

PLACE SCRUTINY COMMITTEE

Thursday 31 January 2019

Present:

Councillor Sills (Chair)

Councillors Wood, D Henson, Mitchell, Owen, Prowse, Begley, Lyons, Pattison and Robson

Also present:

Director (JY), Director (BA), City Solicitor & Head of HR, City Surveyor, Corporate Manager Democratic and Civic Support and Democratic Services Officer (SLS)

In Attendance:

Councillor Philip Bialyk	- Portfolio Holder Health and Wellbeing, Communities & Sport
Councillor Rachel Sutton	- Portfolio Holder Economy and Culture
Councillor David Harvey	- Portfolio Holder Place & Commercialisation
Councillor Cynthia Thompson	- Speaking Under Standing Order 20 and 44
Councillor Chris Musgrave	- Speaking Under Standing Order 20 and 44
Councillor Richard Branston	- Speaking Under Standing Order 44
Councillor Matthew Vizard	- Speaking Under Standing Order 20 and 44
Councillor Natalie Vizard	- Speaking Under Standing Order 44

10

DECLARATION OF INTERESTS

No declarations of disclosable pecuniary interest were made.

11

QUESTIONS FROM THE PUBLIC UNDER STANDING ORDER 19

In accordance with Standing Order 19, 22 members of the public submitted questions in relation to Clifton Hill, including the Exeter Ski Club and also the green space associated with the site. (Attached as an appendix to these minutes).

A copy of the questions had been previously circulated to Members, and these, together with the responses from Councillor Bialyk, Portfolio Holder for Health and Wellbeing, Communities & Sport are appended to the minutes.

12

QUESTIONS FROM MEMBERS OF THE COUNCIL UNDER STANDING ORDER **20**

In accordance with Standing Order 20, Councillors Mrs Thompson, Musgrave, M. Vizard, and Prowse submitted questions on matters relating to the Clifton Hill Leisure site, the Materials Recycling Facility (MRF), the city's multi-storey car parks and pay and display parking in respect of the bus station redevelopment.

A copy of the questions had been previously circulated to Members, and these, together with the appropriate responses from Councillor Bialyk, Portfolio Holder Health and Wellbeing, Communities & Sport, Councillor Harvey Portfolio Holder Place & Commercialisation, and Councillor Sutton Portfolio Holder Economy and Culture for the Portfolio Holder City Transformation, Councillor Denham, are appended to the minutes.

13

UPDATE REPORT ON THE BUILT SPORTS AND LEISURE FACILITIES

Councillors Mrs. Thompson, Musgrave, Branston, N Vizard and M Vizard attended the meeting and spoke on the item under Standing Order 44.

The Director (JY) presented an update on the interim Built Sports and Leisure Facilities plan agreed by Council in June 2018. The agreed plan included the decision to permanently close Clifton Hill Sports Centre and to sell the site. The City Surveyor was charged with commissioning a feasibility study for the disposal of the site, to include the sports centre and the surrounding area, with the exception of the allotments, to achieve best value for the Council. However, Council had agreed that the site should be used for residential development and not for Purpose Built Student accommodation.

The Director drew Members' attention to six key themes included in the report:-

- to update Members on the good progress of the £3 million investment that the Council made last year for improvements at Wonford Sports Centre, Riverside Swimming Pool Leisure Centre and Exeter Arena/Isca Centre. The investment programme was nearing its target completion date of 31 March 2019, and early indications were that the work would come in under budget.
- following the recently discovered structural issues with the roof and the pool surrounds at the Riverside Swimming Pool and Leisure Centre, a recommendation to Council and request would be made for a further capital budget of £4.4 million to fully renovate and reopen the facility.
- a recommendation to Council for the sale of the whole Clifton Hill site for a mixed residential development excluding Purpose Built Student Accommodation, on best value grounds, with an estimated capital receipt in the region of £9 million.
- a recommendation that an area of the site would be retained by the Council to ensure that a public open green space remained on the site. This area should be a minimum 10% of the total land area, but the detail of the exact location and dimensions of the site would be agreed prior to the sale.
- a recommendation to Council and a request for a budget of £200,000 to cover the investigation and groundworks for the marketing and sale of the site and to ensure the delivery of an optimal capital receipt for the Council, and
- Members would be asked to note that permission to consult on the draft Physical Activity Strategy and the Supporting Built Facility Strategy would be considered at Executive on 12 February.

The Director reminded Members of the original decision to sell the site which was clearly set out in the report, with officers requested to identify a best value option for disposal of the whole of the site for residential use. The City Surveyor gave a financial summary of the viability work that had been carried out. The valuer's clear

advice was that to achieve the best value, the whole site should be offered for sale. The City Surveyor explained that the indicative value for the whole of the site for residential purposes was likely to be in the region of £9 million. This value did not include any element of student accommodation. It was noted that delegated authority to the City Surveyor had already been given to take the necessary steps to ensure the Clifton Hill land was not used for Purpose Built Student Accommodation for a variety of reasons.

The Director acknowledged the level of concern raised by residents in the locality over the permanent closure and potential sale of the Clifton Hill Sports Centre site in its entirety, and specifically in respect of the future of the public green space and the Ski Slope amenity. She referred to the indicative layout of the future site, and explained that the area identified in Appendix 2, and also shown on the slide presentation, was highly likely to be the area retained as the open space: however, the exact dimensions would be determined alongside sale negotiations to ensure the maximum design and layout benefits were achieved for the site as a whole.

The Director also reported on the progress of the investment in the other leisure facilities and the significant step change already achieved through the quality improvements and the introduction of virtual technology into Riverside and Wonford Centres. The Director showed a series of photographs showing the improvements achieved so far. She went on to advise Members that consultations on the Draft Physical Activity Strategy and the Draft Built Facilities, Playing Pitches, Play Areas and Parks Strategies were due to take place between March and May 2019. Further information on the proposals would be shared widely with stakeholders with a final report and supporting business plans coming to Council in July 2019.

Councillor Mrs Thompson attended the meeting under Standing Order 44 and spoke about the likely capital receipt differential between selling the whole site and just the immediate area around the Clifton Hill Sports Centre building. She suggested that the capital receipt from the latter would be close to the figure that could be achieved for the whole site. She advocated if this was the case, this would enable the Ski Slope, Rifle Range, Golf Driving Range and informal areas of open space to continue to provide a valuable recreational use for the community. She also commented on the possibility of a legal challenge should student accommodation not be considered as an option for the site. Councillor Mrs Thompson requested that the potential sale of the site should be added to the Council's Risk Register to ensure formal monitoring of the progression of the sale and future development.

Councillor Musgrave attended the meeting under Standing Order 44 and stated that it would have been preferable for the operation of the leisure facilities to have been retained in-house. He also referred to the loss of the sports hall at Clifton Hill Sports Centre and suggested that additional gym equipment could not be seen as a suitable replacement for those who participated in sports such as indoor netball or football. He had visited the Exeter Ski Centre and was concerned about the potential loss of this valuable asset and local amenity, and particularly the effect on the members of the Adaptive Ski Club. Newtown was one of the most densely populated areas of the city and the removal of any areas of green space would compound the level of air pollution in this area. He commented on the level of scrutiny of this matter and questioned the figures quoted for the repair of Clifton Hill, amidst the level of funding being allocated for St Sidwells Point. He referred to previous correspondence with the City Solicitor and Monitoring Officer when he raised concerns about the potential increase of value of property owned by the Exeter Labour Party in the immediate vicinity of the site. Councillor Musgrave asked Members of the Committee to reject the recommendations in the report and

call on the Executive to repair the Clifton Hill Sports Centre, protect the green space, save the Ski Slope and request Legacy Leisure, as operator, to fund the repairs of the Riverside Swimming Pool and Leisure Centre.

Councillor Branston attended the meeting under Standing Order 44 and suggested that whilst a developer would not consider the Clifton Hill site to be significant, it was deemed a large and valuable piece of land to the local residents and one of the last genuinely open areas of land in the ward. He reminded Members about the campaign to save a relatively small piece of land at Bull Meadow Park, where the residents were equally passionate about its protection for future generations. He accepted that St Sidwells Point was being built, but it would not offer a like for like replacement of an amenity for the Newtown ward. The Save the Green Space Campaign had highlighted the valuable flora, fauna and wildlife habitats on the site. He felt there could be a balance between the interests of a developer and the Council fulfilling the commitment to implement its policy of promoting health and wellbeing, and improving the quality of life for residents. The Wild Zones consultation included many constructive ideas, and he suggested a Working Party be formed to carry out a review of the study to enable some recommendations to feed through to the Executive.

Councillor N Vizard attended the meeting under Standing Order 44 and also thanked Members of Place Scrutiny for the opportunity to speak as one of the three ward Members. She acknowledged the need to fund and sustain leisure provision, as well as much needed housing in the city, but referred to the number of concerned residents who had spoken at the meeting about the potential loss of the green space and the Ski Slope. She invited Members to visit the site, and assess the likely impact of the development on Newtown. Although a minimum 10% green space had been proposed, she wished to ensure that the trees and wildlife habitats were retained, and was concerned that, if the site was developed without restriction, there would be a detrimental effect on the local and city wide environment. It would present too great a risk to be left to the responsibility of a private developer who would have to consider financial gains over environmental concerns. The ward members had received many impassioned pleas about the future of the site, and she hoped that the hopes and aspirations of the close knit local community would be taken into account. The long standing tenants of the Exeter Ski Club had ensured that the site was well maintained, and provided a community resource for local schools and particularly disabled users, who otherwise would have to travel long distances. She felt that the ski slope would offer little value to a developer, but which provided an affordable and accessible amenity for the city, at no cost to the City Council. The protection of the ski slope and green space could still enable a sale of the site to take place as well as supporting the Council's many ambitions.

Councillor M Vizard attended the meeting under Standing Order 44. He acknowledged the decision had been made for the closure of the Clifton Hill site, the intended investment being made in leisure facilities across the city, and the possibility of additional housing, but he was nevertheless concerned about realising the sale of the Clifton Hill site, and loss of the amenity in the ward. He considered the residents around Clifton Hill had been unduly penalised and sought some consideration that a value should be collectively placed on green space, environmental and air quality benefits, community wellbeing, open air leisure spaces and housing. He asked Members to consider the views made before and at the meeting of the Save the Clifton Hill Green Space Campaign and that the site be sold in lots, to allow its different aspects and uses to be preserved. He made the following pleas - that the Brickworks be retained by the City Council as a historic local asset; the driving range and ski slope be retained, the trees protected in the Council's ownership and the green space, between the trees along the rear of the

sports centre, the ski slope, the tarmac road to the east of the site and the natural bordering of hedgerows to the west that backs onto Portland Street be protected. He welcomed the recommendation for retention of 10% of green space in the report, but was concerned that any potential developer may not meet that obligation. It was in the Council's gift to identify the area. He asked Members to consider the environment and green space on this site, and that the residents' concerns be taken heed of for future generations.

Members made the following comments:-

- the value of green space in the city was discussed at the 17 January meeting of this Place Scrutiny Committee in respect of proposed land disposal at Bull Meadow Park. The Member appreciated that the reasons behind the report at this evening's meeting were more complicated, but he still saw the value in the green public space and remained uncomfortable over any future sale. He had visited the site and was concerned about the level of public green space to be retained and whether that would just be a small patch of grass, as residents would not value as they do their current space. He also referred to the Ski Slope and had not appreciated the importance of the amenity of the site to the local community. He asked for further work to be carried out on the options to retain that facility on the far side of the site. He suggested that as the allotments were not being included, achieving the best value capital receipt from the site would not be possible. He also sought further clarification on the delegation of authority to act and which Director would be responsible.
- that in the event of closure, the potential distances that the users of the Adaptive Ski Club would have to travel. The Member felt that the Council should seek to continue to accommodate them as it appeared that so many people, and children in particular, had been helped at this facility.
- that the impassioned pleas on the value of the informal use of the green open space and the ski slope, and appreciation of the difference between a more formal park setting and wild space should be acknowledged. He also spoke about the disproportionate effect on the Newtown ward and that the Clifton Hill site presented an opportunity to benefit the wider city. He acknowledged the need for best value and the difficulty of achieving potentially less value than for the whole site. He felt it was appropriate that the allotments were excluded from the sale and that some green space was being reserved from the sale, but he added that there was also a choice not to sell the Ski Slope. He suggested that best value could still be achieved, with a capital receipt generated from the rest of the Clifton Hill build site. He did not fully support the conclusions of the report and felt that Members must listen to the community. He referred to the recent request for the disposal of land at Bull Meadow Park but felt that it was important to balance what was good for the wider local community.
- there had been a lack of opportunity to view the feasibility assessment for the site and the Member was not sure how he could make a decision without reading the document. He had visited the site and considered the green open space was distinctively different from Belmont Park and should continue to be protected. In his view, any development on that site would impact on the green space dynamic as well as Ski Slope which were incredibly valuable assets to the community.
- any proposed development should be presented to the Planning Member Working Group to ensure that any developer would be aware of Members' expectations of the site.

- concern over the delay in establishing why the roof at the Riverside Pool was not structurally sound. The Member commented on the recent funding for the Pyramids and suggestion of a community sports village on the Exeter Arena site. He was disappointed that funding would be allocated to the Riverside Swimming Pool and Leisure Centre, and considered this could have been used to carry out repair work at Clifton Hill. He referred to the lease still running at the Exeter Ski Club and was unaware of any additional funding to deal with any ensuing legal issues. He suggested Members vote against the recommendation and requested a report be made later in the year when all of the appropriate documentation, including the Equality Impact Assessment had been provided.

In response to a Member's question, the City Surveyor stated that the cost of the fire damage at the Riverside Swimming Pool and Leisure Centre was covered by insurance, but additional works required to the building were not covered.

Councillor Wood proposed that a Working Group be formed, and there followed a discussion to clarify the remit of such a Group. It was suggested that any Working Group should discuss the Wild Zone report, an Equalities Impact Assessment and the valuation report for the site. The City Solicitor and Head of HR stated that the remit of the Working Group would need to be established, but was concerned that there was little opportunity to form the Group and meet, before the Executive meeting on 12 February. She also confirmed that the feasibility/valuation report was confidential, but that arrangements have been made for Members to view that document prior to the meeting of Executive. The Director (JY) would ensure that an Equalities Impact Assessment would also be available for Members of Executive for their meeting on 12 February.

Councillor Prowse proposed that the matter be deferred for consideration at a later date. Councillor D Henson seconded the proposal. Following a vote by Members, the recommendation was not agreed.

Councillor Mitchell sought to make a proposal to amend the removal of all of recommendation 2.1(a) to be replaced with a recommendation to sell the area currently covered by the Clifton Hill Leisure Centre, the car park and backland, but excluding the ski slope and all of the green open space. Councillor Mitchell was unable to gain the support of a seconder.

The Director said that she would make every effort to provide further information to the Executive on the financial and other impacts of selling the site without the ski slope area.

Councillor Wood proposed the following, which was seconded by Councillor Robson and requested an amendment to the recommendation 2.1(a) to Executive with the addition of 'to exclude the Ski Slope', which was agreed.

Place Scrutiny Committee supported the report and requested Executive to recommend approval by Council of the following with the inclusion of the amendment:-

- (a) sale of the Clifton Hill site, (excluding the Ski Slope) for a mixed residential development to generate the best value capital receipt to offset the previously agreed costs of compensation, upgrades to leisure facilities and to provide investment for other Council priorities including the future development and improvement of other leisure sites; and

- b) allocation of a budget of £200,000 to cover the ground investigation works, marketing and selling of the site to deliver the optimal capital receipt to the Council;
- (c) allocation of a further capital budget of £4.4 million to allow for the full replacement of the flat roof and rebuild of the floor structure surrounding the pool at the Riverside Swimming Pool and Leisure Centre.

Place Scrutiny Committee supported the report and requested Executive to approve the following:-

- (a) Delegated authority be given to the Director (JY) in consultation with the Portfolio Holder Health and Wellbeing Communities & Sport to agree the exact location and dimensions of an area of the site, (a minimum of 10% of the overall land area) to be retained by the Council in such a way that it does not unreasonably negate the value of the site. This is to ensure that a public, open green space remains on the site;
- (b) Delegated authority be given to the City Surveyor to take the necessary steps to ensure the Clifton Hill land is not used for purpose built student accommodation;
- (c) the good progress on the works associated with the £3 million budget agreed for the essential enhancements to the fabric of the buildings and replacement of essential plant and mechanical systems and interior enhancements; Exeter Arena, Wonford Sports Centre and Riverside Swimming Pool Leisure Centre and on the £950,000 budget agreed in November 2017 for Pyramids Swimming Pool and Leisure Centre be noted;
- (d) the need for further capital investment at the Riverside Swimming Pool and Leisure Centre be noted; and
- (e) the draft Physical Activity and Built Facilities strategies, (setting out the longer term sustainability and development plans for Riverside Swimming Pool and Leisure Centre, Wonford Sports Centre; Exeter Arena and ISCA Centre; Northbrook Swimming Pool and Northbrook Golf Course) are being recommended for public consultation with final recommendations due to be presented to Council in July 2019.

(The meeting commenced at 5.30 pm and closed at 9.40 pm)

Chair

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PUBLIC Questions for Place Scrutiny Committee – 31 January 2019

Councillor Bialyk as Portfolio Holder Health and Wellbeing, Communities & Sport responded to the public questions

1. Susie Kroger and Max Kroger-Chevalier

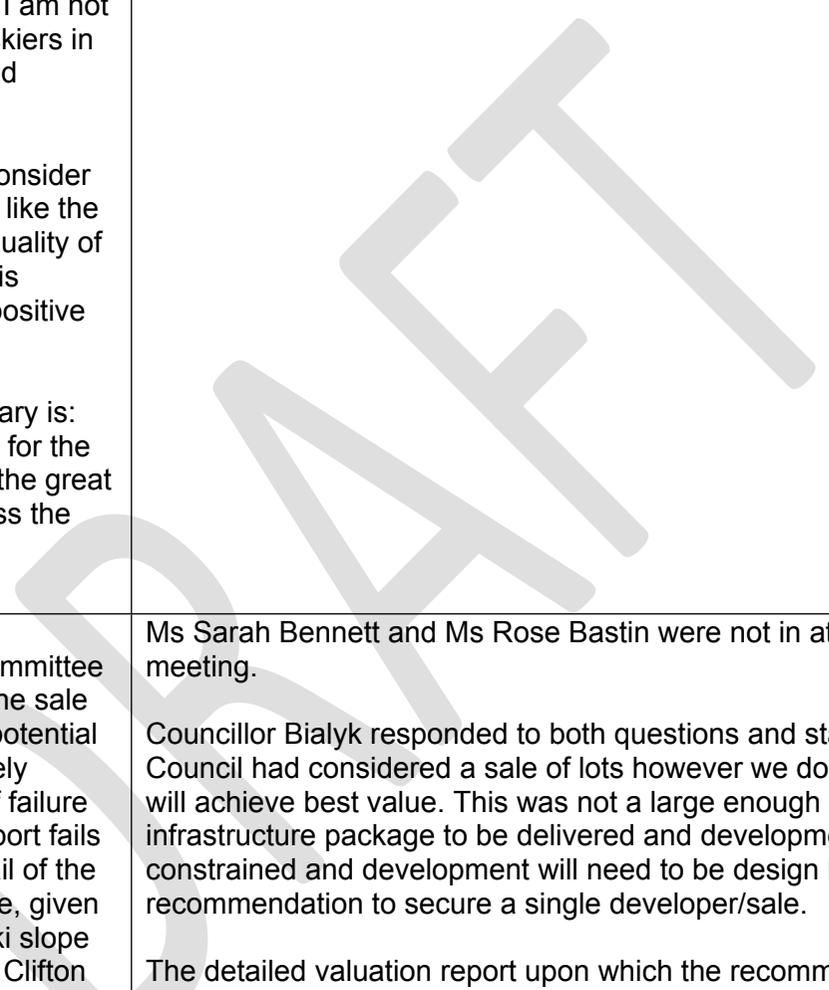
I am most disappointed and somewhat surprised to learn about the new proposal for the Clifton Hill Site that will. This is different from the original discussions that had given some reassurances to the future of the ski slope in its current location.

My son Max Kroger-Chevalier, now age 21, has been attending the skiing session for disabled skiers on a Friday evening for approximately 10 years. Max has Downs Syndrome and a visual impairment, and he has gained confidence, balance, core stability, and skills in a hobby that he has grown to love. Accessing meaningful sporting activities is not so easy for people with disabilities. This provision is very unique in that it caters for a great number of children and adults with a range of physical, sensory and learning disabilities. Some have been entering Special Olympic competitions and been winning medals.

The ski slope at Clifton Hill as a leisure and training resource, is such a fantastic amenity for Exeter. It plays such an important part in Max's life, providing exercise he so needs for his ongoing health, a place to meet friends and developing skills that have enriched his life no end. With its current location so central in Exeter,

Mr and Ms Kroger and Kroger Chevalier were not in attendance at the meeting.

Councillor Bialyk responded and stated that the City Council are proposing to create a Community Sports Village at the Exeter Arena site and would like to discuss options with the Ski Club about the possibility of a state of the art virtual ski training facility and a new home for the Ski Club as part of this proposal. Consultation on the proposals will commence in March once the Executive have given approval.

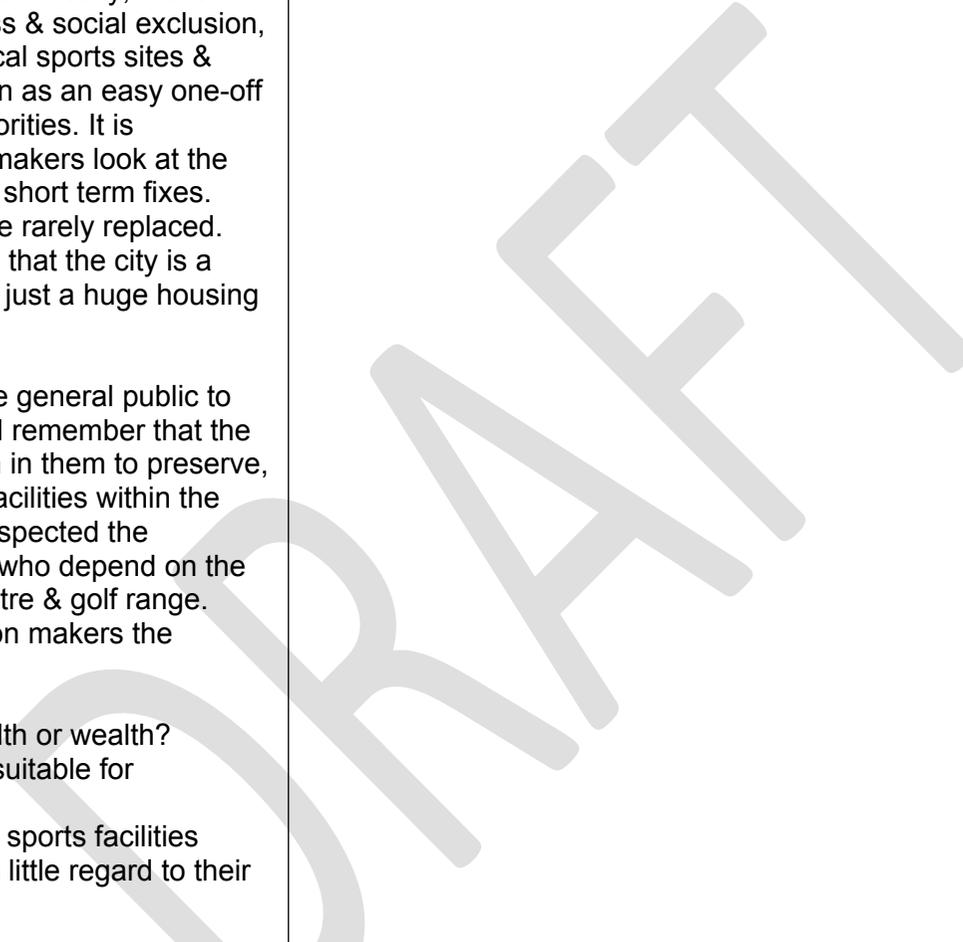
<p>he is learning to access it independently. I am not aware of a similar resource for disabled skiers in this or neighbouring counties that he could access.</p> <p>I would like to encourage the council to consider 'value' not only in financial terms; I would like the council to consider it's value in terms of quality of life and health/fitness opportunities - this is something that is making Exeter such a positive place to live.</p> <p>My question for your meeting on 31.January is: What alternative plans are you proposing for the ski slope as a whole and in particular for the great many disabled skiers who currently access the slope?</p>	
<p>2. Sarah Bennett Why does the recommendation to the Committee only consider in any detail the option of the sale of the whole site, and fail to explore the potential of sale of part of the site? This is extremely unhelpful and creates a real possibility of failure to achieve best value for Exeter. The report fails to provide Councillors with sufficient detail of the relative values of different parts of the site, given their very different characteristics. The ski slope portion, for example, is unique within the Clifton Hill site through its combination of contamination and the steepness of the slope on this part of the site. It is entirely possible that this part of the site, with its current amenity value, has <u>zero</u> value to a residential developer - but this vital information is completely missing from the report. By only</p>	<p>Ms Sarah Bennett and Ms Rose Bastin were not in attendance at the meeting.</p> <p>Councillor Bialyk responded to both questions and stated that the City Council had considered a sale of lots however we do not believe that this will achieve best value. This was not a large enough site to enable an infrastructure package to be delivered and development plots sold. It is constrained and development will need to be design led, hence the recommendation to secure a single developer/sale.</p> <p>The detailed valuation report upon which the recommendations in the report to Place Scrutiny Committee are made, sets out in detail the merits of the whole site and advises on indicative values for segments and concludes that a combined disposal generates best value in financial terms.</p>

<p>providing aggregated information for the whole site, the report presents you, as Councillors, with a binary choice when, in fact, there are a number of options available which may give better overall value.</p>	
<p>3. Ms Rose BASTIN I am a local resident in Exeter and have had many years of links with the Exeter District Ski Club. Why does the recommendation to the Committee only consider in any detail the option of the sale of the whole site, and fail to explore the potential of sale of part of the site? This is extremely unhelpful and creates a real possibility of failure to achieve best value for Exeter. The report fails to provide Councillors with sufficient detail of the relative values of different parts of the site, given their very different characteristics. The ski slope portion, for example, is unique within the Clifton Hill site through its combination of contamination and the steepness of the slope on this part of the site. It is entirely possible that this part of the site, with its current amenity value, has <u>zero</u> value to a residential developer - but this vital information is completely missing from the report. By only providing aggregated information for the whole site, the report presents you, as Councillors, with a binary choice when, in fact, there are a number of options available which may give better overall value.</p>	<p style="text-align: center; opacity: 0.3; font-size: 48px; transform: rotate(-15deg);">DRAFT</p>
<p>4. Dr Ginny Russell Has the committee referred to the scientific evidence about the 'critical size', type and connectedness of urban green spaces required to</p>	<p>Dr Russell was in attendance at the meeting.</p> <p>Councillor Bialyk stated that no not yet, but as stated in the report it would be ensured that the selection of the site to be retained would be done</p>

<p>support a biodiverse ecology (for example see the recent review published in the journal <i>BioScience</i>) and having consulted the evidence base, does the committee agree that reserving 10% of the land for green space, the proposed green plot is not of sufficient size to support its current wonderful biodiverse ecology, nor will the position of the proposed plot be effective in maintaining its role as a crucial wildlife corridor between the green areas at Belmont and Ladysmith?</p>	<p>sensitively to protect flora, fauna and wildlife habitats and officers will take the necessary expert advice in doing so.</p> <p>Dr Russell was invited to respond.</p> <p>Dr Russell stated that retaining 10% of green space was in no way acceptable for the community in Newtown, both locally, in Exeter and more widely. She suggested that only the site of the sports centre should be offered for sale and the green space retained as a community and bio-diverse resource. This proposal was contrary to Labour’s policy and this area of public land should not be placed in private hands or the important eco-habitats destroyed. The intention to retain only 10% of the green space, was to placate the local community. Many members of the public were angry, and that could be seen from the number of questions that had been submitted. She referred to the financial value and justification for the sale of the green space, and how that compared with the sums borrowed for St Sidwells Point? The green space was valuable and there was a lot of local support. They would not give up the fight, but would wish to work with the Council, as allies to manage this space for the community and also the bio-diversity that is there.</p>
<p>5. County Councillor Su Aves I understand the old Office of the Brickworks next to Clifton Hill Sports Centre is protected as it is locally listed. What does this mean and how does it differ from a nationally listed building; how can it be protected further to make sure it is not pulled down or if it is renovated that this is done in such a way as to not remove any of the original bricks as it is the bricks not just the building which are of historical importance, and will you keep it in the ownership of the Exeter City Council to protect it for the future?</p>	<p>County Councillor Su Aves was in attendance at the meeting.</p> <p>Councillor Bialyk responded to this and also the question from Mr Andy Thornhill as they were both concerned with the old Brickworks Office. He stated that the site was to be marketed as a whole, which included the locally listed Gatehouse (brickworks office), which was covered by the Conservation Area. The local listing and Conservation Area status of this part of the site were both detailed within the site constraints information to be provided to interested parties. Developers would need to take this into consideration when drafting their redevelopment proposals.</p> <p>County Councillor Su Aves was invited to respond.</p>

<p>6. Andy Thornhill The report notes that the Clifton Hill Sports Centre has had a failed listing application, and states that there is no further risk "in relation to any potential for listing on this site." It should be noted that the Brickworks site has its own historic significance, and that the Brickworks Office is within Belmont Conservation Area and 'locally listed' as a 'Building of Local Importance' (covered by Policy C3 in the Exeter Local Plan). However, local listing does not give it statutory protection. Can officers assure us that the Brickworks Office will be excluded from any area of the site put on sale?</p>	<p>County Councillor Su Aves asked if any of the officers had been to look at the old Brickworks building, as this was an important part of Exeter's history and should not be lost. Other historical buildings in the city, such as the Customs House have been protected by the City Council. The Brickworks office was an important part of the locally listed industrial heritage of Belmont Conservation Area, and she was concerned that it would not be protected. She was aware that Exeter needed more housing and the pressure Councillors were under to find new sites, but this was at the detriment of the health and wellbeing already in the local area. How can the Place Scrutiny Committee agree the recommendations before a proper survey has been completed on the site. Parts of the land were contaminated and she was concerned about the health risk of future residents living on top of this contaminated land.</p> <p>Andy Thornhill was not in attendance at the meeting.</p>
<p>7. Miss Armstrong Reading your reports you plan to improve general sports facilities around the city, at Exeter arena you state 'to address the needs of sports clubs', yet there has been no consultation with the long established Ski club, that you plan to shut down,</p>	<p>Miss Armstrong was in attendance at the meeting.</p> <p>Councillor Bialyk stated that it was not the intention to close down the Ski Club. It is proposed to create a Community Sports Village at the Exeter Arena site and the Council would like to discuss options with the Ski Club about the possibility of a state of the art virtual ski training facility and a new</p>

<p>this club run by volunteers, uses and maintains, at its own expense, the 3 steep sides at the end of the site, the ski club has a well-attended disabled section, Adaptive ski club, It seems to me that the closure of these facilities would have a disproportionate effect on disabled citizens of Exeter, and also other groups who might otherwise not be able to access these unique sports/physical activities (e.g. because of expense and distance. The nearest ski slope is Torquay and the nearest disabled Ski facilities is in Gloucester), Shutting down the ski centre would be cutting down on the range of sports facilities available in Exeter at a time when the importance of these is increasingly recognised for mental and physical wellbeing. I would like to know if as part of the decision to shut down this club whether there has been an Equalities Impact Assessment undertaken. And if not Why not?</p>	<p>home for the Ski Club as part of this proposal. Consultation on the proposals will commence in March once the Executive have given approval. Impact Assessments will be undertaken on the final proposals and recommendations to Council in July.</p> <p>Miss Armstrong was invited to respond.</p> <p>Miss Armstrong advised that virtual skiing was not the same as real outdoor skiing. She was also concerned about building on the green space, which in its nature was irreplaceable. There were not many cities that had skiing as an amenity, and it was one of the few outdoor activities that had full inclusion, where the young and older people can participate together. She said that the community was enhanced by this facility and it should be valued. She also referred to the lack of consultation with the ski club and questioned how they could make a fully informed decision. The ski club did not receive Council funding, but had recently celebrated 50 years on the site and should be considered an asset to the city. She invited Members for a coffee at the Club on Friday and Saturday mornings to watch the children skiing, and she handed out a leaflet of the opening times.</p>
<p>8. Mrs Jane Cross My daughter who has a severe learning disability has been a continuous & active member of The Exeter Ski Club's disabled section since the age of 7 years - she is now 38 years old! She regularly attends the Adaptive (disabled) Ski Club sessions on a Friday evening, whatever the weather & looks forward to meeting her friends & their families, whilst practising her skiing skills so that she can accompany her own family on their annual ski holiday.</p> <p>It seems that although nationally there are concerns that people do not partake in enough</p>	<p>Mrs Cross was not in attendance at the meeting.</p> <p>Councillor Bialyk stated in the previous question it was not the intention to close down the Ski Club and we would like to discuss options with the Ski Club about the possibility of a state of the art virtual ski training facility and a new home for the Ski Club within our proposals for Exeter Arena. The initial advice indicates that the whole Clifton Hill site is capable of redevelopment subject to some remediation measures and is suitable for a mixed residential redevelopment. Experts are telling us the site <u>is</u> a viable development proposition.</p>

<p>physical activity which leads to obesity, mental & other health issues, loneliness & social exclusion, the selling off of important local sports sites & facilities to developers is seen as an easy one-off source of income to the authorities. It is imperative that the decision makers look at the bigger, broader picture & not short term fixes. Once a facility is lost, they are rarely replaced. Exeter needs to demonstrate that the city is a great place to live & visit, not just a huge housing development.</p> <p>Those who are elected by the general public to serve the local people should remember that the electorate have put their faith in them to preserve, protect & provide important facilities within the area. It is time the Council respected the residents of Exeter & Devon who depend on the provision of the ski slope centre & golf range. I would like to ask the decision makers the following:</p> <p>Which is more important health or wealth? Why pick a site which is not suitable for development? Why propose losing valuable sports facilities located in the city centre with little regard to their users?</p>	
<p>9.Dr Ella Westland Newtown residents have been repeatedly assured that the community consultation report commissioned from Wild Zones (see 11.9 & the list of recommendations in 11.10) would be put in the public domain and included in published</p>	<p>Dr Westland was in attendance at the meeting.</p> <p>Councillor Bialyk stated that the full report was available to all Members and was on the Council's website and a detailed summary was within the body of the report being considered by scrutiny.</p>

<p>Council papers before any decision was reached on the Clifton Hill site. Have the members of the Place Scrutiny Committee, in advance of this meeting, been able to consider the full report (including contributions submitted to Wild Zones by local residents and groups like 'Save Clifton Hill Green Space') and is the report also available to the public? If not, why has it been suppressed?</p>	<p>Dr Westland was invited to respond.</p> <p>Dr Westland welcomed the independent community consultation Wild Zones report that had been made available. She commented on the proposal to retain only 10% of the Clifton Hill green space and suggested it would have been useful for the Council to publish the technical and financial documents which lay behind this report including an Equality Impact Assessment. She commented on the detail of the report which she considered to be shaky and which contained instantiated statements. She felt that the Wild Zones report had been largely ignored by the City Council. She considered that the Committee report was based on a false premise with apparent importance placed on finances rather than the retention of a large green space, which was not only vital for the life of those in central Exeter, but was also highly valued by residents for their own physical and mental wellbeing, including many elderly and disabled people unable to use other built sports facilities.</p>
<p>10. Moragh Mason Since October 2018, GPs in Shetland have been issuing 'nature prescriptions' to their patients for activities such as birdwatching and rambling to help treat conditions such as mental illness, diabetes, heart conditions and stress. In the Oxford area there is an NHS Forest project, the aim of which is to get patients outside, walking in natural surroundings, again for health improvement. In the light of initiatives such as these, can you please explain why Exeter Council is proposing to sell the Clifton Hill Green Space for development, given the role the Green Space has in promoting health and well-being for residents of Exeter?</p>	<p>Ms Mason was in attendance at the meeting.</p> <p>Councillor Bialyk advised that Exeter had a wide variety of parks and open green spaces for residents and visitors to use. Wellbeing Exeter, which started in 2015 and which was jointly funded by the Council, Devon County Council and new Devon Clinical Commissioning Group is one of the largest social, prescribing schemes in the Country with all GPs in the city able to offer social prescriptions for any of their patients who they think could benefit. Wellbeing Exeter has been highlighted by Public Health England as an exemplar scheme and has won several awards.</p> <p>Ms Mason was invited to respond.</p> <p>Ms Mason referred to there being a world of difference between using spaces like Belmont Park and the more peaceful and tranquil area of the green space at Clifton Hill. Certainly people with anxiety issues may not always feel comfortable in more formal park settings and she referred to the NHS's long term plan and emphasis placed on the use of green spaces as</p>

	<p>therapy. The green space at Clifton Hill was quiet, had the sound of birdsong and little intrusion from the city's sounds.</p>
<p>11. Jemima Moore We are on the brink of environmental disaster and are seeing catastrophic climate change, drastic declines in biodiversity and, in Exeter, illegal levels of air pollution. I have voted Labour for the majority of my adult life and voted for this Labour council. I feel incredibly let down that a council which I believed stood for protecting public services and resources is planning to sell off this most valuable and valued public asset to private investors.</p> <p>Do the Labour councillors feel that they are acting in line with their party's wider vision and promises or are they being railroaded into voting to sell of this land, which we should be preserving for future generations, against their better moral judgement?</p> <p>I would like to appeal to you to act with integrity rather than toeing the line of the misguided heads of this council.</p>	<p>Ms Moore was not in attendance at the meeting.</p> <p>Councillor Bialyk stated that just this week the independent and highly regarded Centre for Cities report stated that Exeter's air quality had significantly improved and the city is just one of four (Belfast, Middlesbrough and Swansea) where emissions per capita reduced by more than 10 per cent.</p>
<p>12. James Arnold Will the committee consider this report in the context not just of maximising capital receipts for developing built facilities, while treating public opposition as a "risk" to be "mitigated", but in the context of the major ecological and communal impact selling the space will have?</p>	<p>Mr Arnold was not in attendance at the meeting.</p> <p>Councillor Bialyk stated that we had already considered the local context: we have already voluntarily ruled out selling the site for Purpose Built Student Accommodation and we are proposing to retain at minimum of 10% of the site as an open public green space.</p>

<p>13. Peter Cleasby I wish to ask the following question at Place Scrutiny Committee on Thursday 31 January 2019: The report from the Director to today’s Scrutiny Committee meeting, entitled “Update Report on Built Sports and Leisure Facilities”, appears to envisage that most, perhaps all, of the proceeds of the proposed sale of the land at Clifton Hill would be used for purposes related to the Council’s leisure facilities. While recognising the strength of the case for using some of the capital proceeds in this way, for example for the repairs to Riverside, will the Council please confirm that, if the sale goes through, consideration would be given to applying a significant part of the proceeds – including the CIL and NHB money - to fund schemes in Council portfolios other than leisure? I would be grateful if you would confirm the question has been accepted. I will attend the meeting in person to ask it.</p>	<p>Mr Cleasby was in attendance at the meeting.</p> <p>Councillor Bialyk stated that the capital receipt generated will be used to offset the previously agreed costs of compensation, upgrades to leisure facilities and to provide investment for other Council priorities which includes but was not exclusive to the future development and improvement of other leisure sites.</p>
<p>14. Peter Cleasby When considering the recommendations in the report from the Director, entitled “Update Report on Built Sports and Leisure Facilities”, to today’s Scrutiny Committee meeting, will members of the Committee recall the discussion on Bull Meadow park at their meeting two weeks ago and, in particular, show consistency of view by being guided by the many statements they made about (1) the undesirability of selling off green space and (2) the importance of reflecting the strong</p>	<p>Mr Cleasby was in attendance at the meeting.</p> <p>Councillor Bialyk stated that Members would take into account all views when making decisions</p> <p>Mr Cleasby was invited to respond. He asked if the Council would publish some of the technical documents, including the evaluation report. He appreciated that all of funding was already committed.</p>

<p>community opposition to disposal of the green space?</p>	
<p>15. Aimee Beckett</p> <p>I note that to bring this site to market you need to obtain additional detailed technical information to be included within the marketing pack to enable potential developers to better assess the constraints and development requirements for this site, including: "a topographical survey, phase 2 intrusive geo-tech survey and report, demolition survey and costs, constraints plan, planning guidance, transport assessment, remediation and foundation strategy and the vacant possession strategy. Fee quotes have been requested from external consultants for this work."</p> <p>I presume that the costs of developing on such a constrained site have been taken into account in assessing the potential proceeds. As there are so many unknowns, the value must have included a significant valuation range, depending on the outcomes of the surveys required. I would like to know:</p> <ul style="list-style-type: none"> - What is the lowest end of the value range that has been opined on? - What cost has been allowed for undertaking the substantial amount of pre-marketing surveys listed above? - When considering these costs together with the costs of marketing and the substantial likely legal and advisory costs during a sale this complex, what is the lowest net receipt the council could achieve? 	<p>Ms Beckett was in attendance at the meeting.</p> <p>Councillor Bialyk provided the following responses:-</p> <ol style="list-style-type: none"> 1) the lowest end of the value range was £8.5 million for a mixed development of purpose built student accommodation and open market residential accommodation. 2) The report seeks a budget of £200,000 to cover further ground planning advice, marketing fees and legal fees incurred in selling the site. 3) Based on initial valuation advice the lowest site option considered is £8.5million, however further technical and cost information may result in different schemes being brought forward with differing end values. <p>Ms Beckett was invited to respond.</p> <p>Ms Beckett referred to the figure quoted and commented on why the entire site with all the contaminated land would be sold rather than just selling an area for housing and keeping the green space in its entirety. This was an asset for the future and she hoped not just be the opportunity to generate money. She appreciated that Members had difficult decisions to make but she asked them to really think about this before they made a decision that could not be changed.</p>

<p>16. David Lloyd Why is the Council only using financial measures to determine the efficacy of their actions? Where is the evidence to indicate that the sale of the land is good for the environment of Newtown? Where is the evidence that increasing the population of a crowded area is good for the health and well-being of the population of Newtown? Where is the evidence that Exeter City Council that has taken into consideration the long term impact of this sale on the population and environment of Exeter City as a whole?</p>	<p>Mr Lloyd was not in attendance at the meeting.</p> <p>Councillor Bialyk stated that as a Council we should always aspire to consider wider health, wellbeing and environmental issues. That goes without saying.</p> <p>However aspiration should always be tempered by what it is practically possible for a Council to do when circumstances emerge. That balance is juggled constantly by Elected Members who represent their communities and had to make decisions and consider a range of issues based on the available resources within the context of the whole city.</p>
<p>17. Kate Boddy On 13 June the Council adopted a recommendation concerning sale of the Clifton Hill site which stated that <i>“the City Surveyor would undertake a feasibility assessment and report his findings and recommendations to Members.”</i> The report you are considering this evening is not the feasibility assessment and does not contain the recommendations of the City Surveyor, as agreed on 13 June. Have you seen the feasibility assessment, and if not, why not? When will the feasibility assessment, including the City Surveyor’s recommendations, be made available to members and the public?</p>	<p>Ms. Boddy was in attendance at the meeting.</p> <p>Councillor Bialyk stated that the City Surveyor had assisted the Director in the drafting of this report which does contain his recommendations.</p> <p>As Portfolio Holder he had seen the feasibility assessment, which was the expert valuer’s report. The report was not included in scrutiny papers as it is intended to provide commercially confidential advice to the Council. We would be disadvantaged in subsequent marketing and negotiations should this report be publically available.</p> <p>Ms Boddy was invited to respond.</p> <p>Ms Boddy considered that the value to the public did not seem to be considered in that report, and was only considered in terms of the sale of the land. She asked Members to consider what would be the loss of the whole land, including the ski slope, and cost to the community in terms of health and wellbeing. A level of 10% was not acceptable and green space in the city centre was a precious thing. She offered a personal example of how the green space was used, as she did not have a car, and the green space was an area she could go with her family and yet feel that they were out of</p>

	<p>the city. She was concerned at the great impact the loss of green space would have, and referred to the many members of the public at the meeting, and of those who had been unable to come. She asked Members to think about that when they considered the proposals.</p>
<p>18. Alexander Keen The council's 2018 Corporate Plan clearly states: As leaders of the City and the Council we will: Help deliver the emerging Exeter Vision 2040, by providing services and developments that build on Exeter's growth and success and meet local communities' aspirations. The council's primary statement of its own Corporate Plan says you will meet local community's aspirations. 1800 citizens of the wider Exeter community want to keep Clifton Hill Sports Centre open, and 500 residents of the local community want to keep Clifton Hill Green Space untouched as a vital environmental resource which supports an enormous range of biodiversity and helps filter Exeter's poor air quality. Bearing in mind that the total cost of repairing Clifton Hill Sports Centre is 1/50th of the St Sidwells Point project (so cost cannot possibly enter into the argument) and the public overwhelming want to retain these resources and not sell public assets, how will the council meet the local and wider communities aspirations when it is clearly, and somewhat arrogantly, disregarding and dismissing the local and wider communities aspirations?</p>	<p>Mr Keen was in attendance at the meeting.</p> <p>Councillor Bialyk confirmed that feedback on the emerging Exeter Vision was always welcome, and that as a Council, we should always aspire to meet the needs of the community, but that had to be tempered by what was practically possible for a Council. That balance was constantly being juggled by Elected Members who represented their communities.</p> <p>Mr Keen was invited to respond.</p> <p>Mr Keen said that he was saddened to be at this Scrutiny Committee once again, and he referred to the November meeting. He felt there were inaccurate omissions in the original report to Executive and Full Council last June. He had sent a letter to all Councillors detailing these facts and he queried why the report had not been scrutinised by this Committee. He also referred to a Freedom of Information request on the cost of the roof of the Clifton Hill Sports Centre, which revealed there was no factual substance. He felt the Council had made their decision based, in part, on a lie, and he wondered how this injustice could be corrected. The Council clearly had the financial ability to repair Clifton Hill Sports Centre with funding from the Community Infrastructure Levy and New Homes Bonus revenue streams. St Sidwells Point would not offer a replacement for the community and sport functions it had offered. He commented on the maintenance, insurance, costings and building life expectancy debacle which must be seen as incompetence and Council mismanagement. He felt this had spread like a cancer to the invaluable resource known as Clifton Hill Green Space, which was an essential city bio-diversity.</p>
<p>19. Dr Emily Brooks Local councillor Mathew Vizard has repeatedly expressed the notion that Clifton Hill needs to be</p>	<p>Dr Brooks was not in attendance at the meeting.</p>

<p>developed for much needed housing. Given that Exeter has expanded almost without restraint in the last few years, and continues to do so, can the council provide facts and figures to evidence the claim for 'much needed housing', and if so, how does it intend to do this?</p>	<p>Councillor Bialyk stated that Exeter City Council's 2016 to 2020 housing strategy addressed all the questions raised and was a public document available to all, including via the Council's web sites</p>
<p>20. Emily Mclvor Section 12 of the Report to Place Scrutiny asks "Are there any other options?" and identifies the possibility that the site could be sold as separate lots, with some parcels of land being retained by the Council. The recommendation to sell the site as a single lot is justified by a vague assertion that "developing part of the site will not generate sufficient capital receipts . . ." but no detail is given. Indeed, as the report makes clear, the cost of remedial work is not known and hence the actual value of the green space behind the sports centre, including the golf range and ski slope, is not known. Will the scrutiny committee therefore reject the recommendation to sell the site as a single lot, on the basis that there is insufficient information available and because of the overwhelming public opinion in favour of saving the whole of the green space and keeping community assets in public ownership?</p>	<p>Ms. Mclvor was in attendance at the meeting.</p> <p>Councillor Bialyk advised that we are not able to provide the detail you and others would like for the reasons set out earlier.</p> <p>We have considered a sale of lots however we do not believe that this will achieve best value. This was not a large enough site to enable an infrastructure package to be delivered and development plots sold. It is constrained and development will need to be design led, hence the recommendation to secure a single developer/sale.</p> <p>Ms Mclvor was invited to respond.</p> <p>Ms Mclvor referred to the Feasibility Assessment for the site and asked Members to indicate that they had read it? She suggested it had not been made available to Members and she considered that this was contrary to the recommendation for it to be available, as agreed at Executive in June. At the last election in the Newtown and St Leonards ward, only 36% of those eligible to vote did so. She was concerned that the timing of the announcement of the closure of the Clifton Hill Sports Centre could have been made before the Election in May. She considered that the democratic deficit was appalling and she urged Councillors to find a way to come back from where they were now.</p>
<p>21. Rebecca Grimwood My main reason for becoming a ski instructor, was that I really wanted to be able to help people</p>	<p>Ms Grimwood was in attendance at the meeting.</p>

<p>with disabilities to ski. As an Occupational Therapist, I believe that there are many benefits to skiing for our adaptive skiers. Developing gross motor and fine motor skills, balance, stamina, cardiovascular exercise, physical exercise, developing social skills in a safe environment. There is no other sport that offers the same opportunities for people with disabilities.</p> <p>My daughter has galactosemia and cerebral palsy and benefits hugely from attending adaptive skiing on a Friday night. Adaptive skiing has helped her to develop gross motor and fine motor skills, balance, co-ordination, social skills, confidence, emotional wellbeing. Adaptive skiing has really helped her inter-personal skills. She also has a low bone density and skiing at the dry ski slope on a weekly basis helps to reduce the risk of osteoporosis.</p> <p>What alternative plans are you proposing for the ski slope for the community of Exeter and in particular for our adaptive skiers with a variety of disabilities?</p>	<p>Councillor Bialyk referred to his previous response that it was not their intention to close down the Ski Club and we would like to discuss options with the Ski Club about the possibility of a state of the art virtual ski training facility and a new home for the Ski Club within our proposals for Exeter Arena.</p> <p>Ms Grimwood was invited to respond.</p> <p>Ms Grimwood stated that as a ski instructor and an Occupational Therapist, a virtual ski centre would be inappropriate and would not be in accordance with the requirements of the Disability Discrimination Act. She invited Members to the ski slope to experience an adaptive session on Friday evenings. She also referred to the successes of a number of their adaptive skiers who had won Gold and Silver medals in the Special Olympics. She also referred to the Club's 50 years on site and as concerned at the loss to the many people using the ski slope.</p>
<p>22. Arnold Harding Have you councillors and your advisers seen for yourselves what a wonderful haven for biodiversity this area is (particularly in late spring/early summer) and if not how can you who are supposed to care for our environment here in the middle of Exeter allow it to be destroyed for ever? Will the Council consult experts including Devon Wildlife Trust and those</p>	<p>Mr. Harding was not in attendance at the meeting.</p> <p>Councillor Bialyk advised stated that yes we have visited the site on many occasions. He referred to his earlier response and as stated in the report we will ensure that the selection of the site to be retained will be done sensitively to protect flora, fauna and wildlife habitats and officers will take the appropriate expert advice in doing so.</p>

campaigning to save the green space when deciding where to locate those parts of the site to remain in public ownership in order to preserve such biodiversity?	
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MEMBER Questions for Place Scrutiny Committee – 31 January 2019

<p>Question from Councillor Musgrave Does the administration still deny that converting Clifton Hill into a residential development will positively impact the value of property owned by Exeter Labour Party immediately adjacent to Clifton Hill?</p> <p><u>Supplementary Question</u> Councillor Musgrave reiterated his question on the potential conversion of Clifton Hill to residential.</p>	<p><u>Response made by Councillor Bialyk Portfolio Holder Health and Wellbeing, Communities & Sport</u></p> <p>He was aware that the Green Party has raised this issue with the Council's Monitoring Officer who has provided a written response and he referred the Member to that correspondence.</p> <p>Councillor Bialyk responded to the supplementary question and advised he had not received any information that the Exeter Labour Party property would increase in value. He advised that all necessary legal advice would be sought and correct procedures followed at Planning Committee at the appropriate time.</p>
<p>Question from Councillor Musgrave How much have Legacy/Parkwood contributed to the costs of any refurbishment?</p> <p><u>Supplementary Question</u> He asked if Councillor Bialyk agreed that this was a low sum, and a failure of privatisation.</p>	<p><u>Response made by Councillor Bialyk Portfolio Holder Health and Wellbeing, Communities & Sport</u></p> <p>He advised that it was in the region of £220,000 for the recent enhancement works.</p> <p>Councillor Bialyk responded to the supplementary question and stated that the sum had been negotiated and was a matter of fact.</p>
<p>Question from Councillor Mrs Thompson Has the area been identified, which could be sold for Purpose Built Student Accommodation (PBSA) compared with the much larger area of land to be sold for residential development as these two situations may not be considered to be 'like for like'?</p>	<p><u>Response made by Councillor Bialyk Portfolio Holder Health and Wellbeing, Communities & Sport</u></p> <p>He stated that initial master planning has considered splitting the site into two areas: and had considered alternative uses within these areas such as residential, student, care or build to rent development. At all times the site had been reviewed with the intention of a single disposal of the whole site. The initial valuation advice indicated that a combined PBSA and open</p>

<p><u>Supplementary Question</u> What was the point of selling the site for a marginal increase, when it would upset so many people, and particularly in relation to the green space and both Ski Clubs which were such valued facilities?</p>	<p>market residential development returns the lowest whole site value of those scenarios considered.</p> <p>Councillor Bialyk responded to the supplementary question and sought further clarity for the comment on the marginal increase from the Member, and he invited Councillor Thompson to develop that question to enable a more detailed answer.</p>
<p>Question from Councillor Mrs Thompson Has the Council calculated the risk of a challenge by a developer seeking to build PBSA on part of the site, who may be able to make an appeal to the Secretary of State given the example of other PBSA considered suitable in nearby locations?</p> <p><u>Supplementary Question</u> That a challenge could be made if the restriction was removed and the estimated value would not be appropriate.</p>	<p><u>Response made by Councillor Bialyk Portfolio Holder Health and Wellbeing, Communities & Sport</u></p> <p>The report to Place Scrutiny Committee had requested delegated authority to the City Surveyor to take the necessary steps to ensure the Clifton Hill land is not used for purpose built student accommodation. The Council is entitled to impose voluntary conditions on the sale of an asset so I am not sure what any challenge would be based on.</p> <p>Councillor Bialyk responded to the supplementary question and stated that would not be the case.</p>
<p>Question from Councillor Mrs Thompson Given the petition handed in at The Guildhall it has been demonstrated Clifton Hill has been a valued facility for the Community and it appears monies generated from the sale will be used to refurbish the Riverside- can the Council confirm if there were any insurance monies received in respect of the Riverside following the fire.</p> <p><u>Supplementary Question</u> The sale of assets were common but how could the Council confirm that the potential sale was not robbing Peter to pay Paul?</p>	<p><u>Response made by Councillor Bialyk Portfolio Holder Health and Wellbeing, Communities & Sport</u></p> <p>He responded and stated that Insurance companies were funding works as a result of the fire incident at Riverside Leisure Centre. Part of the capital receipt from Clifton Hill will be used to fund additional works at Riverside which have been discovered during the course of the fire damage repair works.</p> <p>Councillor Bialyk responded to the supplementary question and stated this was not the case.</p>

<p>Question from Councillor Matthew Vizard The Update Report on the Built Sports and Leisure Facilities recommends that a minimum of 10% of the green space on the site should be retained. An area has been identified locally as the primary green space bringing the most significant benefits for wildlife and public health. For the sake of clarity, this is the grassed area of the site containing trees and shrubbery between the rear of the sports centre at one end and the plot currently occupied by the ski slope at the other end, and bordered by the tarmac road to the east and the hedgerow along the rear gardens of the properties on Portland Street to the west. What percentage of the site is this area?</p> <p><u>Supplementary Question</u> Is the 10% in addition to the other areas of green space such as trees that may be required by the developer?</p>	<p><u>Response made by Councillor Bialyk Portfolio Holder Health and Wellbeing, Communities & Sport</u></p> <p>He advised that this is the existing informal open space area outlined on the attached plan: it measures 4455 m²/1.1 acres, being 9.57% of the total site area of 11.49 acres.</p> <p>Councillor Bialyk responded to the supplementary question and advised that the City Surveyor would discuss matters with any developers and they will bring forward plans, and there was a commitment for no less than 10% of green space being retained. The approach would be monitored and overseen correctly.</p>
<p>Question from Councillor Matthew Vizard Did the survey company JLL provide a valuation for the sale and development of just the land currently occupied by the sports centre and adjacent car parks? If this option was ruled out by council officers prior to the commissioning of the survey and therefore not an option considered by the survey company, please explain the reasons for this.</p>	<p><u>Response made by Councillor Bialyk Portfolio Holder Health and Wellbeing, Communities & Sport</u></p> <p>Council agreed to include the whole site in the disposal should disposal of the whole site offer best value to the Council. The valuation report would advise on indicative values for both parts of the site and combined and concluded that a combined disposal generates the best value in financial terms.</p>

<p>Question from Councillor Matthew Vizard Will the trees along the eastern edge of the site, which form a natural barrier with the allotments and Polsloe Road, be retained?</p> <p><u>Supplementary Question</u> Would the Council consider a Tree Preservation Order?</p>	<p><u>Response made by Councillor Bialyk Portfolio Holder Health and Wellbeing, Communities & Sport</u></p> <p>This was a matter for discussion with the developer and planning authority. However, indicative scheme layouts do suggest advantages in retention for screening, etc.</p> <p>Councillor Bialyk responded to the supplementary question and advised that the he understood the frustration that people wished to have an immediate answer, but Planning Committee would discuss any future application.</p>
<p>Question from Councillor Matthew Vizard Given their weight and importance to the debate, officer recommendation and Members deliberations, please could the following reports be appended to the Update Report on Built Sports and Leisure Facilities and made available publicly?</p> <p>a. The Wild Zones public consultation report b. The site survey/feasibility study report</p>	<p><u>Response made by Councillor Bialyk Portfolio Holder Health and Wellbeing, Communities & Sport</u></p> <p>a) Yes the document is publically available on the Council website. b) The report was not included in scrutiny papers as it contained commercially sensitive and confidential advice to the Council. We would be disadvantaged in subsequent marketing and negotiations should this report be publically available. The report was available for Elected Members to view on a confidential basis.</p>
<p>Question from Councillor Matthew Vizard What is ECC's assessment of the impact on the Riverside Sports Centre and other sports and leisure facilities in the city if members do not support a sale (in some form) of the Clifton Hill site and £9m, or a figure sufficiently close to this sum, is not raised?</p>	<p><u>Response made by Councillor Bialyk Portfolio Holder Health and Wellbeing, Communities & Sport</u></p> <p>The additional enhancements to the other Leisure facilities and the works at the Riverside Leisure Centre are not financed via a capital receipt, then the funds would have to be borrowed. At today's interest rates it would cost the Council £257,000 a year to service the debt. Of this, £84,000 has been included in the Medium Term Financial Plan meaning the Council will have to identify a further £173,000 of reductions on top of the £2.4 million already required.</p> <p>Fully financing all the works through a capital receipt would reduce the reductions required to services to £2.316 million.</p>

	<p>This decision would have a real impact on the amount of front line services that would have to be cut. For example £257,000 is roughly equivalent to the amount spent on Licensing, Food Health and Safety by the Council</p>
<p>Questions from Councillor Prowse In a report made available to the Council in May 2018, figures show that a third of the patronage was by postcode, local residents. Further as the Clifton Hill Centre was at the time offering sports opportunities and services, e.g. driving range, skiing, squash etc. Why did the Council not consult before deciding to close it?</p>	<p><u>Response made by Councillor Bialyk Portfolio Holder Health and Wellbeing, Communities & Sport</u></p> <p>He made a point of correction that the Clifton Hill Sports Centre did not provide the golf driving range or skiing. Formal public consultation was not an option given the cascade of events and the lack of any alternative to closure being realistically viable to the Council for the reasons set out in the June 2018 report. He referred Councillor Prowse you back to that report and in particular the Monitoring Officers comments on this issue.</p>
<p>Questions from Councillor Prowse Having been a Member of this Committee for quite some time, I recollect that a report was made available after a safety inspection had been completed.</p> <p>a) Did we rectify the problems and faults that were reported?</p> <p>b) Given the age of some of our multi-storey car parks, when is the next inspection due?</p> <p>c) What is the current status of rectifying any instances of 'spalling' in any of the car parks?</p>	<p><u>Response made by Councillor Sutton Portfolio Holder Economy, Culture for Councillor Denham Portfolio Holder City Transformation</u></p> <p>Condition surveys have been carried out on the multi-storey car park estate and significant risks identified have been and continue to be resolved. For example beam repairs at Leighton Terrace/King William Street and soffit repairs at Mary Arches. The majority of condition survey items have been rolled up in the wider refurbishment/improvement proposals report which will be presented to committee for approval in due course.</p> <p>As part of the report, further surveys were identified as being required to deliver the refurbishment scheme. These surveys would capture all current defects requiring remediation as part of the wider scheme if approved.</p> <p>Any significant instances of spalling concrete are assessed and either treatment or repair is undertaken. Current areas were being addressed in Princesshay 2 and Mary Arches. All minor areas would be addressed as part of the wider refurbishment proposals if approved.</p>

<p>Questions from Councillor Prowse The report as in Q1 above exposes the fact that half a million pounds worth of repairs & maintenance were outstanding (backlog).</p> <p>Did works orders exist in respect of any of this backlog before the arrival of storm 'EMMA'?</p>	<p><u>Response made by Councillor Bialyk Portfolio Holder Health and Wellbeing, Communities & Sport</u></p> <p>There were no works orders.</p>
<p>Questions from Councillor Prowse This site was only ever at the time going to cope with green bin contents of this City (one Council). The site is now receiving waste from less than seven surrounding Councils. It is evident that serious investment is required. Exeter City Council's re-cycling rates are disappointing compared with neighbouring Councils.</p> <p>Can the Portfolio Holder detail what we can expect in the next 12 months?</p>	<p><u>Response made by Councillor Harvey Portfolio Holder Place & Commercialisation</u></p> <p>He stated that the Material Recycling Facility (MRF) was intended to have the capacity to process 10,000 tonnes per year of mixed recycling. He welcomed the business acumen and dedication of staff at the MRF. Less than 8,000 tonnes per year was collected from residents and businesses in Exeter. We currently process additional material in varying quantities from four other local authorities; we have dealt with seven local authorities at various different times. Our ability to sort materials into separate streams makes them more valuable and therefore contributes towards our net income. When necessary, sorting of mixed plastics and cans from neighbouring authorities is carried out outside core hours so this does not affect our capacity to process Exeter's material.</p> <p>Investment in the MRF will improve recycling rates and reduce the net cost of recycling. Different options for investing in the plant and increasing recycling were currently being modelled, and this would be followed by a business case for investment, to be presented to Executive and then Full Council.</p> <p>The main reason for Exeter's recycling rate being lower than that of neighbouring authorities was that Exeter does not offer a separate food waste collection. The Resources and Waste Strategy for England,</p>

	<p>published in December 2018, announced that there will be a consultation in mid-2019 on food waste collection being mandatory for local authorities. The Council's own business case would include the result of modelling the cost of food waste collection and positive impact on recycling rates.</p>
<p>Question from Councillor Prowse The report that is the subject of today's extraordinary meeting does not detail the fact that the lease for the Ski Club does not lapse until 2022. This is a period of at least three years. This glaring omission from the report does not detail whether this Council or the new developer (s) is to compensate for the early closure of this lease. Can the Portfolio Holder confirm that the good news is that the Ski Club is to remain?</p>	<p><u>Response made by Councillor Bialyk Portfolio Holder Health and Wellbeing, Communities & Sport</u></p> <p>As stated previously our intention was not to close down the Ski Club and we would like to discuss options with the Ski Club about the possibility of a state of the art virtual ski training facility and a new home for the Ski Club within our proposals for Exeter Arena.</p> <p>There was no recommendation for the early termination of the Ski Club lease. The report recommends that the resolution of the existing tenancies for the Golf Driving Range and Ski Slope are passed to the successful developer, who will be able to provide sufficient evidence (grant of planning permission, proof of funding and intention to develop) to satisfy the requirements of Landlord & Tenant Law to obtain vacant possession. This minimises the period during which the site has to be managed as vacant, and gives the developer the ability to phase development around these existing occupations.</p>
<p>Question from Councillor Prowse What consultation, informal or otherwise took place with the Adaptive Ski Club before the Executive meeting of the 12 June?</p>	<p><u>Response made by Councillor Bialyk Portfolio Holder Health and Wellbeing, Communities & Sport</u></p> <p>He confirmed that there had been both email correspondence and telephone calls with the ski club.</p>
<p>Question from Councillor Prowse The disturbing lack of transparency involving the hasty decision to permanently close the Centre has been picked up by a number of residents and users. As a Member of this Committee I accepted an invitation to the site on Tuesday 29th January.</p>	<p><u>Response made by Councillor Bialyk Portfolio Holder Health and Wellbeing, Communities & Sport</u></p> <p>He confirmed there was a 10% is a minimum requirement. The valuation advice suggests that a developer would be able to plan around the proposed green space creating more density elsewhere on the site and</p>

<p>The Council is offering a retention of 10% green space to the residents on the site which is to be offered for sale.</p> <p>As this is a nominal offer on a ten acre site is this the best that can be achieved?</p>	<p>therefore preserving value. Retaining a greater percentage of the site for green space may have an adverse impact on the value that could be achieved for the site. It will be for the planners to decide whether this was a sufficient amount of green space.</p>
<p>Questions from Councillor Prowse The Newtown Community Association offered to facilitate a meeting as an attempt to feel 'consulted' over the closure decision. Did such a meeting take place?</p>	<p><u>Response made by Councillor Bialyk Portfolio Holder Health and Wellbeing, Communities & Sport</u></p> <p>He confirmed that meetings took place in the Newtown community co-ordinated by Wild Zones with around 80 to 100 people participating. He also believed that members of Newtown Community Association were invited to participate and had done so.</p>
<p>Question from Councillor Prowse Local concerns have been expressed about the future of the many healthy mature trees on the site.</p> <p>What active steps has the Council taken to give a six month temporary Tree Preservation Order on the entire site? This would allow a good assessment as to their future?</p>	<p><u>Response made by Councillor Bialyk Portfolio Holder Health and Wellbeing, Communities & Sport</u></p> <p>He advised that in simple terms we would never TPO trees in our ownership as we are the responsible public body.</p> <p>TPOs should only be used when the trees are under immediate threat which is not the case and one doesn't need to declare a TPO to require "an assessment". As part of any planning application on land part or fully occupied by trees the planners will insist on an Arboricultural report from a qualified person assessing the health and amenity value of the trees which would inform the planning decision. This site would be no different.</p>
<p>Question from Councillor Prowse In a series of emails received by the Council prior to the Executive meeting of the 12 June 2018, one such email detailed the following statement</p> <p>"Development of the site will have a serious negative impact on the area".</p>	<p><u>Response made by Councillor Bialyk Portfolio Holder Health and Wellbeing, Communities & Sport</u></p> <p>The statement was not true.</p>

<p>In addition, I am concerned that demolition and not repair of this facility gives the message that the Labour Party group governing Exeter City Council is too concerned with their signature project of St Sidwell's Point, as their "legacy" and are happy to sacrifice the current needs of the community to that long-range future project.</p> <p>The lack of maintenance which led to the snow damage and the opportunistic way in which that was seized on as an excuse for prolonged closure both give that impression. The extended failure to repair Riverside and the poor state of Northbrook Pool add to the impression.</p> <p>Is any of the above statement correct?</p>	
<p>Question from Councillor Prowse As part of this scheme the County Council recently revoked the pay & display parking that runs parallel to Bampfylde Street and replaced it with an extended bus bay.</p> <p>Did the County Council ask the City Council for recompenses for the lost revenue at this location?</p>	<p><u>Response made by Councillor Sutton Portfolio Holder Economy, Culture for Councillor Denham Portfolio Holder City Transformation</u></p> <p>She had spoken to officers and no such request has been made to our knowledge.</p>
<p>Questions from Councillor Prowse Given the decision taken to close Clifton Hill which was recommended to the Full Council and such a decision was taken at the Executive meeting on the 12 June 2018. Were any budgetary provisions made in the budget for 2018/19 for loss of income due to the unexpected</p>	<p><u>Response made by Councillor Bialyk Portfolio Holder Health and Wellbeing, Communities & Sport</u></p> <p>He said that no, we were unaware of these issues when the 2018/19 budgets were set. The budgets are agreed in February and the snow unfortunately came after that, in March. Councillor Prowse was advised that the Section 151 Officer was not at the meeting as he was annual leave.</p>

loss of revenue stream with its closure and the full implications of such a decision?	
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