

**SWYDDFA'R ARWEINYDD  
OFFICE OF THE LEADER**

Fy Nghyf / My Ref: CM32666

Eich Cyf / Your Ref:

Dyddiad / Date: 18th February 2016

Councillor Nigel Howells  
Cardiff City Council  
Atlantic Wharf  
Cardiff  
CF10 4UW

Annwyl / Dear Nigel

**PRAP Scrutiny - Non Operational Property**

Thank you for your letter following the Policy Review & Performance Scrutiny Committee on 3<sup>rd</sup> November 2015. I would like to take this opportunity to respond to a couple of minor inaccuracies.

The strategy is indeed focussed on generating increased revenue and poor yielding properties will certainly be considered for disposal. However, we will also look to capitalise on opportunities that may arise out of redevelopment schemes where the City Council can share in the development value.

The investment board will seek to retain an element of control over sites where it is practical to do so, however in regard to the issues you raise relating to over development and design quality, this will predominantly be controlled through the planning process. In this context we would expect all new development to adhere to the city's new Liveable City Design Guide, and we will also ensure that in regard to the disposal of City Council assets ethical considerations will be part of the process to ensure that assets are not used inappropriately in the future, or counter to community considerations.

In regard to your concerns relating to timescales for implementation, we are currently undertaking a procurement process to enable us to appoint an advisor to sit on the board. Following this we will then commence the analysis of each category of property.

In addition to regular updates that will be provided to Cabinet, the investment board would also be pleased to provide an annual report to the Policy Review & Performance Committee together with a cash flow statement. The annual report is expected to be available in May this year.

Yn gywir,  
Yours sincerely,



**ATEBWCH I / PLEASE REPLY TO:**

Swyddfa'r Arweinydd, Ystafell 525, Neuadd y Sir, Glanfa'r Iwerydd, Caerdydd CF10 4UW  
Ffôn (029) 2087 2500 Ffacs (029) 2087 2599

Office of the Leader, Room 525, County Hall, Atlantic Wharf, Cardiff CF10 4UW  
Tel (029) 2087 2500 Fax (029) 2087 2599

**CYNGHORYDD / COUNCILLOR PHIL BALE  
ARWEINYDD, CYNGOR DINAS CAERDYDD  
LEADER, THE CITY OF CARDIFF COUNCIL**