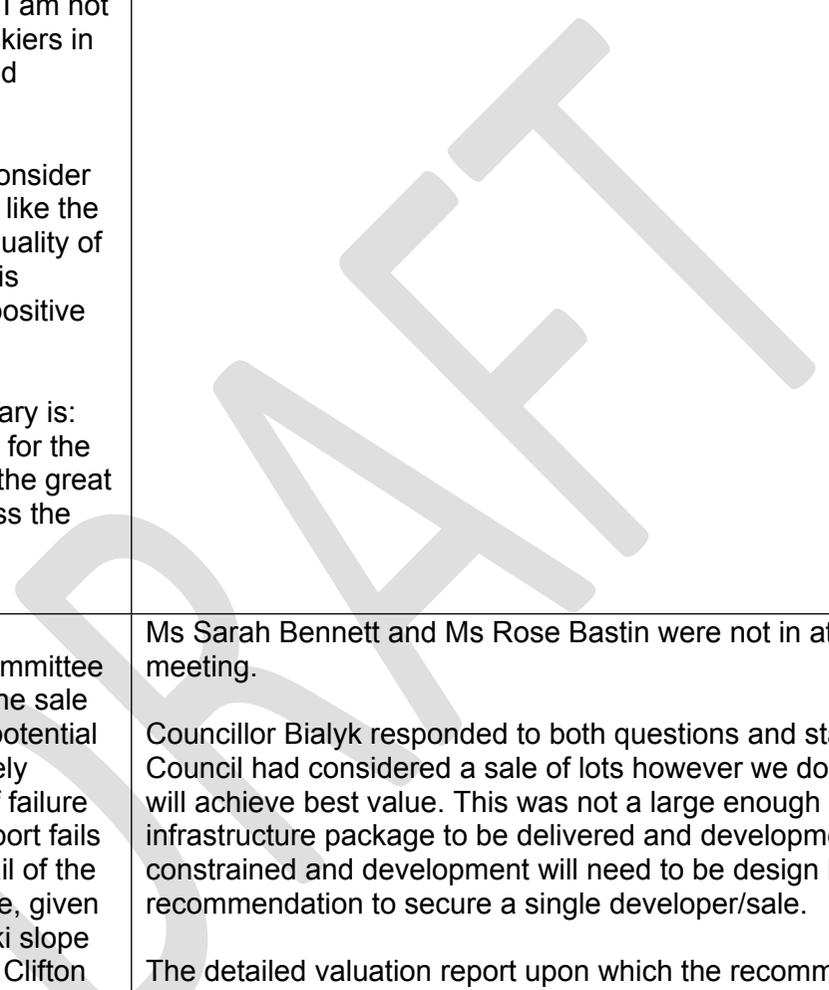


PUBLIC Questions for Place Scrutiny Committee – 31 January 2019

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

<p>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.</p> <p>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.</p> <p>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,</p>	<p>Mr and Ms Kroger and Kroger Chevalier were not in attendance at the meeting.</p> <p>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>
--	--

<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</p> <p>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>

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.

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 zero 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.

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

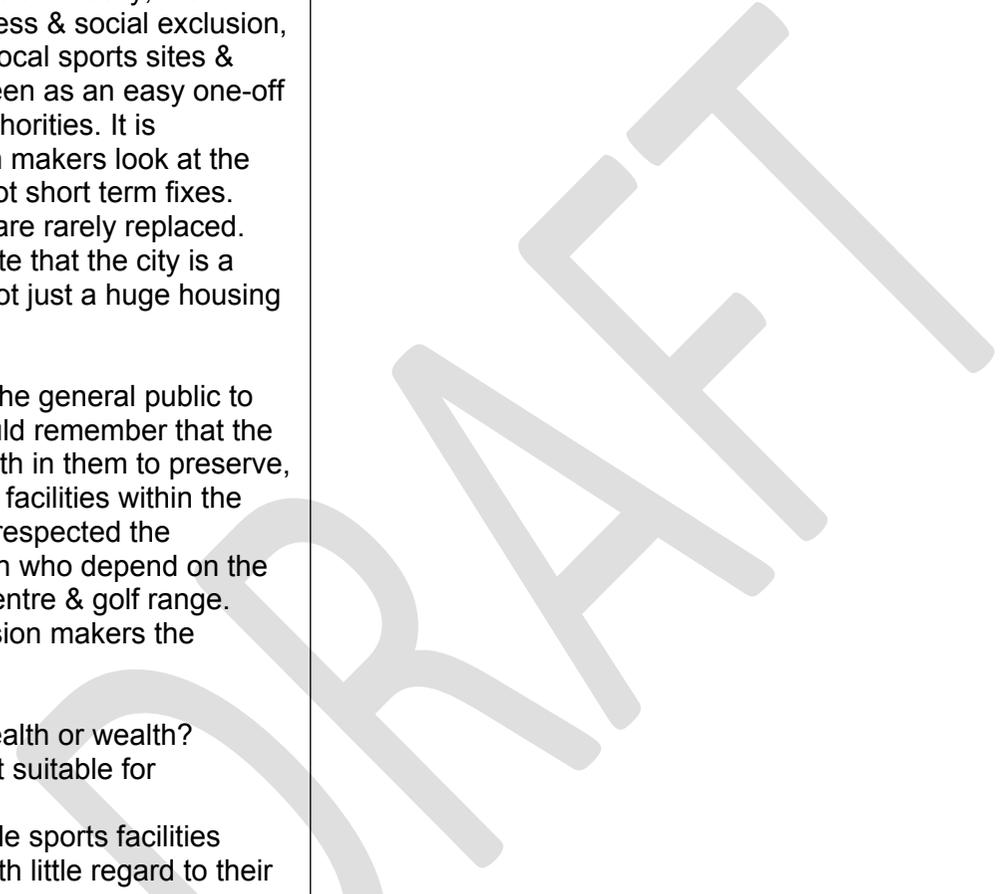
Dr Russell was in attendance at the meeting.

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>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?	
---	--

DRAFT