

FREEDOM OF INFORMATION REQUEST - THE NEW STADIUM DEVELOPMENT AT ASHTON VALE, THE REDEVELOPMENT OF ASHTON GATE OR ANY RELATED LAND AND PROPERTY DISPOSALS

JANUARY 2009 TO AUGUST 2010

CULTURE, SPORT AND CAPITAL PROJECTS INFORMAL EXECUTIVE BRIEFING

ACTION NOTES - 6 APRIL 2009

MEETING HELD IN A COMMITTEE ROOM, COUNCIL HOUSE, COLLEGE GREEN, BRISTOL

Present: Cllr Simon Cook (SC), David Bishop, Paul Barnett, Colleen Bevan, Terry Jennings, Ian Hird, Helen Hewitt

AGENDA ITEM 5 - WORLD CUP 2018 PROGRESS

The following was noted:

(1) SC was updated on this issue. It was noted that David Bishop and Stephen Wray had held an initial discussion with Simon Johnson of the FA, around the FA's expectations of host cities in terms of security, transport arrangements etc. The launch of the FA's bid was expected in May (date to be confirmed).

(2) It was noted that Stephen Wray was taking the lead on establishing a stakeholder reference group. It was noted that SC would arrange to meet with Stephen Wray informally to discuss this issue.

CULTURE, SPORT AND CAPITAL PROJECTS INFORMAL EXECUTIVE BRIEFING

ACTION NOTES - 6 JULY 2009

**MEETING HELD IN A COMMITTEE ROOM, COUNCIL HOUSE, COLLEGE GREEN,
BRISTOL**

Present: Cllr Simon Cook (SC), Jon House, Graham Sims, Alun Owen, Amy Auton-Smith, Andrew Tyas, Stuart Woods, Colleen Bevan, Ian MacDougall, Julie Finch, Stephen Wray, Ian Hird, Helen Hewitt

AGENDA ITEM 5 - WORLD CUP BID 2018

SC noted a brief update from Stephen Wray on the preparation of the outline Bristol bid (to be submitted shortly).

CULTURE, SPORT AND CAPITAL PROJECTS INFORMAL EXECUTIVE BRIEFING

ACTION NOTES – 28TH JUNE 2010

MEETING HELD IN A COMMITTEE ROOM, COUNCIL HOUSE, COLLEGE GREEN, BRISTOL

IN ATTENDANCE: Councillor Simon Cook (SC), David Bishop (DB), Alun Owen (AO), Paul Barnett, (PB), Kate Davenport (KD), Kate Murray (KM), Janet Bremner (JB), Carol Holt (CH), Graeme Howell (GH), Jeremy Livitt (JL)

ADDITIONAL ITEM – DISPOSAL OF LAND AND PROPERTY INTERESTS TO BRISTOL CITY FOOTBALL CLUB

It was noted that this report would be submitted to Cabinet on 22nd July 2010.

The following points were made:

- (1) Details of Community Benefits for the disposal had just been received and were tabled**
- (2) The Heads of Terms Agreement were set out. It was proposed that there should be a firm agreement until the lease was paid, followed by a looser agreement linked to the stadium land**
- (3) The Financial Observations needed to be expanded. Community benefits were currently between £350,000 and £370,000 and could help offset criticism**
- (4) Secretary of State approval was not required but would give extra weight to the proposal**
- (5) AO would discuss the proposal with all relevant local Councillors**
- (6) The Heads of Terms would refer to 2 periods of time, not perpetuity to avoid any legal concerns**

CULTURE, SPORT AND CAPITAL PROJECTS INFORMAL EXECUTIVE BRIEFING

ACTION NOTES – 21ST JULY 2010

MEETING HELD IN A COMMITTEE ROOM, COUNCIL HOUSE, COLLEGE GREEN, BRISTOL

IN ATTENDANCE: Councillor Simon Cook (SC), Councillor Mark Wright (MW) – for Agenda Item 1, Kate Davenport (KD), Kate Murray (KM), Carol Holt (CH), Graeme Howell (GH), Chris Williams (CW), Alun Owen (AO), Colleen Bevan (CB), Helen Hewitt (HH), Jeremy Livitt (JL)

Bristol City Football Club

AO made the following comments:

- (1) Following issues raised at Scrutiny and issues that had arisen since, it was noted that the payment arrangement might need to be made through a bond. The charge was estimated at approximately 1% (ie £45/50,000). Further investigation was required**

- (2) Investigations had also been made into the possible increase of terms to provide an obligation to work to provide an Arena. It was noted that, even if the wording were to be changed, there would still be no requirement for the club to have an interest in the Arena. Nevertheless, it was further noted that there was a general desire on the part of all parties to attempt to provide an Arena in future**

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ANY RELATED LAND AND PROPERTY DISPOSALS**

INFORMAL CABINET BRIEFING - 16 APRIL 2009 - MEETING HELD IN A COMMITTEE ROOM, COUNCIL HOUSE, COLLEGE GREEN, BRISTOL

Action notes

Present:

Cabinet members: Cllr Barbara Janke, Cllr Simon Cook, Cllr Gary Hopkins, Cllr Tim Kent, Cllr Bev Knott, Cllr Michael Popham, Cllr Jon Rogers

SLT: David Bishop Jan Ormondroyd, Graham Sims,

Also in attendance: Amy Auton-Smith, Torben Lee, Steve Moore, Nicola Pelmear, Peter Robinson Ruth Wilmshurst, Stephen Wray

3. UPDATE: BRISTOL CITY FC STADIUM AND WORLD CUP BID 2018

1. The new stadium scheme was outlined and points / issues highlighted included:
 - the development was valued at £100m;
 - the construction was based on a modular scheme which could be extended as appropriate;
 - the stadium was intended to accommodate 30,000 seats, but if the World Cup bid was successful an additional 12,000 seats could be added;
 - BCC (through the CeX and the 3 party group leaders) was working closely with the developer and assisting with issues such as strategic transport and land assembly;
 - there were issues regarding:
 - flood impact;
 - building on green belt land;
 - proposals for the existing BCFC stadium for a major retail development (which was against Local Plan policy), and was being promoted on economic grounds as a means of resourcing the funding gap and highlighting the potential for Judicial Review;
 - the role of BCC as the planning authority, and that planning applications (for both the stadium and the existing BCFC stadium) could be expected in June / July with anticipated determination in November/ December 2009;
 - that the developers had sought to provide a briefing of councillors during April, but it was proposed this be progressed in June (following the local elections) when there was more certainty with regard to the submission of the planning applications.
2. The aspirations for being a host city for the 2018 World Cup was outlined and points / issues highlighted included:
 - clarification that BCC (not BCFC) would have to lead the bid;
 - expressions of interest would have to be made by the summer 09, with a formal bid strategy being submitted by the end of 09;
 - the timing and determination of the planning applications in relation to the submission of a bid (ie whether Bristol would have a stadium in which the games could be accommodated);
 - that BCC had been invited to send a delegation of 10 persons, and it was proposed that this comprise stakeholders and the Lord Mayor;

- noting there would be costs associated with progressing a bid.
3. Points / issues highlighted during discussion included:
- *Arena*: it was clarified that whilst there might be an opportunity to make provision on the site for an Arena at a later date, this could not currently be funded by the development, or the RDA or BCC;
 - *Green belt*: Cabinet members noted that some of the stadium development was intended to be on land currently allocated within the green belt, and clarified that whilst an exception could be made for leisure use, housing was not an option;
 - *Sustainable communities*: it was unlikely that a retail development of the existing stadium could be supported within the sustainable communities objectives.
4. In conclusion it was **agreed**:
- that officers would continue discussions with the developers regarding the development plans;
 - that regular update reports be submitted to these meetings.

Action: Jan Ormondroyd / David Bishop

Present:

Cabinet members / executive assistants / whip: Cllr Barbara Janke, Cllr Simon Cook, Cllr Clare Campion-Smith, Cllr Gary Hopkins, Cllr Bev Knott, Cllr Mike Popham, Cllr Jon Rogers, Cllr Mark Wright, Cllr Mark Bailey

SLT: Jan Ormondroyd, Jon House, David Bishop, Graham Sims

Also in attendance: Stephen Wray, Peter Holt, Stephen McNamara, Alun Owen, Phil Roberts, Ian Hird, Torben Lee

1. Bristol 2018 / 2022 World Cup - host city bid

Cabinet members considered the draft (24 November) Cabinet report on the World Cup host city bid. In discussion, the following main points were raised:

1. It was noted that Cllr Simon Cook had suggested various amendments, which would be incorporated into the final version of the report, to be published on 16 November.
2. It was noted that prior to the Cabinet report being finalised, officers would be conducting further negotiations with Bristol City Football Club.

Members commented as follows:

- a. Proposed £6m loan: The proposed £6m loan (para. 6.1) was an area of concern, and must not be an interest free loan. The Council needed to negotiate a reasonable and visible rate of return / interest, over a fixed term period . It was noted that the purpose of the loan was to enable the stadium to be expanded (if the World Cup bid was successful) to meet FIFA requirements, and that it was proposed that the loan would be repaid by the club from anticipated, increased ticket sales. Cllr Cook pointed out that it was also reasonable to assume that the club would achieve increased revenue from the improved conference facilities. It was also important to recognise that the issue of the Council providing a loan would be strengthened (in terms of the use of public money) if an arena was included as part of the development - the club should be further encouraged to work with the Council / RDA to progress this.

Members also expressed the view that the loan should not be required in the event of the football club securing promotion to the Premiership, as it was reasonable to expect the Club to fund the additional expenditure themselves, given the additional revenue streams which would arise from Premiership status. If the loan was required, it would need to be secured against the new stadium, to protect the long term interests of the Council. In the event that, following the tendering process, the stadium cost was reduced, then it was members' expectation that the loan arrangement should be the first beneficiary

of the reduced costs.

- b. External communications: In terms of managing external communications, it would be essential to effectively communicate information about the other contributions from the Council, i.e. :
- the freehold of land at Ashton Gate, and the lifting of the covenant to allow development (subject to planning approval), plus a section of Alderman Moores allotment, to be re-paid via a contract to deliver community benefit of approx. £300 - 400k per annum, in perpetuity.
 - Section 106 payments being limited to those set out in the report submitted to the Development Control (South and East) Committee on 4 November.
 - Diversion of the BRT route.

Cllr Rogers suggested that in terms of the external media strategy, the factual situation regarding the proposed £6m loan should also be shared with the wider public.

It was noted that a communications strategy / press release would be prepared (to be shared with Cabinet members) to accompany the publication of the report. Arrangements should also be made to brief the editor of the Bristol Evening Post.

- c. To protect both parties' interests, it would be preferable for both parties to sign a memorandum of understanding.
- d. The Leader stressed that officers should examine how other major cities had handled stadium development issues with a view to evidencing the case for the Council's approach. It was also important to emphasise that the new stadium would be an asset for the city as a whole, i.e. not just for the benefit of the football club.

Cabinet members also agreed / commented:

- The Leader would write to the football club to clarify the Cabinet's position.
- It would be helpful to secure a cross-party letter of support for the Council's approach.
- The Resources Scrutiny Commission leads should be engaged in assisting with the ongoing scrutiny of the stadium development / host city bid.

Present:

Cabinet members / executive assistants: Cllr Barbara Janke, Cllr Simon Cook, Cllr Clare Champion-Smith, Cllr Gary Hopkins, Cllr Bev Knott, Cllr Mark Wright

SLT: Jon House, Annie Hudson, Cathy Morgan, Graham Sims, David Trussler, Will Godfrey

Also in attendance: PC Julie Bowle, Mick Branaghan, Gillian Douglas, Keith Haughton, Peter Holt, Stephen McNamara, Nicola Pelmeur

Apologies: Jan Ormondroyd

5. World Cup Bid / Stadium / Arena (agenda item 3 (c))

1. Noted that:

- the Development Control Committee was being recommended to approve the application for a new stadium;
- there were 2 minor issues to be resolved namely:
 - coach parking;
 - number of events (35 requested, 30 proposed);
- North Somerset were likely to refuse permission for a slip road, and therefore there was likely to be a planning enquiry;
- *Towns & Village Greens and Land transfer / allotments site:* these issues would be resolved in June.

2. It was suggested that representations be made to North Somerset Council about the disparity in its decision making process, but it was agreed that it would be more appropriate for this to be progressed by the football club.

3. Simon Cook expressed concern about the bureaucracy involved in relation to the number of events permitted, citing that additional matches required for cup ties were unpredictable. Jon House agreed to raise this with planning.

Action: Jon House

4. *Arena:* Simon Cook was confident that once all the land acquisition and planning issues had been resolved the BCFC would move forward on the inclusion of an Arena.

Present:

Cabinet members / executive assistants: Cllr Clare Campion-Smith, Cllr Simon Cook, Cllr Gary Hopkins, Cllr Bev Knott, Cllr Mike Popham, Cllr Jon Rogers, Cllr Mark Wright

SLT: , David Bishop, Will Godfrey, Jon House, Jan Ormondroyd, Graham Sims, David Trussler

Also in attendance: Jon Bos, Nicola Pelmear, Peter Robinson

Apologies: Cllr Barbara Janke

6. World Cup Bid / Stadium / Arena (agenda item 4c)

1. *Programme:* no change
2. *Stadium planning application:* noted that North Somerset had decided to defer consideration until after May 2010.
3. *Indemnities:* discussions were progressing and information was currently being sought from other Core Cities.
4. *Arena:* there was no possibility of development at Temple Meads. Discussions were ongoing about an alternative.

Present:

Cabinet members / executive assistants: Cllr Barbara Janke, Cllr Simon Cook, Cllr Clare Champion-Smith, Cllr Gary Hopkins, Cllr Bev Knott, Cllr Anthony Negus, Cllr Jon Rogers, Cllr Mark Wright

SLT: Jon House, Will Godfrey, David Bishop

Also in attendance: Peter Mann, Peter Holt, Craig Bolt, Ian Hird

Apologies: Jan Ormondroyd

3. World cup / stadium update

1. Jon House provided an update, as follows:
 - a. Arrangements were being made for a big screen to be in place in Queen Square re: the current World Cup.
 - b. The stadium proposals were being progressed. The decision on the town and village green application was expected at the end of June.
2. Cllr Hopkins pointed out that the transport implications of government decisions about the future of major transport schemes (particularly the Ashton Vale - Temple Meads - City Centre rapid transit scheme and the South Bristol link) would need to be carefully assessed in terms of the stadium proposals.

Present:

Cabinet members / executive assistants: Cllr Barbara Janke, Cllr Simon Cook, Cllr Clare Champion-Smith, Cllr Gary Hopkins, Cllr Bev Knott, Cllr Anthony Negus, Cllr Jon Rogers, Cllr Mark Wright

SLT: Jan Ormondroyd, Jon House, Graham Sims, Will Godfrey, David Johnstone, David Trussler

Also in attendance: Peter Holt, Kate Hartas, Alun Owen, Stephen McNamara, Peter Robinson, Bob Britton, Craig Bolt, Ian Hird, Natalie Patillas, Torben Lee

2. Cabinet report (22 July) - Disposal of land and property interests to Bristol City Football Club
(additional agenda item)

1. Cabinet members were briefed by Alun Owen, following the recommendations made by the OSM Committee on 15 July.
2. It was noted that OSM had recommended that in order to protect the Council's long term interests, a first legal charge should be made against the football stadium. Alun Owen advised that (due to other loans secured by the football club against the stadium) it was not possible for the Council to secure a first legal charge. Following further discussions with the football club, it was though proposed that the recommendation in the Cabinet report should be amended, so that (in addition to approving the disposal of property interests, the restructuring of the lease to the social club and the granting of a licence over the retained area of Alderman Moores to enable an adoptable road / pedestrian access to be constructed, in return for long term community benefits), officers would also be instructed to use all reasonable efforts to protect the Council's interest in the long term, to include, if practicable, the use of a charge or a bond (or equivalent) to achieve this.
Action to be taken by: Alun Owen to revise the Cabinet report recommendation in liaison with Cllr Cook & Stephen McNamara.
Target date: to be completed in advance of the Cabinet meeting later that day.