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Date: 19 January 2023

Cllr Goodway  
Cabinet Member – Culture, Parks and Events

By Email



County Hall  
Cardiff,  
CF10 4UW  
Tel: (029) 2087 2087

Neuadd y Sir  
Caerdydd,  
CF10 4UW  
Ffôn: (029) 2087 2088

## **Public Letter**

Dear Cllr Goodway,

### **Economy & Culture Scrutiny Committee 18 January 2023**

Many thanks to you, Neil Hanratty, Chris Barnett and Jo-Anne Phillips for attending committee for pre-decision scrutiny of the report to Cabinet titled International Sports Village. Members appreciate that this item took longer than anticipated and we are grateful that you and officers were able to remain to answer our queries. This letter captures our observations and comments, grouped by area for ease of navigation. I have sent a separate letter capturing our comments and observations regarding confidential information.

Overall, Members welcome the report to Cabinet, acknowledging the hard work that has gone into progressing the project to this stage and that this report paves the way for more detailed work on outline and full business cases that will return to Cabinet for final decisions in due course. Members wish to clarify that they intend to scrutinise these reports to Cabinet and will make time in their work programme to enable this.

### **Disposals Strategy**

Members welcome the proposed disposals strategy for residential and commercial plots. Members note:

- the proposed hybrid approach will enable the master developer to ensure a comprehensive approach across the site that meets the Council's masterplan, for example a uniform Bay edge

- the contract will include 12-month long stops within an overall 5-year programme, to enable the Council to monitor progress by the master developer and address non-delivery

Members wish to scrutinise the proposed heads of terms report to Cabinet, in due course.

### **Leisure Destination**

Members note the argument for a Full Business Case for the whole leisure destination is that this will provide certainty that all elements will be delivered.

Members note that all elements will have to stack up individually and overall, and that the Full Business Case will need to demonstrate this.

### **Operator Strategy**

Members note the report to Cabinet seeks approval to appoint operators for the Ice Arena and Velodrome, as set out in Confidential Appendix 5.

Members note that this will enable the Full Business Case for the Leisure Destination to be finalised.

### **Velodrome**

Members sought to understand the impact on the leisure destination element of the ISV if the Velodrome were not to proceed. Members note your point that the Council would seek other attractions for the site and that you are sure another viable proposal would come forward.

Members explored the work with local cycling groups, cycling governing bodies, and other sports groups, regarding the design of the velodrome, keen to understand whether the concerns on this, which have been raised with Members, have been addressed. Members note:

- a workshop has been held to enable local cycling groups, cycling governing bodies, and other sports groups to speak directly with the track designer and discuss any concerns they had

- officers' views are that the workshop was positive, with many attendees reassured by the responses received; Maindy Flyers still have some concerns and further workshops are being held to enable continued dialogue
- the track designer has given assurances that the proposed design is capable of being used by road and track bikes, all ages and all abilities
- the proposed design includes an inner-field, in the centre of the velodrome, that is level and capable of being used by beginners.

Members note officer's assertion that it is still the intention to provide the velodrome in the ISV before the Maindy Velodrome is de-commissioned, subject to the Charities Commission decision.

Members note your point that you are seeking clarification of what would be the impact of a delayed Charities Commission decision, regarding the Maindy Trust Land issues, on the Schools Organisation Programme and whether there would be a knock-on impact on the ISV velodrome. Members ask that they be kept abreast of developments in this area.

Members thank Neil Hanratty for his clarification that there will be an opportunity for this committee to scrutinise the velodrome proposals in detail when the Full Business Case comes forward.

### **Energy Strategy**

Members welcome the proposed focus on green energy for the ISV site.

With regard to the potential use of wind turbine power, Members request that officers speak with the Cardiff Bay sailing community to understand any impact on their activities that this could cause.

### **Single Management Organisation**

Members sought to understand how the various aspects of this would work in practice. Members recognise that further work is required to provide clarity on specifics; we are interested to explore this in more detail when the Outline Business Case is brought to Cabinet, including examining proposed governance arrangements.

## **Park & Ride/ MSCP**

Members were interested to understand proposals for the Multi Storey Car Park and Park and Ride and recognise that many of our specific concerns can only be addressed when work is completed on the Outline Business Case and Full Business Case; therefore, we await further information from these before passing comment.

When these come before the Committee, Members wish to receive information on:

- the consultation undertaken with business on the charging regime to understand potential impacts on existing and new businesses
- the consistency of the proposed charging regime with other charging regimes operating in Cardiff.

Members were also keen to understand the rationale for a park and ride facility at the ISV and how this fits with the Council's wider Park & Ride Strategy and Transport Strategy. Zack Hellard, our Youth Council representative, highlighted the need to communicate available transport options effectively with communities so that they know the choices available to them and also to communicate effectively with bus users regarding potential changes to bus routes. We recognise that further scrutiny of these aspects is best dealt with by the Environmental Scrutiny Committee, and I will therefore refer this aspect to that Committee and will write accordingly to Cllr Owen Jones, Chair Environmental Scrutiny Committee apprising him of our discussions.

## **Inclusive Programming**

Members welcome the work to ensure the ISV results in more people from local communities, community groups and schools using the leisure and sports facilities, as highlighted in the Equalities Impact Assessment at Appendix 14 of the report to Cabinet.

## **Community Benefits**

Members welcome and note:

- the Council's social and affordable housing provision policies will apply to the ISV
- health facilities are able to be provided on site, via Ground Floor units, and this forms part of the masterplan approach

- officers are working to achieve s106 agreements that are payable without occupancy level triggers.

## **Risks**

Members note your point that the Council can manage and mitigate risk but cannot eradicate risk completely.

## **Budget**

Members note the budget spend as set out in Confidential Appendix 13, required to enable the development of the various Businesses Cases and planning applications needed to move to the next stage of the ISV.

## **Minority View**

Councillor Brown-Reckless has requested the inclusion of the following, in line with the Constitution's Scrutiny Procedure Rules:

*"Councillor Brown-Reckless is against closing the second ice rink, given it is a new sports facility that cost a lot of money to build, and she has observed the demand from figure skaters and ice hockey players for that second rink. Councillor Brown-Reckless would support discussions with the selected operator to explore a flexible solution for the second ice pad, such as using it for roller-blading to save electricity costs, but with the advantage the second pad could be re-frozen for ice skating at peak times such as school holidays depending on demand and electricity cost. The second pad currently gets used occasionally for roller-blading illustrating this can be done without new costly infrastructure, but roller-blading and roller-hockey have not so far been promoted or consistently available as an ISV sport and given a chance to flourish. There is cross-over between people who can ice skate and roller-blade given they are similar skills. The ice rink has been closed for covid lock-downs and affected by the energy crisis like other facilities, and a breathing space could give the new operator a chance to turn things around, energy prices may come down, and green energy plans (such as potentially solar panels on the ice rink roof) can develop. Councillor Brown-Reckless considers that could be advantageous over the clip and climb/ soft play proposal which would not give the flexibility of using the second pad at peak time for ice skating and ice hockey, and will avoid more capital expenditure installing protective flooring and climbing/ soft play infrastructure, and given climbing walls and soft play are common-place and can go into general purpose buildings (possibly the Toys R Us building), and there is an absence of roller-blading facilities in Cardiff as not many buildings are ideally suited like the second pad.*

*Councillor Brown-Reckless is against money being taken from the Education budget to pay for a velodrome, given the needs in our schools."*

Once again, our thanks to you and officers for responding to our queries and we wish you well in the next stages of the ISV project, which has the potential to transform the Cardiff Bay peninsula in an environmentally sustainable and inclusive way.

This letter requires a response, please, as it makes the following requests

- To be kept abreast of whether a delayed Charities Commission decision regarding the Maindy Trust Land issues would have an impact on the Schools Organisation Programme and whether there would be a knock-on impact on the ISV velodrome.
- that officers speak with the Cardiff Bay sailing community to understand any impact on their activities that wind turbines could cause
- when the OBC and FBC come to committee, to receive information on:
  - o the consultation undertaken with business on the MSCP/ Park & Ride charging regime to understand potential impacts on existing and new businesses
  - o the consistency of the proposed the MSCP/ Park & Ride charging regime with other charging regimes operating in Cardiff.

Yours sincerely,

*P Wong*

**COUNCILLOR PETER WONG  
CHAIR, ECONOMY & CULTURE SCRUTINY COMMITTEE**

cc Members of the Economy & Culture Scrutiny Committee  
Group Leaders - Cllr Robson, Cllr Taylor  
Neil Hanratty    Chris Barnett    Jo-Anne Phillips  
Clair James    Cabinet Support Office  
Chris Pyke    Tim Gordon    Jeremy Rhys