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PAPURAU ATODOL

Pwyllgor	PWYLLGOR CRAFFU'R ECONOMI A DIWYLLIANT
Dyddiad ac amser y cyfarfod	DYDD MAWRTH, 21 MAWRTH 2023, 5.00 PM
Lleoliad	YB 4, NEUADD Y SIR, CYFARFOD AML-LEOLIAD
Aelodaeth	Cynghorydd Wong (Cadeirydd) YCynghorwyr Berman, Brown-Reckless, Cunnah, Henshaw, Jenkins, Lloyd Jones, Naughton a/ac Thomson

Y papurau canlynol wedi'i farcio ' i ddilyn' ar yr agenda a ddsbarthwyd yn flaenorol

3 EWROS 2028 (Tudalennau 3 - 92)
I ddilyn

Gwaith craffu cyn penderfynu ar adroddiad i'r Cabinet.

Nid yw Atodiadau 1-7 i'w cyhoeddi o dan Atodlen 12A Rhan 4 paragraff 14 a Rhan 5 paragraff 21 o Ddeddf Llywodraeth Leol 1972

4 Glanfa'r Iwerydd (Tudalennau 93 - 392)
I ddilyn

Gwaith craffu cyn penderfynu ar adroddiad i'r Cabinet.

Nid yw Atodiadau 2-6 ac 8-13 yr adroddiad hwn i'w cyhoeddi gan eu bod yn cynnwys gwybodaeth eithriedig o'r disgrifiad a gynhwysir ym mharagraffau 14 ac 16 o Ran 4 a pharagraff 21 o Ran 5 o Atodlen 12A i Ddeddf Llywodraeth Leol 1972.

Davina Fiore

Cyfarwyddwr Llywodraethu a Gwasanaethau Cyfreithiol

Dyddiadd: Dydd Mercher, 15 Mawrth 2023

Cyswllt: Andrea Redmond, 02920 872434, a.redmond@caerdydd.gov.uk

Mae'r dudalen hon yn wag yn fwriadol

**CYNGOR CAERDYDD
CARDIFF COUNCIL**

ECONOMY & CULTURE SCRUTINY COMMITTEE

21 MARCH 2023

**UEFA EUROPEAN FOOTBALL CHAMPIONSHIPS FINAL TOURNAMENT 2028
(UEFA EURO 2028) BID: PRE-DECISION SCRUTINY**

Appendices 1-7 of the Cabinet Report attached at Appendix A are not for publication as they contain exempt information of the description contained in Part 4 paragraphs 14 and Part 5 paragraph 21 of Schedule 12A of the Local Government Act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 23 March 2023 for Cardiff to become a bidding host city for the UEFA European Football Championship Final Tournament 2028 (“Euro 2028”).
2. Members should note that **Appendices 1-7** 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 23 March 2023, the Cabinet will consider a report seeking approval from Cabinet to support the submission of a final bid 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:
 - The proposed final bid
 - The proposed partnership working
 - The financial, legal and property implications for the Council and any

risks to the Council

- The next steps and timelines involved, and
- 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, namely the report to Cabinet attached at **Appendix A**; and a closed session, where members of the public will be excluded, where Members can ask questions that pertain to **Appendices 1-7**.
6. Members will hear from Councillor Huw Thomas (Leader) and Councillor Jennifer Burke (Cabinet Member – Culture, Parks, Events and Venues), 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 2-5** 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 6 -8** of the report to Cabinet set out that the final bid submission for the 2028 EURO tournament is required to go to print by 24 March 2023 and that the confidential appendices set out the Host City Agreement and associated guarantee letters.
10. The report to Cabinet has seven appendices, as follows:
 - **Confidential Appendix 1** - Host City Obligations and Finance
 - **Confidential Appendix 2** – EURO 2028 Host City Agreement
 - **Confidential Appendix 3** – Sustainability Guarantee
 - **Confidential Appendix 4** – Rights Protection Committee and Enforcement Guarantee

- **Confidential Appendix 5**- Confirmation letter for Accommodation Capacity and Fair Pricing
- **Confidential Appendix 6** – Use of Figurative Elements Guarantee – Host City Cardiff
- **Confidential Appendix 7** – Host City Budget - Cardiff

11. Members are advised to consider the **Legal Implications** at **Points 10-22**; **Financial Implications** are set out in **Confidential Appendix 1**, and there are no property or HR implications set out in the report.

12. **Points 26 – 28** of the report to Cabinet set out the reasons the decision has been certified by the Chief Executive as urgent. On this basis, Councillor Wong, Chair Economy and Culture Scrutiny Committee, has agreed that this report should be certified as urgent.

Proposed Recommendations to Cabinet

13. The report to Cabinet contains the following recommendation:

- i. Approve the submission of the European Football Championships Final Tournament 2028 Bid.*
- ii. Approve the Host City Agreement and all associated guarantees for submission to the UK&I Bid team by the deadline of the 24th March 2024 subject to confirmation of in principle financial support being confirmed by all bid partners.*
- iii. Delegate authority to the Director of Economic Development in consultation with the Cabinet Member (Culture, Parks & Events) to consider any further matters relating to the bid to continue to support and develop the UK&I bid, subject to the terms of the financial commitment agreed by Cabinet on 10 March 2022.*

Previous Scrutiny

14. 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:

- lobby for increased funding to meet the costs incurred by statutory services,
- respond to the concerns of communities affected by events, by improving our communication and consultation processes, and

- increase the legacy and impact of events, so we maximise the benefits for our residents and our economy.

15. In March 2022, this committee undertook pre-decision scrutiny of a report to Cabinet seeking approval for Cardiff to submit an expression of interest in becoming one of the Host cities for EURO's 2028. The public letter from the then Chair, Councillor Howells, to Councillor Thomas, Leader, is attached at **Appendix B**, and the confidential letter has been circulated to committee members separately.

Way Forward

16. Councillor Huw Thomas (Leader) and Councillor Jennifer Burke (Cabinet Member – Culture, Parks, Events and Venues) 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.

17. All Members are reminded of the need to maintain confidentiality regarding the information provided in **Appendices 1-7**. Members will be invited to agree the meeting go into closed session to enable discussion of this information.

Legal Implications

18. 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

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 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 23 March 2023, and
- iii) Decide the way forward for any future scrutiny of the issues discussed.

DAVINA FIORE

Director of Governance & Legal Services

17 March 2023

Mae'r dudalen hon yn wag yn fwriadol

**UEFA EUROPEAN FOOTBALL CHAMPIONSHIPS FINAL
TOURNAMENT 2028 (UEFA EURO 2028) BID**

**CULTURE, PARKS & EVENTS (COUNCILLOR JENNIFER
BURKE)**

AGENDA ITEM: 2

***The appendices 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 outline the obligations and commitments that make up the Council's proposed contribution to the final bid submission for Cardiff to become a host city for the UEFA European Football Championships Final Tournament in 2028 (UEFA EURO 2028).

Background

2. 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. The event is one of the biggest sporting events in the world behind the FIFA World Cup and the Summer Olympics.
3. Reflecting the Council's Stronger, Fairer, Greener Strategy commitment to bid to be a host city for the Euro 2028 football tournament and as detailed in the Cabinet report of 10th March 2022, Cardiff Council has been supporting the 5 governments and Football Associations (FAs) of England, Northern Ireland, Scotland, Wales, and the Republic of Ireland (UK and I) with the development of the final 5 nation bid to host the UEFA European Football Championships Final Tournament in 2028.
4. The Council has extensive, multi-service experience and capability of supporting major sporting events. Our role as a Host City is important to the UK & I Bid and will be a pivotal factor in the success of the event in Wales. 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. Whilst significant work was undertaken in preparing the initial expression of interest, the details of the tournament requirements

could only be fully quantified once the UEFA EURO 2028 Technical Specification document was received.

5. Accordingly, following receipt of the specification, all partner agencies have continued to work 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 maximised. This promises to provide an unrivalled experience for UEFA, the competing nations, sponsors, and spectators. The projected requirements and associated cost implications are captured at Confidential Appendix 1.

Issues

6. The final bid submission for the 2028 tournament needs to go to print by 24 March 2023 ahead of the bid submission deadline of the 12th April 2023. UEFA will announce the winning bid in September/October 2023.
7. The Host City Agreement and associated guarantee letters required to support Cardiff's role as a Host City are provided in the confidential appendices. It should be noted that not all the asks that are within the Host City agreement are within the Council's control; accordingly, Cardiff Council has sought assurances from our partner bodies including the UK and Welsh Governments to ensure that those services that we are not responsible for have been fully costed and responsibility for their delivery is captured and assured. This is common practice and reflects the established Team Wales delivery model that has so successfully delivered for the city and our global event partners over many years.
8. As part of this process, and in advance of the expression of interest and the initial bid submission Cardiff Council indicated its position to Welsh Government in an in-principal letter of commitment that captured our projected obligations and associated costs. Following the receipt of the technical document and revision of the event budgets and tournament expectations, we are comfortable that our stated position remains as detailed in that initial commitment.

Reasons for Recommendation

9. To support the submission of the final bid submission, delivering on the administrations stated commitment 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.
 - Build on Cardiff's reputation as an international events destination.
 - 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 through the delivery of the UEFA Festival and a cultural and heritage programme.
- 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 including establishing a legacy programme.

Legal Implications

10. The Council has a number of legal powers available to it in order to participate in the joint bid to become a 'Host City' for UEFA EURO 2028.
11. Part 2 of the Local Government and Elections (Wales) Act 2021 provides broad power enabling an authority to do anything an individual person may do. This may include but is not limited to the provision of financial assistance.
12. Section 145 of the Local Government Act 1972 enables the Council to do, or arrange for the doing of, or contribute towards the expenses of the doing of, anything necessary or expedient for the provision of entertainment of any nature.
13. Section 111 of the Local Government Act 1972 provides power to do any thing which is calculated to facilitate, or is conducive or incidental to, the discharge of any of their functions.
14. It will be necessary to enter into the Host City Agreement under which the Council will undertake significant obligations. The Council along with partner bodies and authorities have been afforded an opportunity at the preliminary stage to provide comments on the host city agreement with the final form acceptable to UEFA together with guarantees being annexed to this report. It is recognised that some obligations are not within the control of the Council and where applicable the Council will be expected instead to procure assistance from partner bodies or organisations as appropriate. It is noted that any decision will be subject to receiving assurances as to financial support being provided from such bodies.
15. It should also be noted that whilst the agreement and guarantee will be executed prior to the bid submission they are conditional upon UEFA receiving all requisite documents and executed agreements from relevant bodies and the joint bid being accepted by UEFA. However should the bid be accepted, the Council will be expected to fulfil its obligations and the financial commitments highlighted in this report and its appendices.
16. Where the Council intends to provide for third parties to undertake any obligations on behalf of the Council or provide financial assistance or support from the Council in relation to any ancillary matters arising from it

obligations, then these will need to be clearly understood and arrangements implemented to ensure that vires, procurement, and any subsidy requirements are satisfied. Further legal advice can be provided on any specific or ancillary issues as the matter progresses.

General legal implications

Equality Requirements

17. 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

18. 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.
19. 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.
20. 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
21. 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>
22. 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

23. The proposed expenditure, detailed in Confidential Appendix 1 is dependent upon the final five-nation bid being successful. The expenditure currently resourced through earmarked reserves will not fall due until relatively close to the finals in 2028. The confidential contained appendices set a maximum figure.

Property Implications

24. 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

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

Urgent Decision Exempt from Call-In

26. 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.
27. The decision is urgent because of the need for the bid to go to print by 24 March ahead of the UEFA Submission of interest deadline of 12 April 2023. 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.
28. 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.

Scrutiny Consideration

29. The Economy & Culture Scrutiny committee are due to consider this item on 21 March 2023. Any comments received will be reported to the Cabinet meeting.

RECOMMENDATION

Cabinet is recommended to:

1. Approve the submission of the European Football Championships Final Tournament 2028 Bid.
2. Approve the Host City Agreement and all associated guarantees for submission to the UK&I Bid team by the deadline of the 24th March 2024 subject to confirmation of in principle financial support being confirmed by all bid partners.
3. Delegate authority to the Director of Economic Development in consultation with the Cabinet Member (Culture, Parks & Events) to consider any further matters relating to the bid to continue to support and develop the UK&I bid, subject to the terms of the financial commitment agreed by Cabinet on 10 March 2022.

SENIOR RESPONSIBLE OFFICER	Neil Hanratty Director of Economic Development
	17 March 2023

The following Confidential Appendices are attached:

- Confidential Appendix 1 – Host City Requirements and Finance
- Appendix 2 - EURO 2028 Host City Agreement
- Appendix 3 – Sustainability Guarantee
- Appendix 4 – Rights Protection Committee & Enforcement Guarantee
- Appendix 5 – Confirmation letter for Accommodation Capacity and Fair Pricing
- Appendix 6 – Use of Figurative Elements Guarantee – Host City Cardiff
- Appendix 7 – Host City Budget - Cardiff

Mae'r dudalen hon yn wag yn fwriadol

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

Mae'r ddogfen yn gyfyngedig

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Mae'r ddogfen yn gyfyngedig

Mae'r dudalen hon yn wag yn fwriadol



Date: 10 March 2022

Councillor Thomas
Leader
Cardiff Council
County Hall
Cardiff
CF10 4UW

Public Letter

Dear Councillor Thomas,

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

On behalf of the Economy & Culture Scrutiny Committee, please accept Members' thanks for attending, along with Cabinet colleagues and officers, for our scrutiny of the report to Cabinet for Cardiff to become a bidding host city for the UEFA European Football Championship Final Tournament 2028 ("Euro 2028"). Members have asked that I pass on the following comments and observations on information in the public domain. I have sent a Confidential Letter to capture our observations on the exempt information.

Members welcome the proposal to send an in-principle letter to Welsh Government supporting an expression of interest to be a host city for Euros 2028, in particular with respect to our financial contribution. Members are aware from previous scrutiny that major events bring benefits to Cardiff and Wales. As such, Members are pleased to hear the commitment to negotiate strongly to achieve community benefits, including community sport provision. Members agree with your comments at the meeting that Cardiff is well placed to play a role in delivering a world class Euro 2028 and we are experienced at managing the impact on local communities and residents.

Members sought assurance that the projected requirements and associated cost implications captured in the confidential Appendix (Appendix 1) as an early indication are robust. Members note these are based on previous events, including the Champions League Final and discussions with other potential host cities. Members

**CYNGOR CAERDYDD
CARDIFF COUNCIL**

ECONOMY & CULTURE SCRUTINY COMMITTEE

21 March 2023

ATLANTIC WHARF UPDATE: PRE-DECISION SCRUTINY

Appendices 2-6 & 8-13 of the Cabinet 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. 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 give Members background information to aid the scrutiny of the draft report to Cabinet regarding the next steps in the Atlantic Wharf regeneration, which is due to be considered by Cabinet at their meeting on 23 March 2023.
2. Members should note that **Appendices 2-6 and 8 -13** 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.

Scope of Scrutiny

3. At their meeting on 23 March 2023, the Cabinet will consider a report that provides updates on the Indoor Arena and the Atlantic Wharf regeneration scheme. The report recommends Cabinet to:
 - i) Note the update on Indoor Arena, including the extension to the duration of the Pre-Contract Service Agreement
 - ii) Approve the Interim Business Case for the new Multi-Storey Car Park and delegations to enter into a Pre-Contract Service Agreement, which includes a Council underwrite.
 - iii) Authorise a soft-marketing exercise to promote the Atlantic Wharf site
 - iv) Authorise write-off of bad debts.

- v) Approve in principle a Memorandum of Understanding relating to the Capella Project
 - vi) Authorise development of an Outline Business Case for the Capella Project
 - vii) Authorise development of an Outline Business Case for the Atlantic Wharf Energy Strategy.
4. During this scrutiny, Members can explore:
- i) The updates on the Indoor Arena and wider Atlantic Wharf regeneration
 - ii) The proposals regarding the Multi-Storey Car Park
 - iii) The proposals regarding the Red Dragon Centre, including the Capella Project
 - iv) The proposed bad debt write-off
 - v) The financial, legal and property implications for the Council and whether there are any risks to the Council
 - vi) The next steps and timelines involved, and
 - vii) 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 2-6 and 8-13**.
6. Members will hear from Councillor Russell Goodway (Cabinet Member – Investment and Development), Neil Hanratty (Director of Economic Development) and Chris Barnett (Operational Manager – Major Projects). There will be a presentation taking Members through the proposals and recommendations to Cabinet, followed by Members' questions.
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. In November 2020, Cabinet approved the Live Nation consortium as the preferred bidder for delivery of the new Indoor Arena, authorised the land strategy, authorised a Pre-Contract Service Agreement (PCSA), and authorised obligations on the Council to support delivery of the Arena, known as Conditions Precedents, including delivery of a Multi-Storey Car Park to replace surface car parking. Cabinet gave authority to develop an Outline Business Case (OBC) for the provision of the new MSCP.
9. In December 2020, Cabinet approved the Atlantic Wharf masterplan, the development of an OBC to redevelop the Red Dragon Centre, and submission of a hybrid planning application.
10. In July 2021, Cabinet approved the OBC for the MSCP. The Indoor Arena Full Business Case was approved by Cabinet in September 2021.
11. In March 2022, detailed planning consent for the new Indoor Arena and outline consent for the Atlantic Wharf regeneration scheme was granted.
12. The draft report to Cabinet entitled '*Atlantic Wharf Update*' is attached at **Appendix A** and has 14 appendices:
 - **Appendix 1** - Atlantic Wharf Masterplan Planning Permission Overview
 - **Confidential Appendix 2** - Live Nation Letter
 - **Confidential Appendix 3** - Arena Vision Update (Draft)
 - **Confidential Appendix 4** - Energy Strategy - Strategic Outline Case
 - **Confidential Appendix 5** - Updated Atlantic Wharf Masterplan
 - **Confidential Appendix 6** - Phasing Strategy (Draft)
 - **Appendix 7** - Atlantic Wharf Site Plan
 - **Confidential Appendix 8** - Multi-Storey Car Park - Procurement
 - **Confidential Appendix 9** - Multi-Storey Car Park - Interim Business Case
 - **Confidential Appendix 10** - Updated Tenant Agreements & Financial Overview
 - **Confidential Appendix 11** - Overview of the Capella Project (Wales Millennium Centre)
 - **Confidential Appendix 12** - Capella Project Location Analysis (Wales Millennium Centre)
 - **Confidential Appendix 13** - MOU WMC Capella Vision
 - **Appendix 14** - Equality Impact Assessment (EIA)

Issues identified in the Cabinet Report

13. The report to Cabinet contains the following sections:

- i) **Points 7-9** - Issues
- ii) **Points 10-15** – Indoor Arena
- iii) **Points 16-19** – Atlantic Wharf Masterplan
- iv) **Points 20-27** – Multi Storey Car Park
- v) **Points 28–32** – Red Dragon Centre
- vi) **Points 33-35** – Bad Debt Write Off
- vii) **Points 36–41** – Capella (Production Studio)

14. The main points contained in the report are:

Indoor Arena

- i. Live Nation has secured board level approval to meet the increased costs resulting from inflation
- ii. Live Nation has identified potential savings by reviewing the structure and fabric of the building; any proposed changes will go through the normal planning process
- iii. Live Nation believe there are wider site infrastructure, site remediation and energy opportunities; these will form part of the proposed Development Fund Agreement to be considered by Cabinet in July 2023.
- iv. It is intended to develop an Outline Business Case for site energy infrastructure and to have a preferred strategy approved by Cabinet before the final contract is signed for delivery of the Indoor Arena.

Atlantic Wharf Masterplan

- v. The masterplan has evolved to meet the needs of existing Red Dragon Centre tenants and to consider options for the reprovision of council offices.

Multi Storey Car Park

- vi. The Council has been able to procure the MSCP within the projected affordability envelope
- vii. Confidential Appendix 8 sets out the recommended bidder and details of the proposed Council underwrite
- viii. Confidential Appendix 9 updates the revenue model; decisions on car park charging and lease implications will need to be completed prior to entering into the build contract.

- ix. The build contract will only be entered upon when the Development Funding Agreement for the Indoor Arena is entered into by the Council
- x. It is anticipated that construction will start in Autumn 2023.

Red Dragon Centre

- xi. The Council's preferred option is redevelopment via a private sector partner; the Council is currently negotiating short-term extensions of leases, due to expire in Summer 2023, to optimise the Council's revenue
- xii. A soft-marketing exercise is required to establish interest and identify the preferred approach, with offers invited in-line with the development strategy at Confidential Appendix 5 and with no offer on funding or long lease or guarantor from the Council
- xiii. It is intended to expand the redevelopment opportunity across the wider site, including County Hall, albeit subject to any future Cabinet decision on its future
- xiv. The aim is to return to Cabinet in July 2023, after the Core Office Estate report has been considered in June 2023

Bad Debt Write Off

- xv. Confidential Appendix 10 provides detail of debt, arising from outstanding rent and service charges, which it is proposed to write-off.

Capella

- xvi. In July 2021, Cabinet approved a Memorandum of Understanding with Wales Millennium Centre; this has further developed to include the Capella Project, as set out in Confidential Appendix 13.
- xvii. The Outline Business Case for the Capella Project will be concluded as part of the Red Dragon Centre OBC, which is due back to Cabinet in July 2023.
- xviii. Wales Millennium Centre's preferred location for the Capella Project is set out in Confidential Appendix 5 and is an integrated solution with shared facilities.

Financial Implications

15. **Points 44-51** set out that more detailed financial implications will be provided as detailed proposals are brought forward. They also highlight:

- i) MSCP –
 - Construction and associated costs for the MSCP will be met from the Arena Affordability Envelope

- There may be some annual cashflow implications in the early years that would require careful financial management
- The MSCP is expected to be fully self-financing and sustainable in the long term
- The Interim Business Case will need to be reviewed once more detailed information is known
- ii) Bad Debt Write-Off
 - This is fully provided for and is in accordance with the Council's debt provision policies, local accounting procedures and statutory accounting regulations
- iii) Red Dragon Centre
 - Cabinet must be aware of impending cashflow issues
- iv) Indoor Arena
 - The Arena Affordability Envelope will need to be continually reviewed to demonstrate ongoing affordability.

Legal Implications

16. **Points 52-70** set out the legal basis for the Council to award the contract for the MSCP, that competitive tendering may be required for disposal of land at Red Dragon Centre, and that further legal implications will be provided on specific matters in future reports to Cabinet. They also set out the need for the Council to consider its duties with regard to the Equality Act 2010, the Well- Being of Future Generations (Wales) Act 2015, Welsh Language Measure (Wales) 2011 and Welsh Language Standards, and ensure the proposal is within the Policy and Budget Framework.

Human Resources Implications

17. **Point 71** states there will need to be full consultation with trades unions in advance of a further report to Cabinet, with regard to staff car parking.

Property Implications

18. **Points 72-74** sets out the reasons for rental and service charge debt at the Red Dragon Centre, and that the Corporate Property Strategy 2021-2026 has targets for carbon reduction, which may have a bearing on how individual project business cases develop.

Proposed Recommendations to Cabinet

19. The report to Cabinet contains the following recommendations:

- i. Note the update on the new Indoor Arena project including the extension to the duration of the Pre-Contract Service Agreement.*
- ii. Approve the Interim Business Case for the new Multi-Storey Car Park as set out in this report and at Confidential Appendix 9 and delegate authority to the Director of Economic Development in consultation with the Cabinet Member for Investment and Development, the Section 151 Officer, and the Monitoring Officer to enter into a Pre-Contract Service Agreement including the associated underwrite as set out in Confidential Appendix 8.*
- iii. Authorise a soft-marketing exercise to promote the Atlantic Wharf site for investment as set out in this report to be reported back to a future meeting of Cabinet as part of the Outline Business Case for the redevelopment of the Red Dragon Centre.*
- iv. Authorise the writing-off of bad debts as outlined in Confidential Appendix 10 and in accordance with Part 3, Section 2, of the Cardiff Council Constitution, Executive Decision-making function number 20.*
- v. Approve in principle the Memorandum of Understanding (MOU) relating to the Capella Project attached at Confidential Appendix 13 subject to an Outline Business Case and Heads of Terms being presented back to a future meeting of Cabinet for approval.*
- vi. Authorise the development of an Outline Business Case for the Capella Project as outlined in this report and at Confidential Appendices 11 and 12 to be presented back to a future meeting of Cabinet for approval.*
- vii. Note the Strategic Outline Case for the Atlantic Wharf Energy Strategy detailed at Confidential Appendix 4 and authorise the development of an Outline Business Case to be presented back to a future meeting of Cabinet for approval.*

Previous Scrutiny

20. The previous Committee undertook regular scrutiny of the various reports on the Atlantic Wharf regeneration, as set out in the previous report to this Committee on 11 July 2022, available [here](#).

21. In July 2022, this Committee undertook pre-decision scrutiny of a report to Cabinet on the Atlantic Wharf scheme, focusing on land acquisition and appropriation, the Multi-Storey Car Park, and updates to the Indoor Arena and overall masterplan. Following this scrutiny, the Chair, Councillor Wong, wrote a public letter to Councillor Russell Goodway, Cabinet Member – Investment and

Development, dated 13 July 2022, setting out the Committee's comments and observations and a recommendation. Councillor Goodway responded to this recommendation, in a letter dated 15 November 2022. Copies of these letters have been shared with Committee Members

Way Forward

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

23. All Members are reminded of the need to maintain confidentiality regarding the information provided in **Appendices 2-6 and 8-13**. Members will be invited to agree the meeting go into closed session to enable discussion of this information.

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 23 March 2023, and
- iii) Decide the way forward for any future scrutiny of the issues discussed.

DAVINA FIORE

Director of Governance & Legal Services

17 March 2023

Mae'r dudalen hon yn wag yn fwriadol

CABINET MEETING: 23 MARCH 2023

ATLANTIC WHARF UPDATE

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

AGENDA ITEM: 11

Appendices 2-6 & 8-13 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 Indoor Arena project.
2. To provide an update and next steps for delivery of the Atlantic Wharf regeneration scheme.
3. To consider the Interim Business Case prior for the new MSCP subject to completion of Development Fund Agreement (DFA) for new Indoor Arena and the award of a contract to deliver the Multi-Storey Car Park to enable the regeneration of the Atlantic Wharf site and delivery of new Indoor Arena.
4. To obtain formal authorisation to write-off historic irrecoverable rent and service charge debts relating to the Red Dragon Centre in accordance with Part 3, Section 2, of the Cardiff Council Constitution, Executive Decision-making function number 20.

Background

5. In September 2021, Cabinet approved a Full Business Case for the delivery and operation of a new Indoor Arena. In July 2021, an Outline Business Case for delivery of a new Multi Storey Car Park (MSCP) was approved and authority was granted to develop an Outline Business Case for the redevelopment of the Red Dragon Centre.
6. In March 2022, outline planning permission was granted for the Atlantic Wharf site alongside detailed permission for the Arena, illustrated at Appendix 1.

Issues

7. To enable the delivery of the Arena and to stimulate the next phase of development of Cardiff Bay, the Council acquired the Red Dragon Centre in late 2019. The asset was acquired as an investment, based on the value of rent paying tenants. Over the course of the pandemic, when leisure facilities were closed for long periods, rental income from tenants was impacted. For most tenants the Council negotiated payment plans which deferred rent for an agreed period allowing tenants time to recover and to catch-up. However, the pandemic also led to many business closures across the sector. Three businesses in the Red Dragon Centre closed with significant rental arrears and one business with significant arrears has had a new lease negotiated. The asset has delivered a surplus of rental income since it has been owned by the Council. This surplus has been reserved to enable the Council to manage the transition to a new development where rental income will inevitably be impacted for a period. Despite the loss of rental income caused by these business failures, the Centre remained in surplus. The Council has subsequently followed the normal processes to recover debt and is now in a position where irrecoverable rent now needs to be written off as bad debt.
8. Following the pandemic, the UK economy has experienced significant volatility with abnormal levels of inflation and significant interest rate rises. Inflationary pressures have pushed the original design of the new Indoor Arena from the procured figure of £180m to close to £280m. The Council's financial envelope established through a public procurement process is capped and therefore Live Nation has had to take responsibility for these price increases. Live Nation remains committed to the project and has secured board level approval to cover the costs. Nonetheless, Live Nation is now working to reduce the level of cost increase through a review of the Arena design and reconsideration of site infrastructure requirements.
9. The increase in interest rates is also having an impact on development, significantly reducing the value in projects to mitigate developer risk. This has led to a significant slow-down in the development sector. The redevelopment of the Red Dragon Centre, when considered in isolation, was always a fairly marginal development opportunity, given the nature of tenants accommodated in the building, i.e. low yield leisure-based tenants. The increase in interest rates means that an isolated redevelopment of the Red Dragon Centre is unlikely to be brought forward by the private sector in the near future and therefore the Council is reviewing its strategy and considering the inclusion of the Red Dragon Centre as part of a wider development opportunity.

Indoor Arena

10. The cost of delivering the new Indoor Arena project has risen by more than 50%. Consequently, Live Nation has had to undertake a detailed review of the design to identify any opportunities to make savings. This has caused a significant delay to the programme. It is now anticipated that the final contract will be signed in July 2023 with a start on-site programmed for January 2024.

11. Despite the increase in costs and the delay, Live Nation remains fully committed to the project and has secured board approval to absorb the cost increase (see Confidential Appendix 2).
12. Nonetheless, their intention is to reduce the amount of additional investment required to mitigate the ongoing inflation risk to the project. Their review of costs covers all aspects of the design of the building including the structure of the building and the fabric of the building. However, it has been identified that a significant opportunity to reduce costs relates to the wider site infrastructure, site remediation, and energy opportunities.
13. The developer has provided some early revised indicative layouts for the Indoor Arena as well as some options for changes to external design. Any changes will be considered through the normal planning process. Some illustrations of updated design proposals are provided at Confidential Appendix 3.
14. As part of the ongoing design review, it has become increasingly clear that to deliver on the Council's vision for a carbon neutral sustainable development a wider energy strategy is required across the whole Atlantic Wharf site. The Arena is a key element in determining the wider energy strategy as set-out at Confidential Appendix 4. The intention is to develop an Outline Business Case for site energy infrastructure and to have a preferred strategy approved by Cabinet before the final contract is signed for delivery of the new Arena.
15. The review of site infrastructure, remediation and energy requirements for the Arena provides an opportunity to deliver benefits for the Council across the wider Atlantic Wharf site linking-in to projects such as the redevelopment of the Red Dragon Centre and whatever is subsequently decided for the current County Hall site. Consideration of any opportunities arising from this will form part of the Development Fund Agreement to be considered by Cabinet in July 2023.

Atlantic Wharf Masterplan

16. The Atlantic Wharf masterplan was approved by the Local Planning Authority (LPA) in March 2022. The permission was granted as outline, reflecting the nature of the plan, which will evolve and change as opportunities and constraints arise.
17. A key aspiration of the plan is the redevelopment of the Red Dragon Centre to free up land for development and to enable a new stronger link back to the Cardiff Bay waterfront to establish the Atlantic Wharf site as a seamless extension of the Inner Harbour visitor attraction. Whilst lease arrangements at the Red Dragon Centre are primed to enable redevelopment, the Council also needs to protect its investment and therefore has begun negotiations with key tenants to relocate them into new purpose-built accommodation. This work has been progressing well with key tenants and the masterplan (attached at Confidential Appendix 5) is evolving to meet their needs.
18. The masterplan area also includes the current County Hall site. The initial masterplan approved by the LPA proposed residential development across the County Hall site, should the Council subsequently decide not to continue to use the current building. Cabinet is scheduled to consider an Outline Business Case

on its Core Office Estate in June which will identify a preferred strategy to be developed into a Full Business Case. The masterplan has evolved to consider options for the re-provision of Council offices on the existing site including shared facilities with the Wales Millennium Centre, Capella project, detailed below and at Confidential Appendices 5, 11 and 12.

19. Consideration of the whole of the Atlantic Wharf site presents an opportunity to identify economies of scale in the delivery of infrastructure requirements, in particular energy requirements, to meet future demands. There are also opportunities to reduce costs for both the Arena developer and the Council by implementing a shared remediation strategy across the whole site. Work to explore these opportunities is on-going and will be reported back to a future meeting of Cabinet.

Multi Storey Car Park

20. The delivery of a new Multi Storey Car Park (MSCP) is a key enabling project for the delivery of the Indoor Arena and the wider Atlantic Wharf regeneration. There is a legal requirement for the re-provision of the parking spaces which will be lost with the construction of the Indoor Arena. It is also a major consideration in the regeneration of the Red Dragon Centre site with particular relevance to the phasing strategy as set-out in Confidential Appendix 6.
21. The car park will deliver approximately 1,300 spaces, circa 70% of the existing provision across Atlantic Wharf which supports the wider policy objectives to support public transport and active travel. Appendix 7 illustrates the red line boundary of the Atlantic Wharf site and the existing current provision being replaced at the location of the proposed new MSCP.
22. As part of the Business Case development for the delivery of the MSCP, the Council has completed a public procurement process to secure a contractor to deliver a system-build solution for the new MSCP. Confidential Appendix 8 outlines the process, the rationale, and the recommended bidder for the delivery of the new Atlantic Wharf MSCP.
23. The Business Case set-out within Confidential Appendix 9 updates the revenue model for the MSCP to include the procured project costs and the current market information with regards to the revenues for car parking charging, usage, and electrical vehicle charging. The Council has been able to procure the MSCP within the projected affordability envelope.
24. If the recommendation for the delivery of the MSCP is approved, the Council will enter a Pre-Contract Service Agreement (PCSA) with the recommended contractor prior to entering the build contract to allow the preferred contractor to develop designs and submit a planning application. Upon the granting of planning and the contract value remaining within the agreed affordability envelope, and successful completion of the PCSA activities the Council will enter into a build contract with the recommended contractor. The underwrite for the PCSA is contained within Confidential Appendix 8.
25. The build contract for new the MSCP will only be entered upon the DFA on the Arena is entered into by Council.

26. The Council is scheduled to conclude the acquisition of the Future Inns site in March and is expected to start on -site with the construction of the MSCP in the autumn of this year.
27. The Business Case for the new MSCP is set against the requirement and obligations for the delivery of the new Indoor Arena and the regeneration of Atlantic Wharf. The car parking charging model assumes that all car parking will be charged and there will be no free car parking. There will need be consideration in future reports for the regeneration of the RDC with regards existing and new tenants and the impact this may have on leases. However, the strategy is in-line with the Councils commitment to its transport plan and One Planet commitments. These decisions will have to been completed prior to entering build contract for the delivery of the new MSCP within Atlantic Wharf.

Red Dragon Centre (RDC)

28. The Council has appointed external surveyors to assist with the development of an Outline Business Case (OBC) for the redevelopment of the Red Dragon Centre. The OBC is considering the following options:
 - Option 1 - remaining 'as is' with no changes to the existing leases or building.
 - Option 2 - extend current leases within the existing building footprint and undertake localised/minor works.
 - Option 3 - extend the current leases within the existing building in consideration of any building works requirements or modernisation required to extend the leases to an optimal level. Also, consider any development or disposal opportunities outside the current investment to deliver additional value.
 - Option 4 - the redevelopment of the Red Dragon Centre.
29. The development of the Outline Business Case for the Red Dragon Centre (RDC) has involved dialogue with various key tenants to understand their requirements, preferences, phasing and costs. To support the completion of the Outline Business Case there is now a requirement to undertake a further soft-marketing exercise. Given the situation with interest rates, the intention is to expand the opportunity across the wider Atlantic Wharf site, including the existing County Hall site (albeit subject to any future Cabinet decision on its future use). The proposed process will require the market to submit offers in-line with the development strategy outlined in Confidential Appendix 5.
30. The Council's preference is for the redevelopment of the Red Dragon Centre to be delivered through a private sector partner under Option 4. The soft-marketing process is to establish interest from the market and to identify a preferred delivery/investment approach. The process will ask interested parties to confirm whether they have an interest in providing indicative proposals on the basis of submitting offers based on acquiring land from the Council with the potential for the Council to buy back elements of the development but will not offer any

funding from the Council or any willingness to enter into any form of long lease or to act as a guarantor.

31. The aim is to conclude the marketing and to complete the Outline Business Case in time to return to Cabinet in July 2023. This will allow the Outline Business Case to take proper account of the Cabinet decision on the Core Office Estate scheduled for June 2023.
32. Confidential Appendix 10 highlights that there are number of smaller leases within the Red Dragon Centre that are due to expire in the summer of 2023. The Council is currently negotiating short-term extensions to these leases to optimise the short-term revenue position for the Council, whilst maintaining flexibility to enable redevelopment through the inclusion of appropriate breaks.

Bad Debt Write-Off

33. The rental income from the Red Dragon Centre has always exceeded the cost of repaying borrowing to acquire the asset (see Confidential Appendix 10). This has created a surplus that has been ring-fenced to assist with any short-term rent issues and to manage the anticipated drop off in rental income during the transition to a new development. Since the pandemic the size of this surplus has diminished due to issues with recovering rent and business failure.
34. Confidential Appendix 10 provides details of 4 lease agreements that have a debt liability. A brief background has been provided for each lease. The liability relates to outstanding rent and service charges that are now highly unlikely to be recovered. Three leases involve businesses that have become insolvent, and one involves debt that has been renegotiated as part of a new lease agreement.
35. During the pandemic, Welsh Government put in place a COVID19 Hardship Fund to support Local Authorities in managing additional costs, or income loss, as a direct result of the pandemic. This fund was utilised to create a bad debt provision whilst negotiations were undertaken with tenants. The debt outlined in Confidential Appendix 10 has been fully provided for in the Council's bad debt provisions in accordance with the Council's debt provision policies, local accounting procedures and statutory accounting regulations. Where circumstances change, and it becomes possible to collect the debt then it will be written back on and pursued.

Capella (Production Studio)

36. The Council has been in dialogue with the Wales Millennium Centre (WMC) throughout the development of the Atlantic Wharf masterplan due to its location and its link between the Atlantic Wharf site and the Cardiff Bay waterfront.
37. As part of these discussions WMC has set out its aspiration to deliver a new Production Studio facility in close proximity to their existing building. The Council has worked with WMC to develop a viable proposal as part of the Atlantic Wharf regeneration scheme. The Production Studios project, known as 'Capella', aims

to facilitate the production of local and national 'content' to support the WMC offer and help to develop the cultural offer within Cardiff and Wales. A summary overview of the Capella vision is attached at Confidential Appendix 11.

38. The Council and WMC have considered various locations across the Atlantic Wharf site as outlined at Confidential Appendix 12. The preferred option of WMC is an integrated solution with shared facilities as set out in Confidential Appendix 5.
39. The Outline Business Case for the Capella Project will be concluded as part of the Red Dragon Centre Outline Business Case as part of the consideration for the wider regeneration for the Atlantic Wharf, to be presented back to Cabinet in the summer of 2023 to identify the strategic options available.
40. In July 2021, Cabinet approved a Memorandum of Understanding (MOU) with WMC to initiate an Atlantic Wharf Cultural Production Partnership with the aim to work towards developing joint areas of working. This includes a shared vision and work programme to align Cardiff's economic strategy and creative sector development plans to maximise opportunities for talent development, expressive arts creative education and to support production and performance to boost the city's international cultural profile and to drive inclusive growth within the creative industries in Cardiff. The key objectives include:
 - To raise the international profile of the creative sector in Cardiff.
 - To increase the value of creative and cultural production in Cardiff.
 - To increase attendance and participation at creative/cultural productions events in Cardiff.
 - To support a diverse talent pipeline to sustain the creative sector in Cardiff.
41. Since July 2021, the MOU has been further developed to include the key principles relating to the delivery of the Capella project and is attached at Confidential Appendix 13. The principles set out in the MOU are subject to Cabinet approval of an Outline Business Case for the Capella project, which is scheduled to be reported back to Cabinet in July.

Next Steps

42. To progress the Atlantic Wharf Regeneration Scheme, it is proposed that the Council will take forward the following next steps:
 - Enter a PCSA with the recommended contractor for the delivery of the Multi-Storey Car Park (MSCP) and, subject to the successful completion of the PCSA activities and the project remaining within the affordability envelope set out in the procurement documents, subsequent entry into the associated build contract with the recommended contractor. The contract for the new MSCP will also only be entered at the point the Arena DFA has been agreed and approved by Cabinet.

- Conclude the Outline Business Case for the Capella project for consideration by Cabinet in July 2023.
- Develop the Outline Business Case for the Atlantic Wharf Energy Strategy for consideration by Cabinet in July 2023.
- Commence a soft-marketing exercise covering the whole of the Atlantic Wharf site to attract interest in the redevelopment of the Red Dragon Centre and to assist with the completion of the Outline Business Case for the Red Dragon Centre redevelopment for consideration by Cabinet in July 2023.
- Complete the DFA for delivery of new Indoor Arena.

Reason for Recommendation

43. To seek approval of the Full Business Case for the delivery of a Multi-Storey Car Park as part of the Atlantic Wharf regeneration scheme and to take appropriate next steps to accelerate the wider development.

Financial Implications

44. This report provides progress updates on the Indoor Arena and the development of the business case for the WMC Capella, Energy Strategy and the next steps for the Councils vision for the regeneration of Atlantic Wharf including the progression of the Outline Business Case for the Red Dragon Centre. The report sets out that a business case led approach will be utilised with more detailed 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 in place to implement.
45. The report also seeks approval of the MSCP Interim Business Case and Procurement as set out in Confidential Appendix 9, as well as delegated authority to deal with all aspects of the delivery. The delivery of the MSCP is a Council obligation within the Indoor Arena Development and Funding agreement (DFA), with the construction of the MSCP and all associated costs due to be met from the Arena Affordability Envelope. This is expected to be delivered on a fully self-financing and sustainable basis in the long-term.
46. The MSCP Interim Business Case (attached as Confidential Appendix 9) sets out the proposed capital costs of delivery for the MSCP following an open procurement process, along with updates to the proposed revenue model for the MSCP to include current market information with regards to the revenues for car parking charging, usage, and electrical vehicle charging. The Council has been able to procure a contractor to deliver the MSCP within the projected affordability envelope, with the Interim Business Case in Confidential Appendix 9 indicating a positive NPV for the overall scheme, albeit there may be some annual cashflow implications in early years that will require careful financial management.
47. The Interim Business Case is currently based on a number of key assumptions re charging, policy and usage assumptions which will need to be reviewed again

ahead of financial close once more detailed information is known. These working assumptions include a revised charging format for Red Dragon Centre (RDC) customers, as well as the long-term parking strategy for Council staff using County Hall. These will need to be given further consideration as the Council progresses the business cases for linked projects such as the regeneration of the Red Dragon Centre and the Outline Business Case for the new Core Offices, with appropriate decisions to be taken once the financial implications of progressing in this way are more fully understood.

48. Confidential Appendix 9 also sets out details of phase one of the procured Design & Build contract with preferred contractor, including design development and submission of a detailed planning application to be delivered under a Pre-Construction Services Agreement (“PCSA”). The anticipated cost of the PCSA is outlined in Confidential Appendix 9 in the form of a Council underwrite. In practice, this gives the contractor the confidence to commit to delivering design and development work required to achieve a satisfactory planning consent, with the Council agreeing to underwrite these costs if, for reasons outside the contractors control, the main works contract did not proceed. However, if contractors detailed designs do not achieve planning consent, or exceed the affordability envelope set by open procurement, this work is at contractors’ risk and the Council will not be required to reimburse PCSA costs.
49. The report also seeks authorisation to write-off historic irrecoverable rent and service charge debts for Red Dragon Centre tenants as set out in Confidential Appendix 10. During the pandemic, Welsh Government put in place a COVID19 Hardship Fund to support Local Authorities in managing additional costs, or income loss, as a direct result of the pandemic. This fund was utilised to create a bad debt provision whilst negotiations were undertaken with tenants. This debt has been fully provided for in the Council’s bad debt provisions in accordance with the Council’s debt provision policies, local accounting procedures and statutory accounting regulations.
50. There are number of the smaller leases within the RDC are due to expire in summer 2023. The Council are negotiating extensions to these leases to optimise the revenue position for the Council whilst retaining break clauses to allow for future re-development subject to Cabinet approval of future business cases. Confidential Appendix 10 sets out projected cashflows over the next 5 years including projected revenue impacts linked to loss or revenue from 2023-24 initially and reducing again in 2025-26 when the MSCP and Travelodge are due to be delivered as part of the new Indoor Arena development. Cabinet must therefore be aware of the impending cashflow issues, in particular the reliance on generating sufficient rental income from tenants to service the debt and landlord costs that the Council will be liable for over the next 5 years and beyond. Any costs that cannot be managed within the income generated from leases will impact on wider Property Investment revenue budgets.
51. Recent inflationary increases in construction sector have resulted in significant rises in the projected cost of delivery for the Arena, MSCP and all associated Atlantic Wharf projects. Initial capital funding for delivery of the Arena and the MSCP remains in place via the Arena Affordability Envelope, however this will need to be continually reviewed to demonstrate ongoing affordability.

Legal Implications

Indoor Arena

52. As no decision(s) are being made at this time there are no legal implications associated with this update.

Atlantic Wharf Masterplan

53. There are no legal implications associated with this update.

Multi Storey Car Park

54. The Council evaluated the bids received in accordance with the evaluation criteria and methodology set out in the procurement documents, which led to the identification of the most economically advantageous tender. Further detail on the procurement process is set out in Confidential Appendix 8.
55. Cabinet approval is now sought to award the contract to Goldbeck Construction as the successful contractor.
56. Prior to entering into the contract with Goldbeck Construction the Council will be required to provide debriefing information and observe a mandatory 10-day standstill period in accordance with the Public Contracts Regulations 2015 (as amended).

Red Dragon Centre (RDC)

57. Options 1 - 3 (as set out above) ought not raise any procurement law implications whereas Option 4 has the potential to engage the procurement rules, as per the comments, below.
58. Where the Council disposes of the RDC plot and/or wider plots within the Atlantic Wharf site, it is able to do so without engaging the procurement rules where those arrangements are straightforward land transactions.
59. However, where a land transaction includes development obligations being placed on a developer this may then fall within the scope of the procurement rules and (subject to value) may require the need for an FTS competitive tendering exercise to be advertised and conducted for the award of that opportunity.
60. Section 123 of the Local Government Act 1972 enables the Council to dispose of land "in any manner they wish", provided that it is for the best consideration reasonably obtainable, for any interest for a term exceeding 7 years (or an assignment which still has more than 7 years to run). The Council intends to dispose of the land by way of long leases so the best consideration obligations will apply. If a relevant disposal is for less than best consideration, it will require the consent of the Welsh Ministers unless the general consent applies. At this stage, the Council intends to carry out an open market testing exercise in order

that it can obtain an informed estimate of the market value of the [RDC][Plots available within the Atlantic Wharf Masterplan].

Capella (Production Studio)

61. Further legal implications can be provided at a future cabinet on specific matters raised in this report as those matter develop.

Equalities & Welsh Language

62. 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.
63. 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 socioeconomic 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.
64. 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 the Equalities Impact Assessment annexed to this report.
65. 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

66. 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.
67. 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.

68. 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.
69. 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

70. 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

71. This report outlines proposals for the use of land currently occupied by the main staff car park at County Hall. It is understood that the full detail of this will be considered as part of a further Cabinet report on Core Offices in June 2023. Whilst the trade unions have been previously consulted on broad proposals concerning staff car parking, there will be a need for full consultation in advance of any further report to Cabinet.

Property Implications

72. The Red Dragon Centre acquisition completed in January 2020, and no one could have foreseen the Covid pandemic. The Centre was forced to close, out of the first 12-months of the Council's ownership, the Centre was completely closed for 7-months. Gradual re-opening was introduced and whilst some of the tenants managed to mobilised staff and bring them back from furlough, some of the smaller tenants found this more challenging and adopted a phased opening. As a result, whilst various grants were available, it was inevitable that the rental and service charge income would be severely affected. Through the Council's appointed managing agents, the Council continues to manage the Centre and keep open dialogue with tenants.
73. In terms of the MSCP, Estates are currently managing the Pizza Hut property which is earmarked for demolition and have assisted in all other land matters in relation to assembling the relevant land required for the construction of the car park.

74. There are no further specific property implications to be reported at this stage. 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.

RECOMMENDATIONS

Cabinet is recommended to:

- 1) Note the update on the new Indoor Arena project including the extension to the duration of the Pre-Contract Service Agreement.
- 2) Approve the Interim Business Case for the new Multi-Storey Car Park as set out in this report and at Confidential Appendix 9 and delegate authority to the Director of Economic Development in consultation with the Cabinet Member for Investment and Development, the Section 151 Officer, and the Monitoring Officer to enter into a Pre-Contract Service Agreement including the associated underwrite as set out in Confidential Appendix 8.
- 3) Authorise a soft-marketing exercise to promote the Atlantic Wharf site for investment as set out in this report to be reported back to a future meeting of Cabinet as part of the Outline Business Case for the redevelopment of the Red Dragon Centre.
- 4) Authorise the writing-off of bad debts as outlined in Confidential Appendix 10 and in accordance with Part 3, Section 2, of the Cardiff Council Constitution, Executive Decision-making function number 20.
- 5) Approve in principle the Memorandum of Understanding (MOU) relating to the Capella Project attached at Confidential Appendix 13 subject to an Outline Business Case and Heads of Terms being presented back to a future meeting of Cabinet for approval.
- 6) Authorise the development of an Outline Business Case for the Capella Project as outlined in this report and at Confidential Appendices 11 and 12 to be presented back to a future meeting of Cabinet for approval.
- 7) Note the Strategic Outline Case for the Atlantic Wharf Energy Strategy detailed at Confidential Appendix 4 and authorise the development of an Outline Business Case to be presented back to a future meeting of Cabinet for approval.

SENIOR RESPONSIBLE OFFICER	Neil Hanratty Director of Economic Development
	17 March 2023

The following appendices are attached:

Appendix 1 - Atlantic Wharf Masterplan Planning Permission Overview
Confidential Appendix 2 - Live Nation Letter
Confidential Appendix 3 - Arena Vision Update (Draft)
Confidential Appendix 4 - Energy Strategy - Strategic Outline Case
Confidential Appendix 5 - Updated Atlantic Wharf Masterplan
Confidential Appendix 6 - Phasing Strategy (Draft)
Appendix 7 - Atlantic Wharf Site Plan
Confidential Appendix 8 - Multi-Storey Car Park - Procurement
Confidential Appendix 9 - Multi-Storey Car Park - Interim Business Case
Confidential Appendix 10 - Updated Tenant Agreements & Financial Overview
Confidential Appendix 11 - Overview of the Capella Project (Wales Millennium Centre)
Confidential Appendix 12 - Capella Project Location Analysis (Wales Millennium Centre)
Confidential Appendix 13 - MOU WMC Capella Vision
Appendix 14 - Equality Impact Assessment (EIA)

Atlantic Wharf Development

Planning Permission Scheme

(Condensed Information)

February 2023

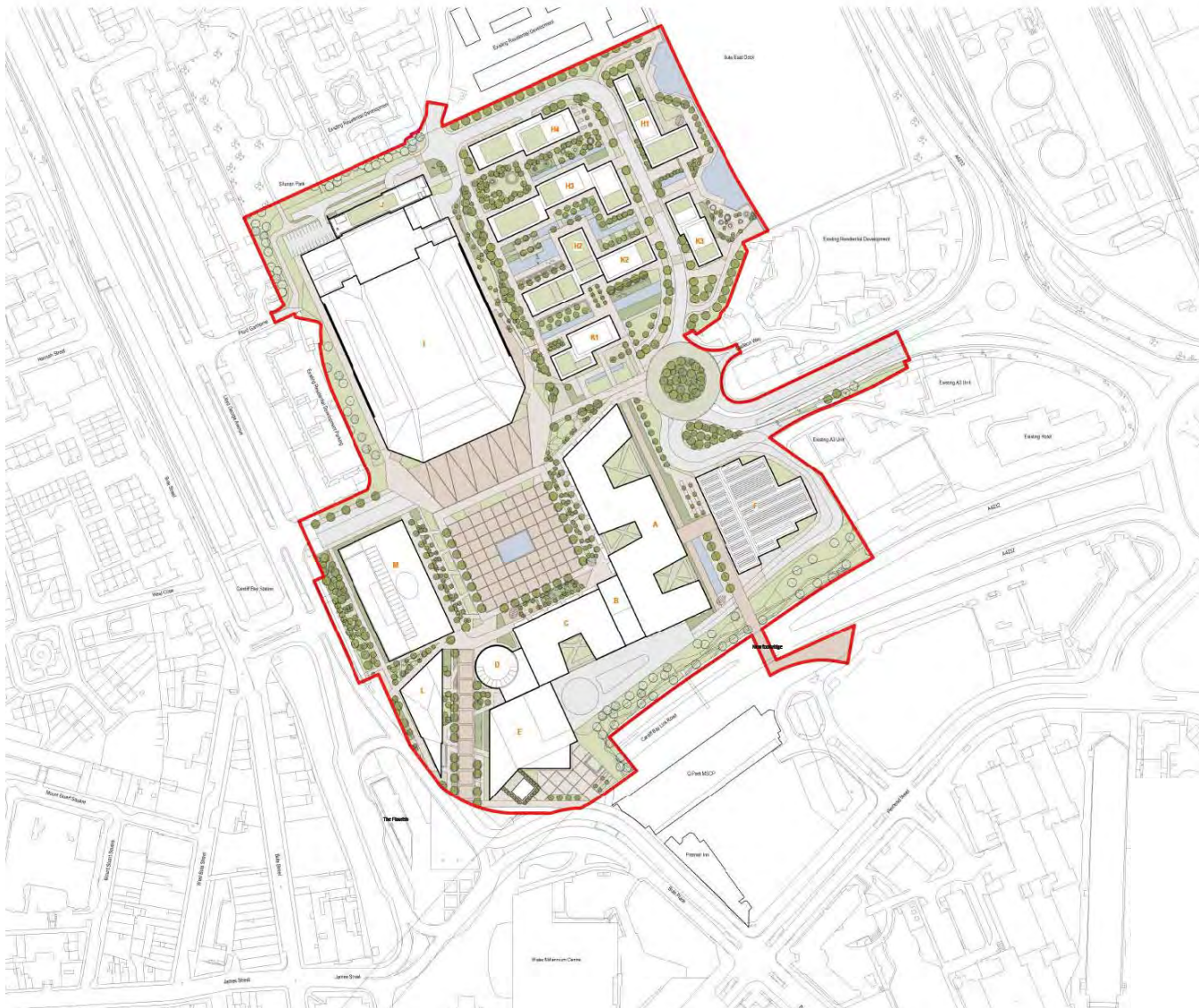
For Discussion Purposes Only

0371-RIO-XX-XX-RP-A-060174



Illustrative Masterplan

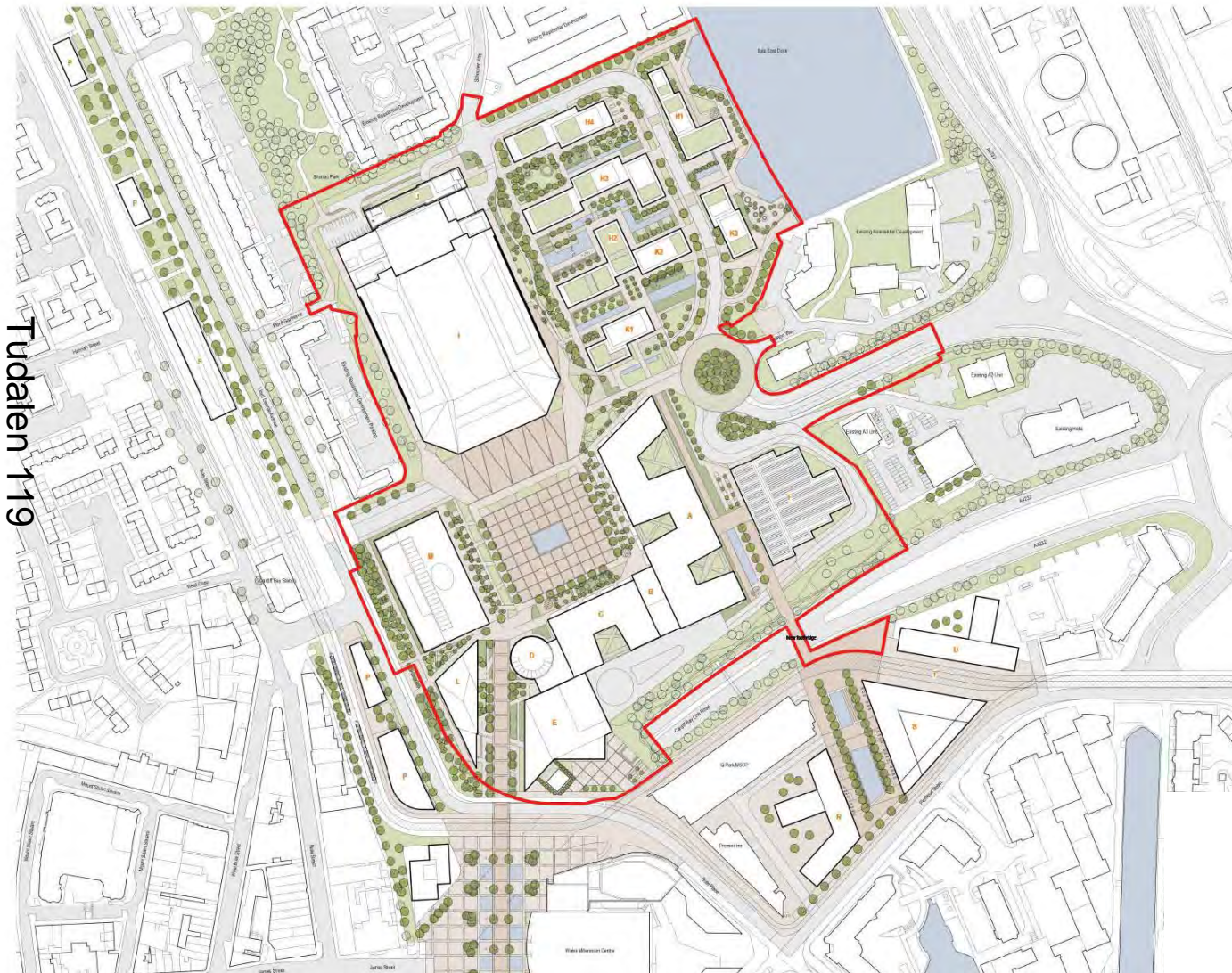
Tudalen 118



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
- K1 4* Signature Hotel
- K2 Hotel
- K3 Aparthotel
- L Contemporary Art Museum
- M Commercial Office
- Outline Application Boundary

Illustrative Context Masterplan



Tudalen 119

Legend

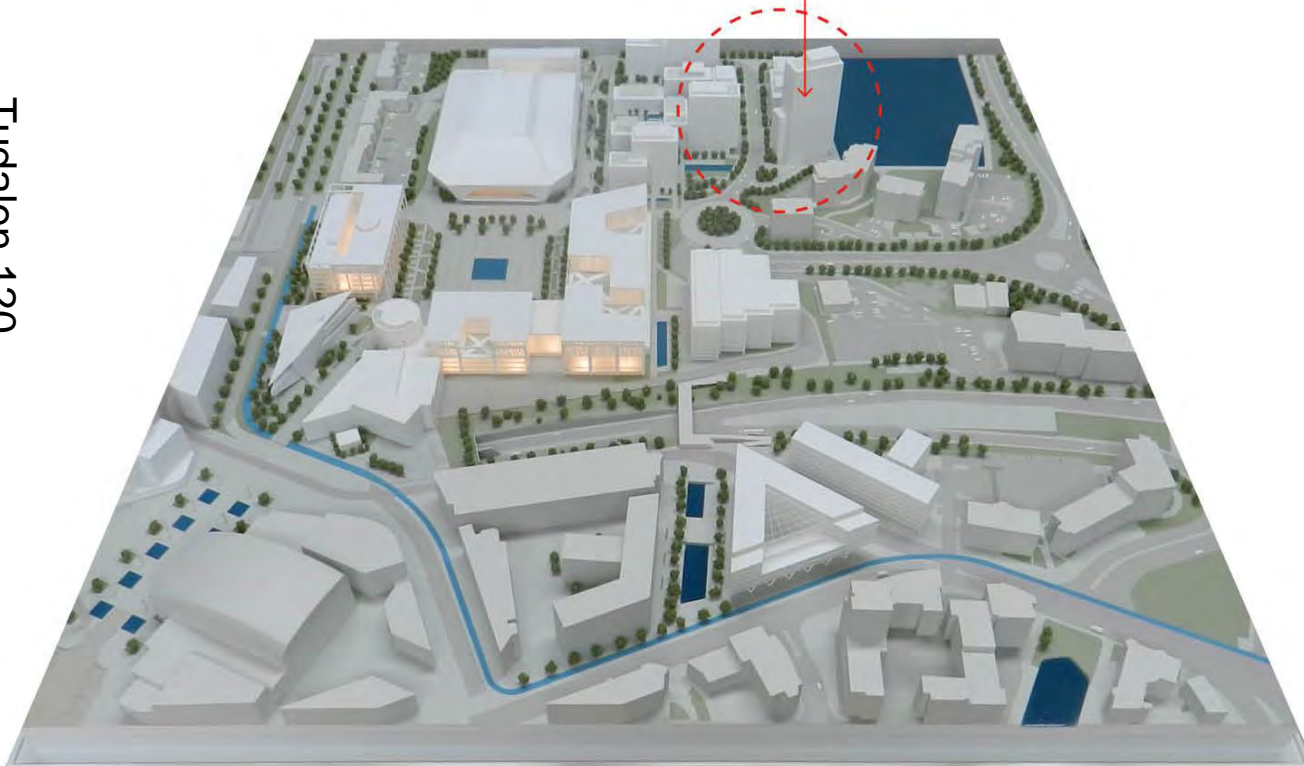
- A** New Red Dragon Centre
- B** This Is Wales
- C** Mixed Use
- D** Cardiff Story Museum
- E** WMC Academy
- F** MSCP
- H1-H4** Residential Plots
- I** Arena
- J** 3* Hotel
- K1** 4* Signature Hotel
- K2** Hotel
- K3** Aparthotel
- L** Contemporary Art Museum
- M** Commercial Office
- P** New Development Opportunities
- R** Mixed Used Development
- S** Mixed Used Development
- T** Transport Interchange
- U** Mixed Use Development
- Outline Application Boundary

Physical Model (August 2021)

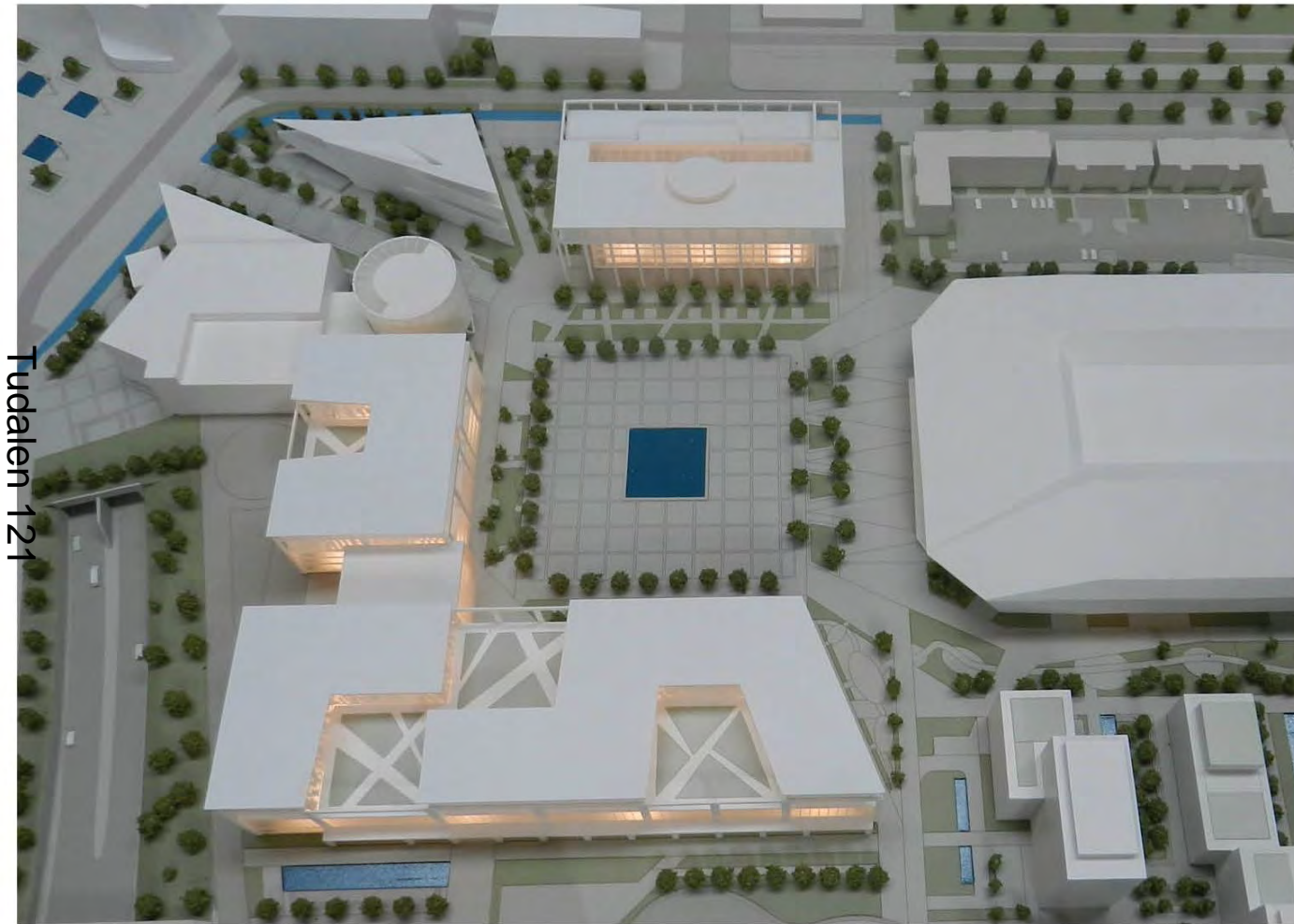
Tudalen 120

The physical model doesn't incorporate the latest changes to the Waterfront Quarter.

Changes to the Waterfront Quarter include significant reduction in building height and the repositioning of buildings in response to the latest TAN15 flood mapping zone.

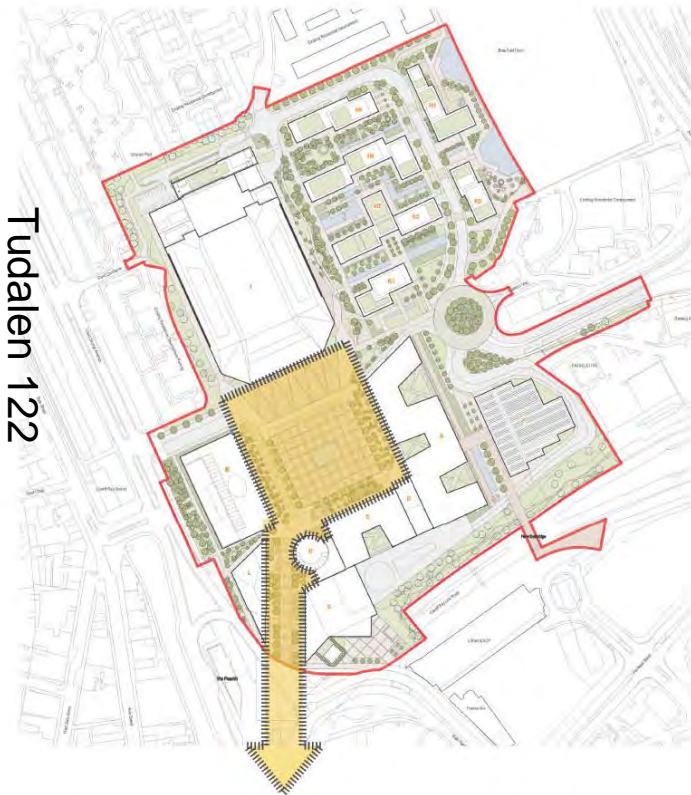


Physical Model (August 2021)



Masterplan Design Principles

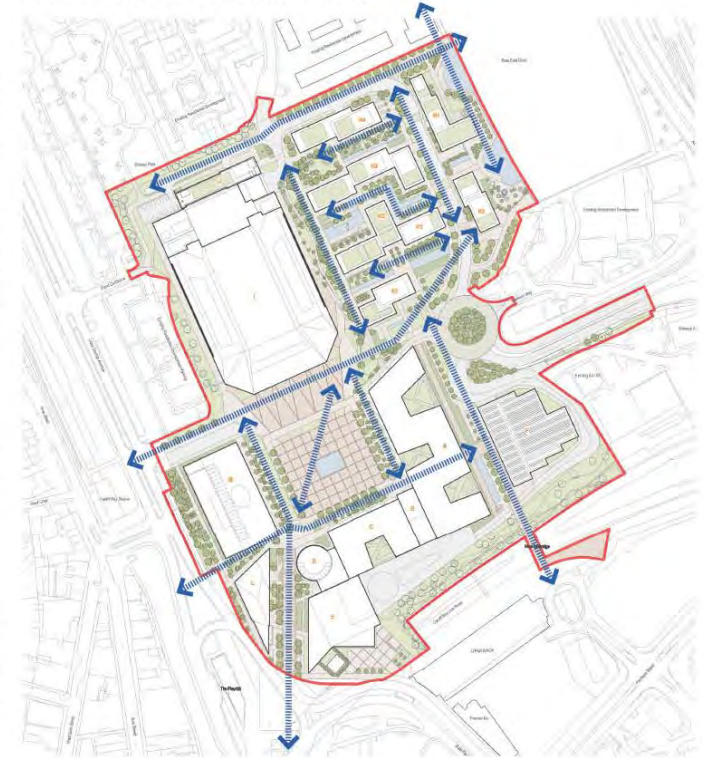
Connection to Roald Dahl Plas



Active Frontage



Pedestrian Movement & Paths



- A continuation of existing public realm which joins Event Square with Roald Dahl Plas. This strategy will promote a strong connection between both destination spaces and will help to make Atlantic Wharf Development inclusive with the wider bay area.

- Building uses have been carefully considered in terms of their positioning in the masterplan as well as their relationship to the wider context. This will assist in allowing maximum active frontages along key pedestrian routes and vistas.

- Accessibility, permeability and connectivity have been major drivers in developing a masterplan. Active frontages, destination buildings, event square and a combination of hard and soft landscaping will provide rich and exciting spaces to enjoy.

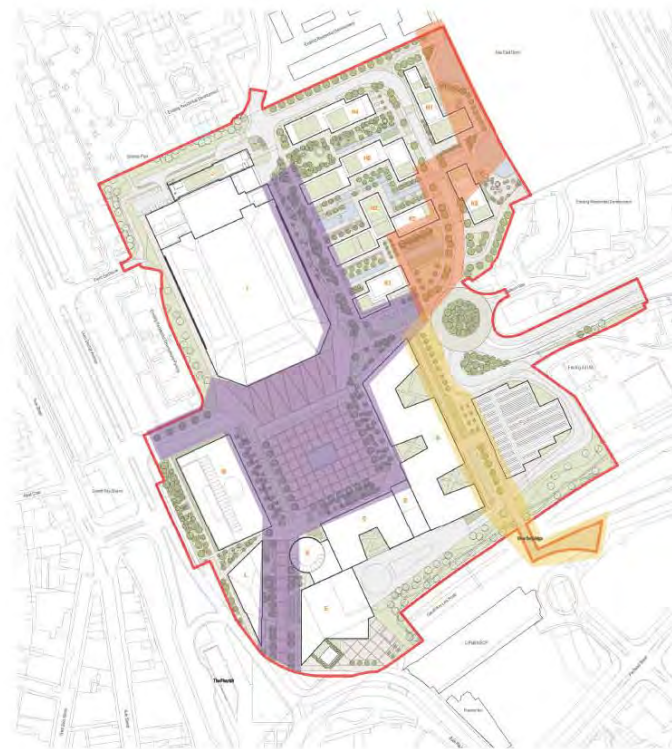
Tudalen 122

Masterplan Design Principles

Event Space & Nodal Points



Character Spaces



Water Features



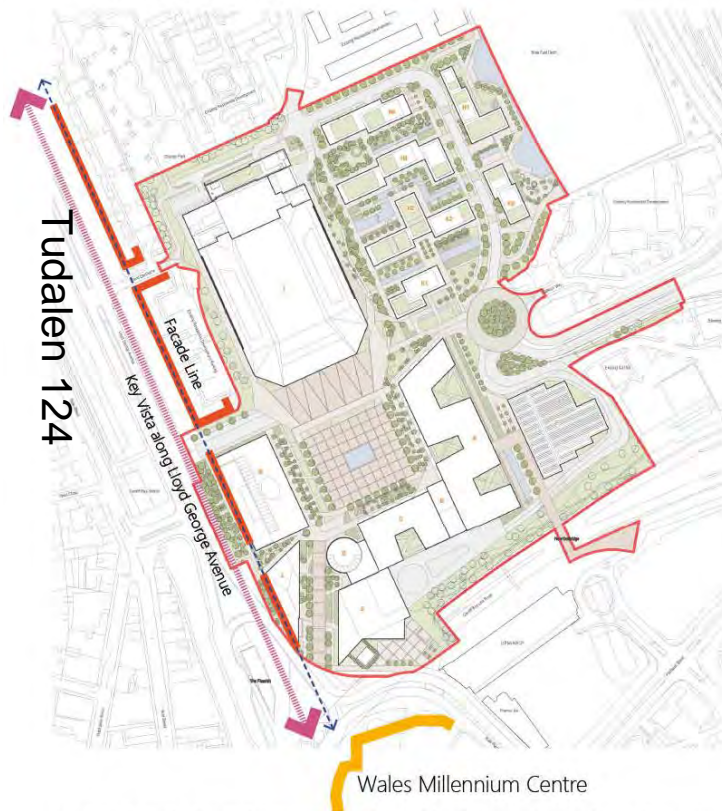
- The masterplan has a number of nodal points which are interconnected through various pedestrian routes, shared surface areas and vehicular roads. The main nodal point is Event Square which is capable of hosting large city events including Winter Wonderland. The nodal points and building uses have been carefully positioned to maximise daily footfall.

- There are three main character spaces which relate to Event Square, Waterfront Quarter and the route towards the pedestrian bridge. Within each of these zones will be more character spaces that relate specifically to the proposed buildings and context of the masterplan.

- Creating water features/areas of open water was incorporated from the very beginning of the design process. This is an important strategy because it references the history of the site but more importantly it plays a significant role in creating biodiversity as well as assisting in sustainable drainage.

Masterplan Design Principles

Maintaining Existing Street Line



- The facade line of existing residential buildings along Lloyd George Avenue has been continued through the site. This principle helps to strengthen the street line as well as maintain the key vista towards the frontage of the Wales Millennium Centre.

Residential & Tall Buildings



- The residential developments within the Bute East Dock & Waterfront Quarters seek to 'fill in' the void between existing residential blocks directly to the north and south of the site. This will allow for an enhanced public realm at waters edge as well as improving the pedestrian route around the perimeter of the dock. The residential massing increases in height towards a new landmark building located on the corner of Bute East Dock. This building provides a back drop to the key vista from Event Square to the dock.

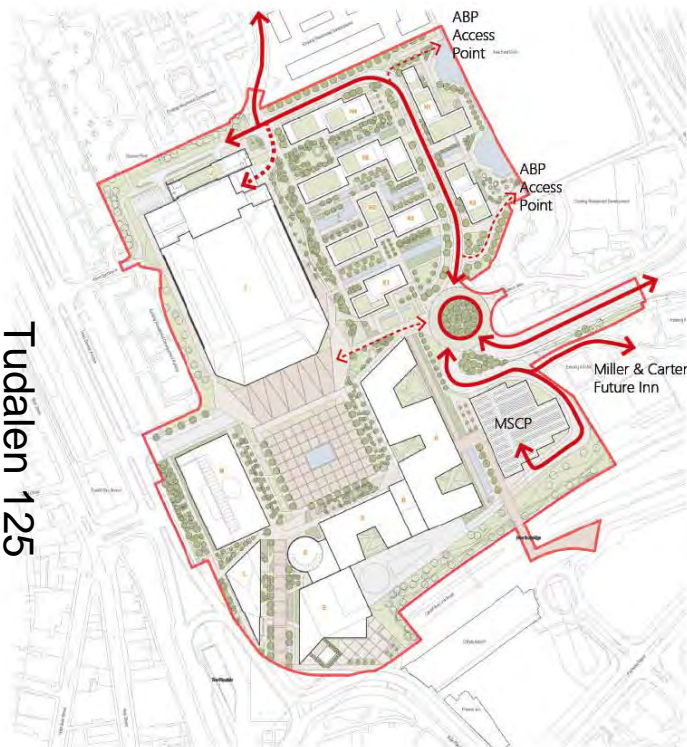
Arena, Plaza & Event Square



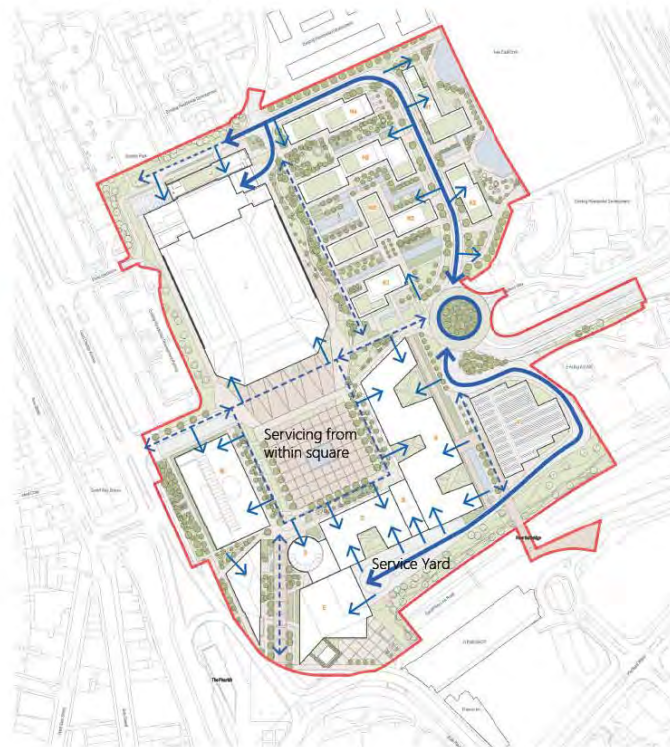
- The Arena Plaza will be the first public space within the masterplan to be constructed and will follow in line with the construction of the Arena. This is an important public space which caters for the movement of people visiting the Arena. At a later phase the construction of Event Square will begin. Whilst these two spaces are similar they will both have different functions. Soft landscaping will be carefully incorporated to add layers of visual interest, whilst also increasing biodiversity and promoting sustainable drainage.

Masterplan Design Principles

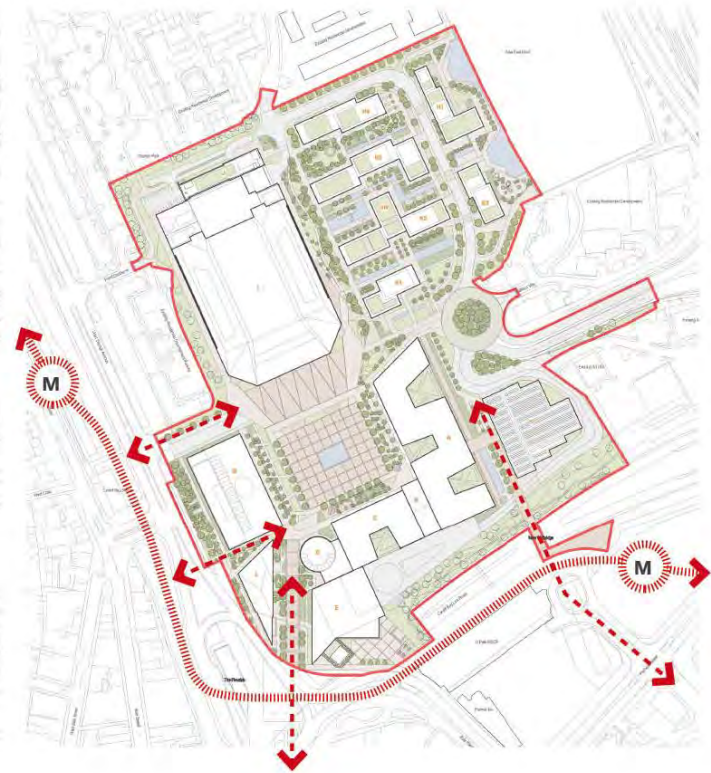
Primary Vehicle Access



Servicing Strategy



Proposed Metro Link



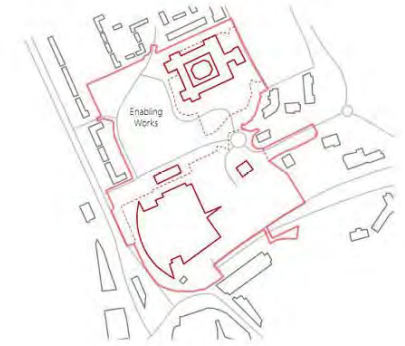
- Primary vehicle access into the development will come from the west (A4232). At the existing roundabout will be two new accessible roads; one to the north through the residential quarters and on towards the Arena and Hotel, and one to the south feeding into the MSCP. The existing Hemingway road will be closed and turned into a shared surface. The section of Schooner Way road that connects into Hemingway road will be removed to allow for the Arena and landscape buffer.

- The new roads to the north and south will allow vehicle servicing to the various residential buildings, including the Arena & Hotel. ABP access to Bute East Dock is maintained. The road to the south, beyond the MSCP, continues into a designated service yard, which caters for the new Red Dragon Centre, This Is Wales, Mixed Use building, Cardiff Story Museum and Wales Millennium Centre Academy. Shared surface areas within Event Square will allow servicing to the front but only during off-peak times/ non event days.

- It is understood that phase one of the South Wales Metro will stop in a similar location to the existing Cardiff Bay train station. This is a significant transport nodal point for pedestrians and during events the volume of pedestrian traffic will be significant. Wide and generous permeability through four areas of the masterplan will assist in the safe movement of people whilst providing different route options. The proposed Pedestrian Bridge location has been designed to accommodate the future Transport Interchange Hub.

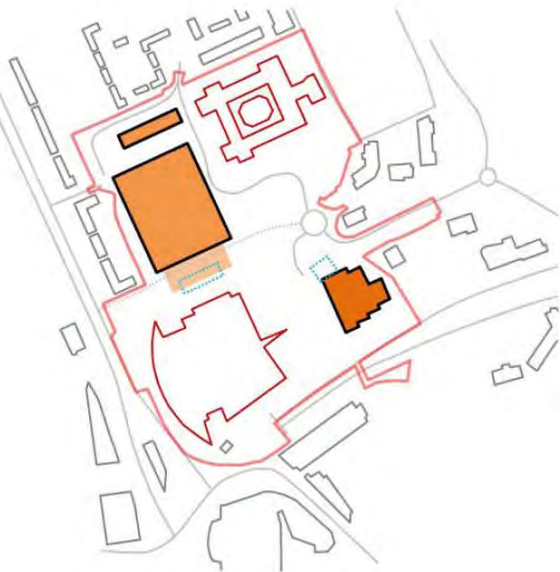
Phasing Strategy

Existing Plan for reference

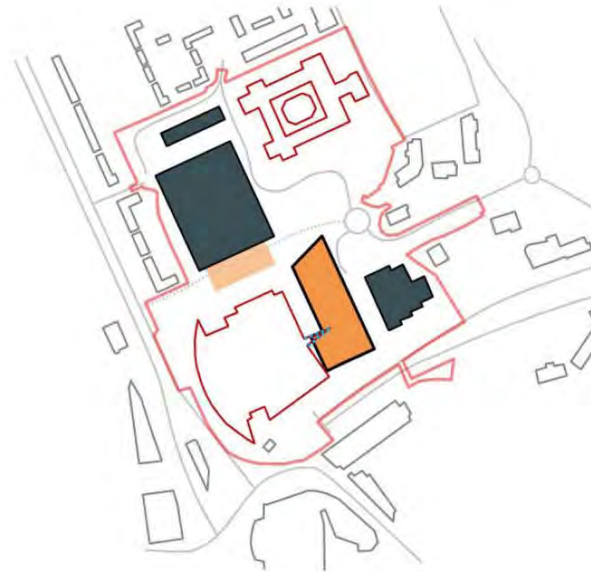


Phasing 01A & 01B: 2022 to 2025

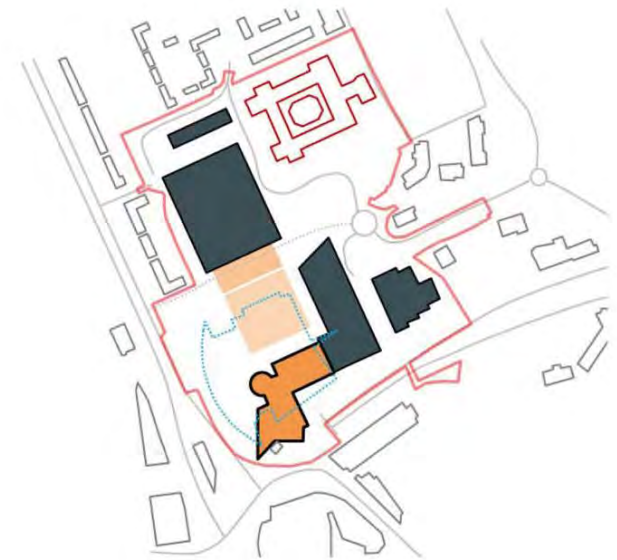
Tudalen 126



Phasing 02 : Autumn 2024 to Spring 2027



Phasing 03 : 2027 to 2029



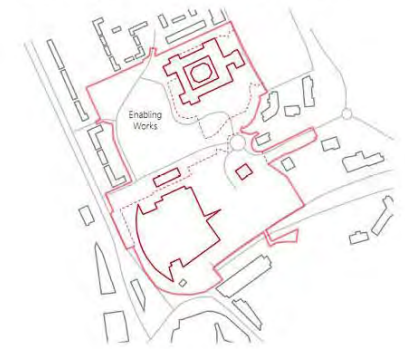
- **Phase 01A Detailed Application**
- Delivery of a 17,000 capacity Arena & Plaza
- Completion of new Travelodge Hotel
- Demolition of the existing Travelodge
- **Phase 01B Reserved Matters Application**
- Demolition of existing A3 Unit
- Construction of a 1,300 space MSCP

- Construction of a new Red Dragon Centre with residential above (150 units)
- Construction of This Is Wales (5D Flight Experience)
- Construction of a new Footbridge over A4232

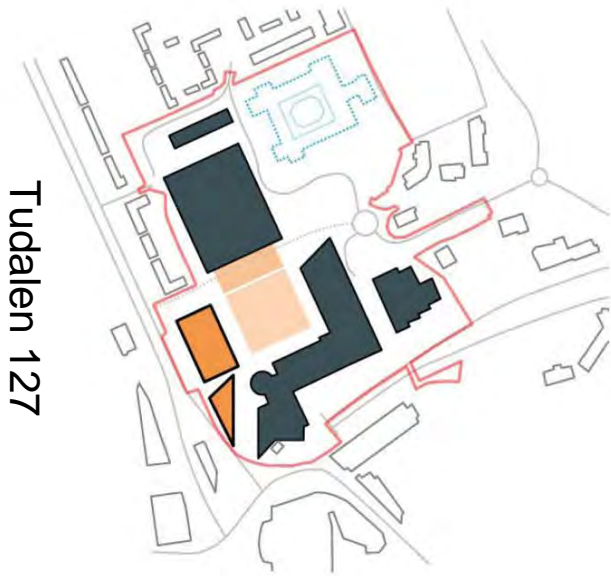
- Demolition of existing RDC
- Construction of a new WMC Academy
- Construction of Cardiff Story Museum
- Construction of Mixed Use development
- Construction of the new Event Square

Phasing Strategy

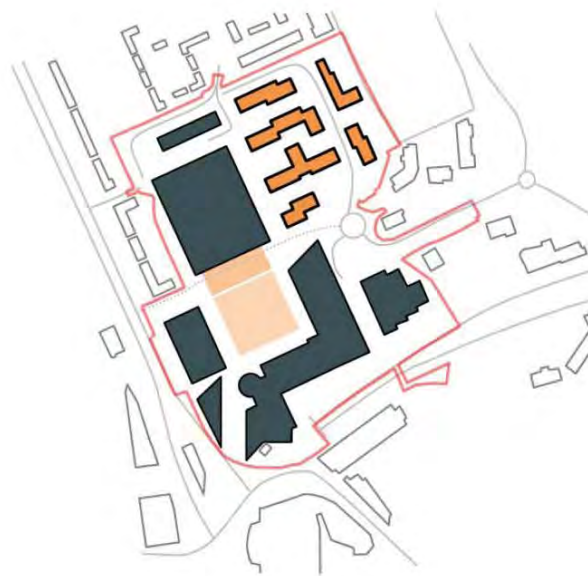
Existing Plan for reference



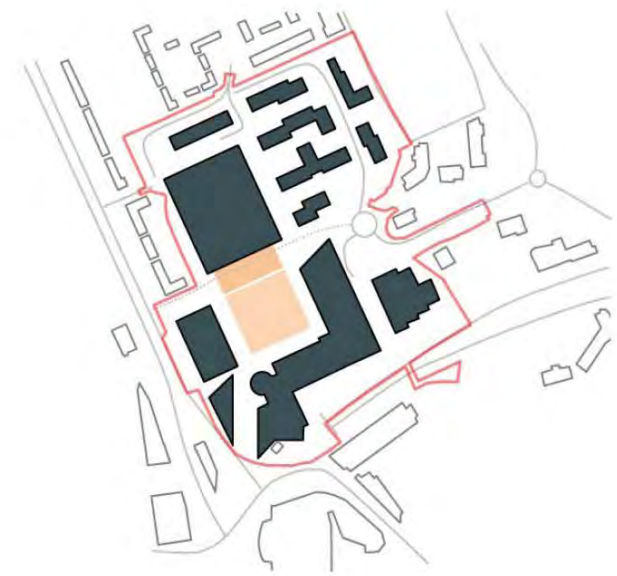
Phasing 04 : 2029 to 2031



Phasing 05 : 2029 to 2032



Phasing 06 : 2032 Complete



- Demolition of Cardiff County Hall
- Construction of new Commercial Office adjacent to Lloyd George Avenue
- Construction of the new Contemporary Art Museum
- Completion of Event Square

- Construction of the new Residential development (900 units)
- Construction of 3no. Hotels

- Completion of Atlantic Wharf Development
- Next steps include developing the Wider Context Masterplan

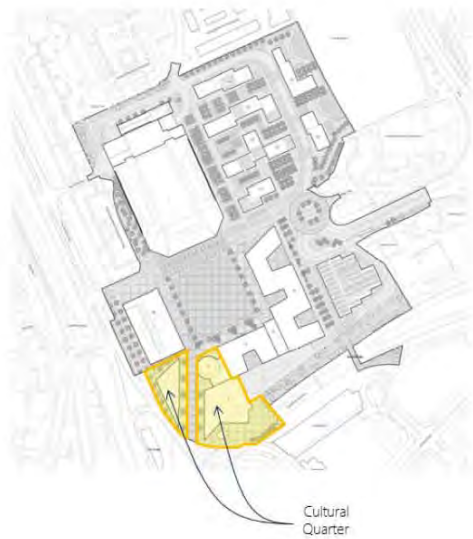
Zoning Plans

- The masterplan is divided into 8 different parameter zones - proposed buildings and land uses are described below.
- As well as these parameter zones, some areas within the masterplan have been highlighted as 'no building' zones. These include areas deemed as public realm, landscaping and the Event Square.
- Please refer to the Arena / Phase 01 detail application for more information.



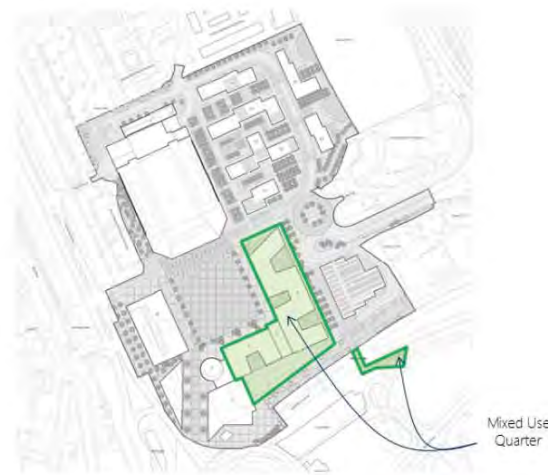
Cultural Quarter

Tudalen 128



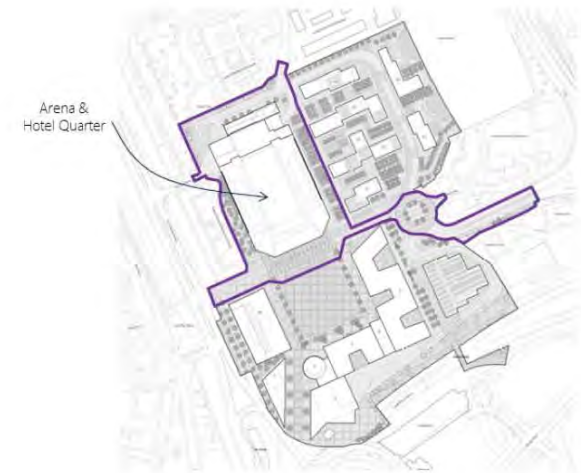
- Wales Millennium Centre Academy (A1/A3/D1)
- Contemporary Art Museum (D1)
- Cardiff Storey Museum (A1/A3/D1)

Mixed Use Quarter



- New Red Dragon Centre (A1/A3/C3/D2)
- Commercial Office (A1/B1)
- This Is Wales (A1/A3/D1)
- Mixed Use (A3/B1/C3)
- Event Square
- Pedestrian Bridge

Arena Quarter



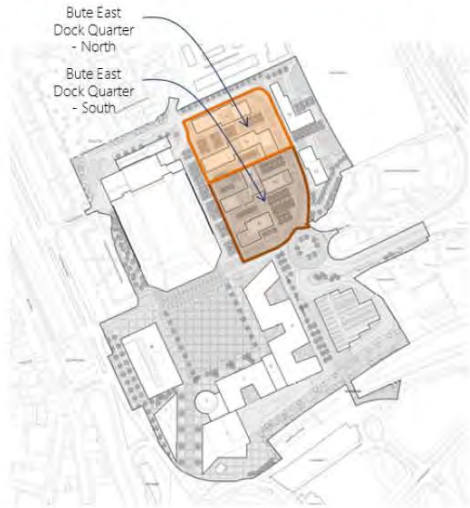
- 17,000 capacity Arena
- 182 Key Travelodge Hotel (A3/C1)
- (Refer to Arena / Phase 01 detail application)

Zoning Plans

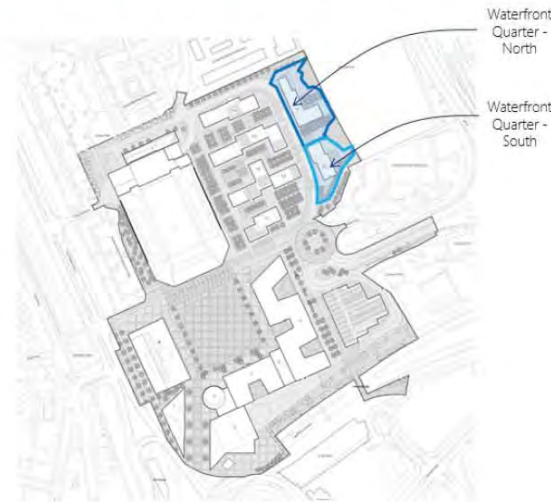


Bute East Dock Quarter (North & South)

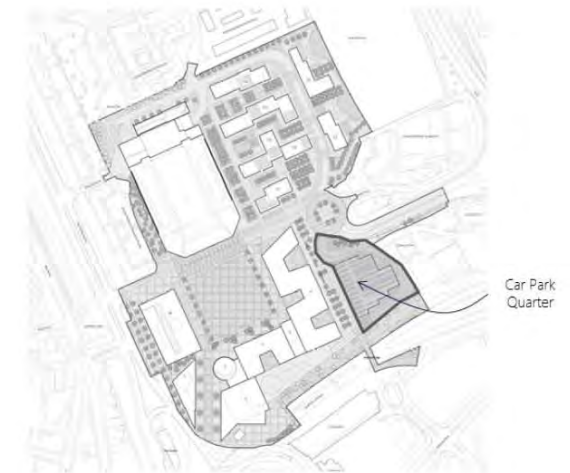
Tudalen 129



Waterfront Quarter (North & South)



Car Parking Quarter



- Residential Plots (A1/A3/C3)
- 4* Hotel (A3/C1)
- Hotel (A3/C1)

- Residential Plots (A1/A3)
- Apart-Hotel (A3/C1)

- 1,300 space MSCP (Sui Generis/A1)

Parameters Table

Planning		Atlantic Wharf, Butetown Masterplan											
20211018		Parameters Table											
Quarter	Land Use / Use Class	Use Class GIA (sqm)	Min Height (m)	Max Height (m)	Max Storeys	Min Width (m)	Max Width (m)	Min Length (m)	Max Length (m)	Max Residential Units	Max Hotel Rooms	Max Car Parking	
Tudalen 130	Mixed Use Quarter	RDC (A) - D2 Assembly & Leisure	13,500	3	30	7	50	50	135	155	100	-	-
		RDC (A) - A3 Food and Drink	2,500										
		RDC (A) - C3 Dwellinghouses	17,000										
		RDC (A) - A1 Shops	175										
	Commercial Quarter	This is Wales (B) - D1 Non-residential Institutions	2,000	3	19	5	24	24	31	31	-	-	-
		This is Wales (B) - A1 Shops	100										
		This is Wales (B) - A3 Food and Drink	100										
		Mixed Use (C) - C3 Dwellinghouses	7,500										
		Mixed Use (C) - B1 Business	5,500										
		Mixed Use (C) - A3 Food and Drink	3,000										
Cultural Quarter	Commercial Office (M) - B1 Business	14,000	3	34	7	45	50	70	85	-	-	-	
	Commercial Office (M) - A1 Shops	2,000											
	WMC Academy (E) - D1 Non-residential Institutions	6,000											
	WMC Academy (E) - A1 Shops	100											
	WMC Academy (E) - A3 Food and Drink	100											
	Cardiff Story Museum (D) - D1 Non-residential Institutions	2,000											
	Cardiff Story Museum (D) - A1 Shops	100											
	Cardiff Story Museum (D) - A3 Food and Drink	100											
Contemporary Art Museum (L) - D1 Non-residential Institutions	4,000												
Waterfront Quarter (South)	Apart-hotel (K3) - C1 Hotels	11,675	3	52	17	17.5	20.5	48.5	48.5	-	350	-	
	Apart-hotel (K3) - A3 Food and Drink	860											
Waterfront Quarter (North)	Residential Plots (H1) - C3 Dwellinghouses	9,900	3	30	10	11.5	33.6	65	65	190	-	-	
	Residential Plots (H1) - A3 Food and Drink	1,200											
Bute East Dock Quarter (North)	Residential Plots (H3 & H4) - C3 Dwellinghouses	22,200	3	30	10	17.5	22	73	93	400	-	-	
	Residential Plots (H3 & H4) - A3 Food and Drink	150											
	Residential Plots (H3 & H4) - A1 Shops	175											
Bute East Dock Quarter (South)	Residential Plots (H2) - C3 Dwellinghouses	8,390	3	45	15	14	27	27	50	150	740	-	
	4* Hotel (K1) - C1 Hotels	8,600											
	4* Hotel (K1) - A3 Food & Drink	1,000											
	Hotel (K2) - C1 Hotels	9,500											
	Hotel (K2) - A3 Food and Drink	550											
Car Parking Quarter	MSCP (F) - Sui Generis	40,000	3	32.5	11	17	66	28	72	-	-	1,300	
	MSCP (F) - A1 Shops	100											
TOTAL		194,075								890	1,090	1300	



Parameter Plans

Tudalen 131

Maximum Heights Parameter Plan

Bute East Dock Quarter (N)
Maximum Height: 10 Storeys/30m
AOD = 40.2m

Bute East Dock Quarter (S)
Maximum Height: 15 Storeys/45m
AOD = 55.2m

Arena Quarter
(Refer to Arena / Phase
01 detail application)

Commercial Quarter
Maximum Height: 7 Storeys/34m
AOD = 44.2M

Cultural Quarter
Maximum Height: 6 Storeys/26m
AOD = 36.2m

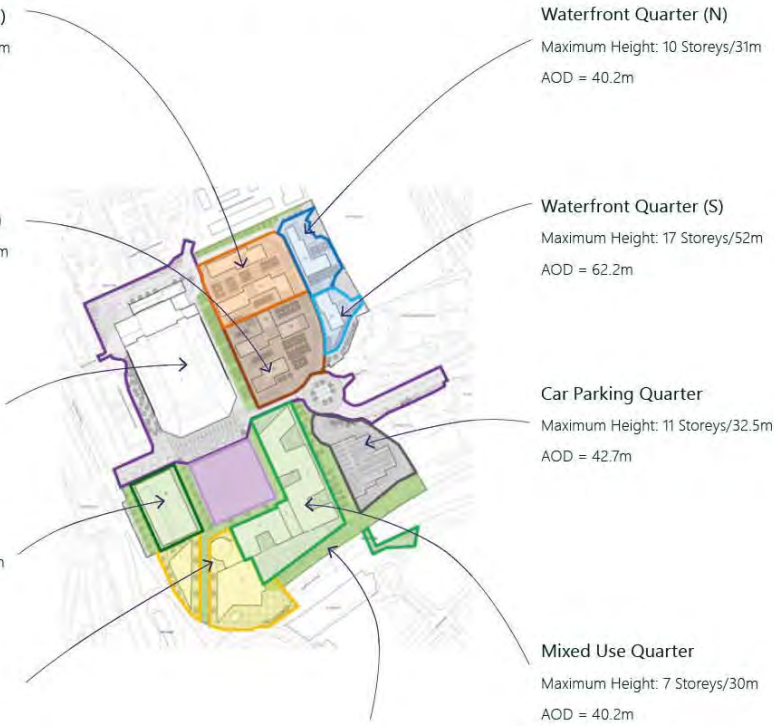
Waterfront Quarter (N)
Maximum Height: 10 Storeys/31m
AOD = 40.2m

Waterfront Quarter (S)
Maximum Height: 17 Storeys/52m
AOD = 62.2m

Car Parking Quarter
Maximum Height: 11 Storeys/32.5m
AOD = 42.7m

Mixed Use Quarter
Maximum Height: 7 Storeys/30m
AOD = 40.2m

No Build Areas
Areas with light green hatch indicate
public realm & landscape



Land Use Parameter Plan

Bute East Dock Quarter (N)
Land Uses:
• A1 Shops
• A3 Food and Drink
• C3 Dwelling Houses

Bute East Dock Quarter (S)
Land Uses:
• A3 Food and Drink
• C1 Hotels
• C3 Dwelling Houses

Arena Quarter
Land Uses:
(Refer to Arena / Phase
01 detail application)

Commercial Quarter
Land Use :
• A1 Shops
• B1 Business

Cultural Quarter
Land Uses:
• A1 Shops
• A3 Food and Drink
• D1 Non-residential Institutions

Waterfront Quarter (N)
Land Uses :
• A3 Food and Drink
• C3 Dwelling Houses

Waterfront Quarter (S)
Land Uses :
• A3 Food and Drink
• C1 Hotels

Car Parking Quarter
Land Uses:
• Sui Generis
• A1 Shops

Mixed Use Quarter
Land Uses:
• A1 Shops
• A3 Food and Drink
• B1 Business
• C3 Dwelling Houses
• D1 Non-residential Institutions
• D2 Assembly and Leisure

No Build Areas
Areas with light green hatch indicate
public realm & landscape



Aerial View



Tudalen 132

Arena & Event Square



Tudalen 133

The Gateway

Tudalen 134



Commercial Office & Event Square



Tudalen 135

Document Verification

Project Title: Atlantic Wharf Development

Document Title: Appendix: Planning Permission Scheme (Condensed Information)

Project Number: 0371

Document Reference: 0371-RIO-XX-XX-RP-A-060174

Tudalen 136

Issue date	Rev	Description	Prepared by	Checked by	Approved by
13/02/2023	-	First Issue	DL	FfL	RR



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Mae'r dudalen hon yn wag yn fwriadol

Yn rhinwedd paragraff (au) 14, 16, 21 Rhan (nau) 4 a 5 o Atodlen 12A
o Ddeddf Llywodraeth Leol 1972.

Mae'r ddogfen yn gyfyngedig

Mae'r dudalen hon yn wag yn fwriadol

Yn rhinwedd paragraff (au) 14, 16, 21 Rhan (nau) 4 a 5 o Atodlen 12A
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Mae'r ddogfen yn gyfyngedig

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Yn rhinwedd paragraff (au) 14, 16, 21 Rhan (nau) 4 a 5 o Atodlen 12A
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Mae'r ddogfen yn gyfyngedig

Mae'r dudalen hon yn wag yn fwriadol

Yn rhinwedd paragraff (au) 14, 16, 21 Rhan (nau) 4 a 5 o Atodlen 12A
o Ddeddf Llywodraeth Leol 1972.

Mae'r ddogfen yn gyfyngedig

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Atlantic Wharf Development

Parking Red Line & Areas

February 2023

For Discussion Purposes Only

0371-RIO-XX-XX-RP-A-060173



OS Map – Existing Surface Parking

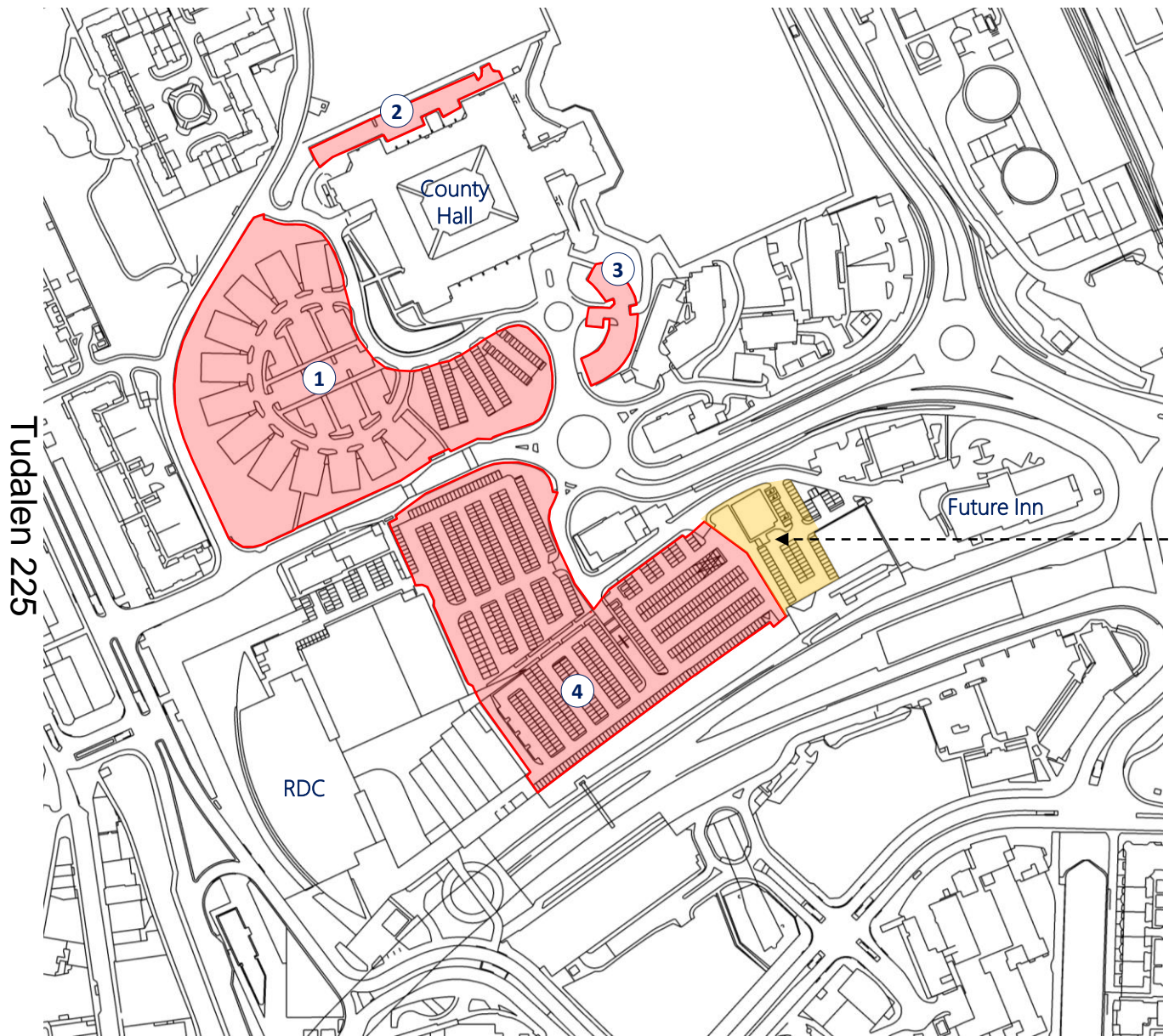


Surface Parking Areas

1. County Hall Main Car Park = 5.42 acres
2. County Hall Visitor Parking = 0.35 acres
3. County Hall Additional Parking = 0.32 acres
4. RDC Main Car Park = 5.07 acres

Combined Areas = 11.16 acres

OS Map – Land Purchase



Surface Parking Areas

- 1. County Hall Main Car Park = 5.42 acres
- 2. County Hall Visitor Parking = 0.35 acres
- 3. County Hall Additional Parking = 0.32 acres
- 4. RDC Main Car Park = 5.07 acres

Combined Areas = 11.16 acres

Future Inn Land Acquisition = 0.81 acres

- Surface Car Parking
- Land Purchase
- Proposed MSCP Red Line Boundary

OS Map – Proposed MSCP Red Line



Surface Parking Areas

- 1. County Hall Main Car Park = 5.42 acres
- 2. County Hall Visitor Parking = 0.35 acres
- 3. County Hall Additional Parking = 0.32 acres
- 4. RDC Main Car Park = 5.07 acres

Combined Areas = 11.16 acres

Future Inn Land Acquisition = 0.81 acres

Proposed MSCP Red Line Boundary = 2.17 acres

- Surface Car Parking
- Land Purchase
- Proposed MSCP Red Line Boundary

Document Verification

Project Title: Atlantic Wharf Development

Document Title: APPENDIX: Red Line & Areas

Project Number: 0371

Document Reference: 0371-RIO-XX-XX-RP-A-060173

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Issue date	Rev	Description	Prepared by	Checked by	Approved by
13/02/2023	-	First Issue	DL	FfL	RR



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Mae'r ddogfen hon ar gael yn Gymraeg / This document is available in Welsh Appendix 14

Project: Atlantic Wharf
New/Existing/Updating/Amending: New

Who is responsible for developing and implementing the Project?	
Name:	Job Title:
Service Team: Strategic Projects	Service Area: Economic Development
Assessment Date: January 2023	

1. What are the objectives of the Project?

The Council's Stronger, Fairer, Greener vision sets out a commitment to 'an ambitious programme of city centre regeneration' and 'completing the transformation of Cardiff Bay' in order to 'build a stronger, greener and fairer economy, delivering greater investment, stronger businesses and, ultimately, more and better jobs for the people of Cardiff.'

The Atlantic Wharf project centres around the Council's commitment to deliver:

- a 17,000 seat Indoor Arena
- a multi storey car park
- a new Red Dragon Centre (RDC)

with specific drivers to incorporate the Council's priorities for energy efficiency and improved transport links.

Each of these components are significant and could warrant an impact assessment of their own, however, given the overlap it could be considered more prudent to assess the impact as a whole.

This is because all the accessibility and inclusivity requirements are linked and there is potential, if considered in isolation, that a conflict in design may have additional, unnecessary impacts. (for example, considering access to the new car park without considering its location in relation to the new RDC could have different outcomes). So it is agreed that there will be one EIA record for all workstreams within the Atlantic Wharf project.

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

In November 2021, Cabinet approved the Full Business Case for the delivery and operation of the new Indoor Arena at the heart of the Councils regeneration of Atlantic Wharf.

In November 2021, Cabinet also approved the Outline Business Case for the delivery of a new Multi Storey Car Park for Atlantic Wharf to assist in the delivery of the new Indoor Arena.

The delivery of a new Multi Storey Car Park (MSCP) is a key enabling project for the delivery of the Indoor Arena and there is a legal requirement for the reprovision of the parking spaces which will be lost when the construction of the Indoor Arena commences. This approach will deliver 1,300 spaces which will reduce by circa 70% the car park provision across Atlantic Wharf which supports the wider policy objectives to support public and active travel.

In November 2021, Cabinet approved the development of an Outline Business Case to consider the future of the Red Dragon Centre. The business case analysed a number of options for the regeneration of the centre to provide a vibrant, modern destination for culture, leisure and arts.

As part of the regeneration vision, these projects have engaged in dialogue with stakeholders to enhance cultural links including the delivery of the Capella project, WMC new production studio, and Wales National Gallery.

Research has been conducted into the 2021 census of the ward in which Atlantic Wharf sits to provide information regarding the demographics of the area. Consideration has also been taken into the potential changes likely to have occurred within the area including the impacts considered as a result of the Corona Virus Pandemic.

Further consideration has also been given to the 2019 Welsh Index of Multiple Deprivation.

3 Assess Impact on the Protected Characteristics

3.1 Age

Will this Project have a **differential impact** [positive] on younger/older people?

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

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Over 65 years	X		
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Please give details/consequences of the differential impact, and provide supporting evidence, if any.

The regeneration of Atlantic Wharf will have a positive impact on all Cardiff residents and on residents of and visitors to the area, regardless of age. The regeneration aims to provide a place where people can visit to engage in a range of Cultural experiences as well as social and leisure time and events, catering for all age groups.

The 2021 census shows 80% of local residents are aged between 16 – 64 years, this is higher than the city's average of 67.3%. The area has a low percentage of residents over the age of 65 (5.2% in Adamsdown and 9.4% in Butetown), much lower than the City's average of 14.5%. The plans for the regeneration include a range of social, food and beverage and retail offers that will benefit people of any age, providing an environment conducive to social and community activity, engaging and inclusive for all.

The regeneration has the potential for a positive impact on people of working age (18-65) due to business development and associated employment and work experience opportunities during the construction phase and operational activity, as well as providing an improved environment for social interaction and active leisure.

The Arena will provide an extensive programme of events to appeal to all ages, and the RDC development will also ensure a variety of retail, food and beverage, cultural and arts and leisure experiences that will appeal to all age groups. This has an additional positive impact on social interaction, inclusivity, and mental health.

Transport Accessibility

In terms of accessibility for all ages, the site already has reasonably good transport links, which means that people are able to travel to Atlantic Wharf via car for those who are of driving age. There is a close rail link from Cardiff Central, stopping on Lloyd George Avenue and Bute Street for those who do not drive. There are already 5 bus services that stop within a short walk to Atlantic Wharf, 3 of which stop within the existing site. In addition, Queen Street and Bute Street Stations are in close proximity to the site for those who choose to travel via public transport.

The project scope will ensure that these public transport links are at least retained and will be improved with the recent approval for £50m from the Local Authority Transport Levelling Up Fund (LUF). The Welsh government is

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undertaking the tram/train link between Cardiff Central and the Bay to improve public transport with the development of the Cardiff Valley Lines and the new Metro. This will enhance connectivity across Wales and all corners of the City to Cardiff Bay.

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

The Council, working with all respective partners and stakeholders will ensure that when considering the development of Atlantic Wharf, the requirements of people of all ages are taken into consideration ensuring that accessibility and inclusivity is a focus of all stages of the project- this includes the accessibility and improvements of the transport links that are already servicing the area.

3.2 Disability

Will this Project have a **differential impact [positive]** 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	X		

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

The regeneration of Atlantic Wharf will have a positive impact on all Cardiff residents and visitors to the area, including disabled people. The project has the potential to provide a world class venue for culture and events, with state-of-the-art facilities and provide a physical, social environment which is accessible and inclusive to all. The project will consider accessibility and wayfinding as a key part of the design process to ensure those with physical, visual, hearing and learning impairments are able to navigate around the facilities and surrounding area.

Regarding mental health, it is acknowledged that for some, having a place to go and be with people and take part in activity can help with mental health.

The project aims to provide an environment at Atlantic Wharf that offers everyone a comfortable and pleasant place to be, with opportunities to take part in cultural, social and leisure activities.

Following the pandemic, many people are using outdoor space differently and so the project aims to help facilitate this to create imaginative and creative space around the Arena, RDC and Car Park.

Transport accessibility

It is important that disabled people are also able to travel to Atlantic Wharf to

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enjoy everything it has to offer. The design of the Car Park and its relationship with the wider site will be sensitive to the needs of disabled drivers and visitors. Where this project is not responsible for the accessibility of public transport, it is committed to ensure that where transport modes link to the site, that there is a straightforward and safe link from the car park, rail and bus stops that disabled people can easily navigate into Atlantic Wharf and all its facilities.

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

As each workstream of the project progresses, any design work or programming should consider accessibility and way finding for all people.

3.3 Gender Reassignment

Will this Project have a **differential impact [positive]** 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.

The regeneration of Atlantic Wharf will have a positive impact on all Cardiff residents and visitors to the area, regardless of Gender Reassignment.

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

The plans to develop these new buildings will be modern and inclusive to the needs of all, including gender neutral spaces and facilities.

3.4. Marriage and Civil Partnership

Will this Project have a **differential impact [positive]** 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.

The regeneration of Atlantic Wharf will have a positive impact on all Cardiff residents and visitors to the area, regardless of marital or partnership status. It is not expected that this project will have a differential impact on people whether they are or are not in a marriage or civil partnership.

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What action(s) can you take to address the differential impact?
No action necessary

3.5 Pregnancy and Maternity

Will this Project have a **differential impact [positive]** 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.

The regeneration of Atlantic Wharf will have a positive impact on all Cardiff residents and visitors to the area. It is not expected that this project will have a differential impact on pregnancy or maternity.

Consideration will always be given in the designing and planning of all facilities to ensure suitable welfare facilities are included that may be beneficial to everyone, including the potential addition needs of those who are pregnant or nursing/caring for young babies and children.

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

No action identified to date.

3.6 Race

Will this Project have a **differential impact [positive]** 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.

The regeneration of Atlantic Wharf will have a positive impact on all Cardiff residents and visitors to the area, regardless of race as it is designed to be a destination for all. It will also present improved opportunities for social inclusion, cultural, leisure and employment

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for all communities in the area as well as visitors to the area. However, according to the 2021 census, the areas within Atlantic Wharf have a higher than average number of Black and Asian residents (14.6% and 18.2%), compared to the overall Cardiff population (3.8% and 9.7%) and so this project has the potential to impact these groups a bit more.

	Cardiff	Adamsdown	Butetown
White	79.2	59.3	55.5
Mixed/ Multiple Ethnic Groups	4	5.3	6.4
Black / African/ Caribbean/ Black British	3.8	10.1	14.6
Asian/ Asian British	9.7	18.2	12.7
Other Ethnic Groups	3.3	7.2	10.9

The process of regeneration may be disruptive due to, for example, building works, so there is a risk that in the short term, there is a low negative impact, however, the overall objectives of this project will have a positive impact on all Cardiff residents through improving the economy, providing greater employment opportunities, and making the area a more appealing place to live.

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

The Council and relevant partners will ensure communication with local communities is maintained throughout the process, engaging with existing residents to gain an insight into local needs and ensure they are considered in the planning and design and in the programme of delivery.

3.7 Religion, Belief or Non-Belief

Will this Project have a **differential impact [positive]** on people with different religions, beliefs or non-beliefs?

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

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

The regeneration of Atlantic Wharf will have a positive impact on all Cardiff residents and visitors to the area. According to the 2021 census, the areas within Atlantic Wharf have a higher-

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than-average number of Muslim (17.5% and 27.2%) residents, which is higher than the City's average of 9.3%. The next largest representation is of Christian residents (27.8% and 23.2%) within the areas (although lower than the City's average of 38%) and so this project will likely have a differential impact on these groups.

	Cardiff	Adamsdown	Butetown
Christian	38.3	27.8	23.2
Buddist	0.4	1.2	0.5
Hindu	1.5	3.2	3
Jewish	0.2	0.1	0.1
Muslim	9.3	17.5	27.2
Sikh	9.3	0.5	0.4
Other	0.6	1.4	0.6

The regeneration project may be disruptive for a period of time due to, for example, building works, however, the overall objectives of this project will have a positive impact on all Cardiff residents through improving the economy, providing greater employment opportunities, and making the area a more appealing place to live.

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

The Council and relevant partners will ensure communication with local communities is maintained throughout the process, engaging with existing residents to gain an insight into local needs and ensure they are considered in the planning and design and in the programme of delivery.

3.8 Sex

Will this Project have a **differential impact [positive]** 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.

The regeneration of Atlantic Wharf will have a positive impact on all Cardiff residents and visitors to the area. It is not expected that this project will have a differential impact on people on this protected characteristic.

The 2021 Census shows that the areas within Atlantic Wharf have a reasonably equal split between male and female residents, which is also very much in line with the City's average of 51.2% and 48.8% respectively.

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	Cardiff	Adamsdown	Butetown
Female	51.2	45.9	47.7
Male	48.8	54.1	52.3
<p>The Atlantic Wharf development aims to provide an exciting and vibrant destination for all, irrespective of sex. Facilities, programmes and opportunities will be presented that will appeal to both male and female residents, visitors and users.</p>			
<p>What action(s) can you take to address the differential impact?</p>			
<p>Consideration throughout all design processes to be given to any feedback from stakeholders on the overall environment across Atlantic Wharf.</p>			

3.9 Sexual Orientation

Will this Project have a **differential impact [positive]** 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.

The regeneration of Atlantic Wharf will have a positive impact on all Cardiff residents and visitors to the area, regardless of sexual orientation. This project is not expected to have a differential impact on any person due to their sexuality.

The overall aim is to provide an environment conducive for all, so it could be translated that members of the LBGTQ community should have a positive experience in and around Atlantic Wharf.

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

Ensure that designs and programmes promote inclusivity and do not tolerate exclusion or discrimination and do not discourage any specific community groups from utilising the facilities or activities at Atlantic Wharf.

3.10 Socio-economic Duty

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Will this Project have a **differential impact [positive]** on the Socio-economic Duty?

	Yes	No	N/A
Socio Economic Groups	X		

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

Socio economic duty requires public bodies to adopt transparent and effective measures to address the inequalities that result from differences in occupation, education, place of residence or social class.

The aim of the Atlantic Wharf regeneration is to deliver an accessible and inclusive destination that provides an enriched environment for everyone to be able to access, irrespective of their social class, education, occupation or where they live.

As with any destination across the city, there are costs associated with travel to and from the site, and these costs may vary depending on the starting point of the journey, how far and the mode of transport being used. Those local to any facility will always benefit from lower transport costs. The project cannot control the cost of using buses and trains, nor can it manage the cost of fuel and using the road.

However, the project is committed to ensuring that the car park operating model is conducive to balancing the cost of accessing cultural and social events and the ability to operate and maintain the car parking facilities to the expected high standard.

The project is not responsible for the suitability of the cycle pathways across the city, but it is committed to ensuring safe and secure facilities at Atlantic Wharf for those who choose to travel by bicycle and wish to park at Atlantic Wharf.

The regeneration of the RDC will support the culture and art community in the development of new and novice artists via the Capella Project as well as forging links with the WMC and Wales National Gallery to enhance the development of Welsh artists, encouraging opportunities for the growth of new businesses and artistic talent.

In addition, the project must consider a range of offers at Atlantic Wharf that will enable all socio-economic groups to benefit from the regeneration. Operators within Atlantic Wharf will be required to be inclusive in their provision to ensure benefit for all socio-economic groups.

The overall masterplan of Atlantic Wharf includes a range of social, cultural and leisure activities, some of which will require an access charge, but there will also

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be active public open space a range of activities that are open and free to use by members of the public.

The development of Atlantic Wharf will provide employment and volunteer opportunities as well as broaden opportunities for Culture and Arts events to grow participation.

The 2019 Welsh index of Multiple Deprivation shows some of the localities to Atlantic Wharf accommodate some of the most deprived communities in Cardiff. The Atlantic Wharf development will provide opportunities that could have an additional, differential positive impact on these local communities.

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

The project will need to ensure that throughout the operational strategy delivers inclusive and accessible programmes of activities for all socio-economic groups. Also, ensure that there is a reasonable balance of chargeable and free to access activity and the public space is conducive for social and leisure interaction for all.

3.11 Welsh Language

Will this Project have a **differential impact** (positive) on the Welsh Language?

	Yes	No	N/A
Welsh Language		X	

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

The regeneration of Atlantic Wharf will have a positive impact on all Cardiff residents and visitors to the area. It is not expected that this project will have a differential impact on the Welsh language or Welsh language speakers of any level. (Bilingual signage will make it a welcome environment for Welsh speaking visitors.)

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

Ensure that all facilities comply with the Welsh Language Act and that all visitors to Atlantic Wharf have the choice of accessing services in both Welsh and English.

During the project development, ensure all obligations regarding Welsh Language are met.

4. Consultation and Engagement

4.C.400	Issue 1	Aug 22	Process Owner: Dylan Owen	Authorised: Dylan Owen	Page 11
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What arrangements have been made to consult/engage with the various Equalities Groups?

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

Groups	Actions
Age	The Council, working with all respective partners and stakeholders will ensure that when considering the development of Atlantic Wharf, the requirements of people of all ages are taken into consideration ensure that accessibility and inclusivity is a focus of all stages of the project
Disability	As each workstream of the project progresses, any design work or programming should consider accessibility for disabled people.
Gender Reassignment	In line with the Council's Stonewall submission, any plans to develop new buildings or facilities will incorporate the need for gender neutral welfare, providing a choice for those undergoing or having undergoing transition
Marriage & Civil Partnership	N/A
Pregnancy & Maternity	N/A
Race	The Council and relevant partners will ensure communication with local communities is maintained throughout the process, engaging with existing residents to gain an insight into local needs and ensure they are considered in the planning and design and in the programme of delivery.
Religion/Belief	The Council and relevant partners will ensure communication with local communities is maintained throughout the process, engaging with existing residents to gain an insight into local needs and ensure they are considered in the planning and design and in the programme of delivery.
Sex	Consideration throughout all design processes to be given to the feedback from stakeholders on the overall environment across Atlantic Wharf.
Sexual Orientation	Ensure that designs and programmes promote inclusivity and do not tolerate exclusion or discrimination and do not discourage any specific community groups from Atlantic Wharf.
Socio-economic Duty	The project will need to ensure that throughout the operational strategy delivers inclusive and accessible programmes of activities for all socio-economic groups.

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	Also, ensure that there is a reasonable balance of chargeable and free to access activity and the public space is conducive for social and leisure interaction for all.
Welsh Language	Ensure that all facilities comply with the Welsh Language Act and that all visitors to Atlantic Wharf have the choice of accessing services in both Welsh and English. During the project development, ensure all obligations regarding Welsh Language are met
Generic Over-Arching [applicable to all the above groups]	The Council and its relevant partners must ensure that all workstreams of the project continue to consider any potential impact on any group or groups and take reasonable steps to mitigate and address any such risk to provide an inclusive and accessible destination.

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:	Date:
Designation: Project Manager	
Approved By: Chris Barnett	
Designation: Project Executive	
Service Area: Economic Development	

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

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