further land acquisitions will be subject to success in attracting external funding.
39. The Council's Medium Term Financial Plan 2023/24 to 2026/27 includes an initial allowance towards operating costs that may be required as part of any grant agreement in the initial years of the facility and service.

Legal Implications
(including Equality Impact Assessment where appropriate)

40. This report identifies the need to assemble a site for the proposed Ely Youth Zone project and to prepare a full business case, approval of which is intended to be brought back to Cabinet.
41. In relation to property matters, it is noted negotiation have commenced with existing land owners and once agreed further officer reports and will be required prepared setting out the terms and valuations upon which detailed legal and financial advice can be provided. It is also noted that compulsory powers may need to be considered in the event agreements cannot be reached, which will also require further detailed consideration and decisions before proceeding. Consideration should be given to alternative uses for the land should the project not proceed beyond final business case.
42. Further advice and decisions will be required with regard to award of any grant funding for the scheme to be made by the Council, and construction and letting of the land as the project progress and more detail is available.

Equalities & Welsh Language

43. In considering this matter the decision maker must have regard to the Council's duties under the Equality Act 2010 (including specific Welsh public sector duties). Pursuant to these legal duties Councils must, in making decisions, have due regard to the need to (1) eliminate unlawful discrimination, (2) advance equality of opportunity and (3) foster good relations on the basis of protected characteristics. Protected characteristics are: (a) Age, (b) Gender reassignment, (c) Sex, (d) Race – including ethnic or national origin, colour or nationality, (e) Disability, (f) Pregnancy and maternity, (g) Marriage and civil partnership, (h) Sexual orientation, (i) Religion or belief –including lack of belief.
44. When taking strategic decisions, the Council also has a statutory duty to have due regard to the need to reduce inequalities of outcome resulting from socio-economic disadvantage ('the Socio-Economic Duty' imposed under section 1 of the Equality Act 2010). In considering this, the Council must take into account the statutory guidance issued by the Welsh

Ministers ([WG42004 A More Equal Wales The Socio-economic Duty Equality Act 2010 \(gov.wales\)](#)) and must be able to demonstrate how it has discharged its duty.

45. An Equalities Impact Assessment aims to identify the equalities implications of the proposed decision, including inequalities arising from socio-economic disadvantage, and due regard should be given to the outcomes of a Equalities Impact Assessment.
46. The decision maker should be mindful of the Welsh Language (Wales) Measure 2011 and the Welsh Language Standards.

The Well-being of Future Generations (Wales) Act 2015

47. The Well-Being of Future Generations (Wales) Act 2015 ('the Act') places a 'well-being duty' on public bodies aimed at achieving 7 national well-being goals for Wales - a Wales that is prosperous, resilient, healthier, more equal, has cohesive communities, a vibrant culture and thriving Welsh language, and is globally responsible. In discharging its duties under the Act, the Council has set and published well being objectives designed to maximise its contribution to achieving the national well being goals. The wellbeing objectives are set out in Cardiff's Corporate Plan 2020 -23.
48. When exercising its functions, the Council is required to take all reasonable steps to meet its wellbeing objectives. This means that the decision makers should consider how the proposed decision will contribute towards meeting the wellbeing objectives and must be satisfied that all reasonable steps have been taken to meet those objectives.
49. The wellbeing duty also requires the Council to act in accordance with a 'sustainable development principle'. This principle requires the Council to act in a way which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. Put simply, this means that Council decision makers must take account of the impact of their decisions on people living their lives in Wales in the future. In doing so, the Council must:
 - Look to the long term
 - Focus on prevention by understanding the root causes of problems
 - Deliver an integrated approach to achieving the 7 national well-being goals
 - Work in collaboration with others to find shared sustainable solutions
 - Involve people from all sections of the community in the decisions which affect them
50. The decision maker must be satisfied that the proposed decision accords with the principles above; and due regard must be given to the Statutory Guidance issued by the Welsh Ministers, which is accessible on line using the link below:
<http://gov.wales/topics/people-and-communities/people/future-generations-act/statutory-guidance/?lang=en>

Property Implications

51. Strategic Estates have secured a parcel of land and have opened discussions with the remaining landowners as outlined in the Land Strategy schedule at Appendix 2. Advanced progress has been made with one party being the main site to date and initial discussions have taken place with the remainder.
52. The Council would wish to acquire by agreement but should the need arise, the Council may need to consider enacting its Compulsory Purchase Powers to complete the site acquisition in order to provide the land mass required by the operator. The Council would prefer to avert this action and work with land owners on the regeneration of this prominent corner situated on Cowbridge Road West.

RECOMMENDATIONS

Cabinet is recommended to:

- 1) Delegate authority to the Director of Economic Development in consultation with the Cabinet Member for Investment and Development, the Section 151 Officer and the Legal Officer to acquire the land illustrated in Confidential Appendix 2 in line with the funding strategy set out in Confidential Appendix 1.
- 2) Authorise the development of the Full Business Case including the submission of a planning application in-line with the financial strategy set out in Confidential Appendix 1 and the delivery strategy set out in Confidential Appendix 3 and to return to Cabinet for final approval.
- 3) Delegate authority to the Director of Economic Development in consultation with the Cabinet Member for Investment and Development, the Section 151 Officer and the Legal Officer to prepare and submit a Levelling Up Fund bid for the Ely Youth Zone.

Director of Economic Development	Neil Hanratty
	Date submitted to Cabinet office

Confidential Appendix 1: Funding Strategy

Confidential Appendix 2: Land Strategy

Confidential Appendix 3: Delivery Strategy

Confidential Appendix 4: Cardiff Feasibility and Development Costs Summary

Confidential Appendix 5: Grant Agreement OnSide Feasibility Study Template

Confidential Appendix 6: Added Value in Youth Zone Delivery

By virtue of paragraph(s) 14, 16 of Part(s) 4 and 5 of Schedule 12A of the Local Government Act 1972.

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