

Manon AntoniazziPrif Weithredwr a Chlerc y Senedd
Chief Executive and Clerk of the Senedd

10 December 2025

Peredur Owen Griffiths AS
Chair of Finance Committee
Welsh Parliament
Tŷ Hywel
Cardiff Bay
CF99 1SN

Dear Chair,

The Commission has recently received confirmation that an appeal, undertaken on our behalf by our property advisers regarding the rateable value of the Cardiff Bay estate, has been successful. As a result, we are now entitled to a refund of monies paid, backdated to the 2017-18 financial year. The refund is significant, amounting to £3.221 million plus interest of £0.291million plus a reduction on the current year charges of £0.091million (a total of £3.603million) and was received into the Commission bank account on 28 November.

At their meeting of 4 December 2025, the Commission agreed a proposal to retain £644,000 (approximately 20% of the total, excluding interest) to undertake necessary building works at the Senedd and return the remainder to the Welsh Consolidated Fund. These priority works did not secure funding from this year's Project Fund due to significant competing pressures but will require funding within the next two years. They will address statutory accessibility and compliance issues and would be completed ahead of the forthcoming election. Specifically, the works comprise:

- Essential upgrades and repairs to the Senedd lifts
- Replacement of lighting in the Senedd with LED fixtures

As you will be aware, the Commission has recently submitted its 2026-27 budget request. This request will accelerate spending from future years but as current pressures within our project pipeline will still far exceed the available Project Fund there would be no corresponding budget reduction in 2026-27. Advancing this expenditure will simply alleviate some pressure on that fund.

As always, if the Committee require any further information, I will be more than happy to provide it.

Yours sincerely,

**Manon Antoniazzi****Prif Weithredwr a Chlerc y Senedd / Chief Executive and Clerk of the Senedd**

Croesewir gohebiaeth yn Gymraeg neu Saesneg. We welcome correspondence in Welsh or English.

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