



City and County of Swansea

Notice of Meeting

You are invited to attend a Meeting of the

Scrutiny Performance Panel – Development & Regeneration

At: Multi-Location Meeting - Gloucester Room, Guildhall / MS Teams

On: Monday, 5 September 2022

Time: 10.00 am

Convenor: Councillor Chris Holley OBE

Membership:

Councillors: P M Black, C M J Evans, E W Fitzgerald, T J Hennegan, P R Hood-Williams, L James, D H Jenkins, M H Jones, S M Jones, J W Jones, M W Locke, H M Morris, W G Thomas, M S Tribe and T M White

Agenda

	Page No.
1 Apologies for Absence	
2 Disclosure of Personal and Prejudicial Interests www.swansea.gov.uk/disclosuresofinterests	
3 Prohibition of Whipped Votes and Declaration of Party Whips	
4 Minutes To receive the minutes of the previous meeting(s) and agree as an accurate record.	1 - 12
5 Public Questions Questions can be submitted in writing to Scrutiny scrutiny@swansea.gov.uk up until noon on the working day prior to the meeting. Written questions take precedence. Public may attend and ask questions in person if time allows. Questions must relate to items on the open part of the agenda and will be dealt with in a 10 minute period.	
6 Role of the Performance Panel	13 - 22

- | | | |
|----------|---|----------------|
| 7 | Regeneration Programme/Project Monitoring Report
Robert Francis-Davies – Cabinet Member for Investment Regeneration
and Tourism
Phillip Holmes – Head of Planning and City Regeneration
Huw Mowbray – Property Development Manager | 23 - 27 |
| 8 | Draft Work Plan 2022/23 | 28 - 29 |

Next Meeting: Monday, 14 November 2022 at 10.00 am



Huw Evans
Head of Democratic Services
Thursday, 24 August 2022
Contact: Scrutiny Officer - Tel (01792) 636292

Agenda Item 4



City and County of Swansea

Minutes of the **Scrutiny Performance Panel – Development & Regeneration**

Remotely via Microsoft Teams

Tuesday, 8 March 2022 at 10.00 am

Present: Councillor J W Jones (Chair) Presided

Councillor(s)

P M Black
L James
T M White

Councillor(s)

C A Holley
P K Jones

Councillor(s)

P R Hood-Williams
W G Thomas

Cabinet Member(s)

Robert Francis-Davies
Rob Stewart

Cabinet Member for Investment, Regeneration & Tourism
Cabinet Member for Economy Strategy and Finance

Officer(s)

Phil Holmes
Clare James
Brij Madahar
Huw Mowbray

Head of Planning & City Regeneration
Economic Development Manager
Scrutiny Team Leader
Development and Physical Regeneration Strategic
Manager
Economic Development & External Funding Manager

Apologies for Absence

Councillor(s): P Downing, E W Fitzgerald, S J Gallagher, D W Helliwell, M H Jones and S M Jones

42 Disclosure of Personal and Prejudicial Interests

In accordance with the Code of Conduct adopted by the City and County of Swansea, the following interest was declared:

Councillor Paxton Hood-Williams – Minute No. 48 – Councillor Paxton Hood-Williams declared a personal interest as a Member of Swansea Rural Development Programme, Local Action Group.

43 Prohibition of Whipped Votes and Declaration of Party Whips

No declarations were made.

44 Minutes of Previous Meeting(s)

The Panel considered minutes from previous meeting(s) and agreed the minutes of the meeting held on 25 January 2022 as an accurate record of the meeting.

45 Public Questions

No questions were submitted by members of the public.

46 South West Wales Regional Economic Delivery Plan

The Panel considered a report on the South West Wales Regional Economic Delivery Plan, which was recently approved by Cabinet (20 Jan).

Cabinet Member(s) / Officer(s) were present to brief the Panel and take questions on the new Regional Economic Delivery Plan that will replace the 2013 Swansea Bay City Region Economic Regeneration Strategy as the council's over-arching economic regeneration policy document.

It was noted that the new Delivery Plan will be adopted / owned and overseen by the new South West Wales Corporate Joint Committee (CJC). Regeneration Directors will keep track of progress and will be responsible for developing business cases, securing investment and ensuring delivery on the CJC's behalf.

Phil Holmes, Head of Planning & City Regeneration, took Panel members in detail through the report to ensure awareness and understanding, and invite views. He highlighted the following:

- The economic and policy context has changed considerably at the Welsh and UK level since 2013, particularly in light of Brexit and the impact of the Covid-19 pandemic as well as the developing focus on tackling climate change, and that the regional landscape has also changed with the advent of Corporate Joint Committees and the preparation of new Regional Economic Frameworks by Welsh Government that set out visions and high level priorities for each region in Wales.
- The new South West Wales Regional Economic Delivery Plan, developed jointly between the four Councils in the region and in partnership with the Welsh Government, responds to those changing circumstances with a Plan that is fit for the future.
- With the assistance of expert consultants, the Plan is based on extensive research, and stakeholder consultation and engagement, and consideration of the strategic policy context at local, regional and national level.
- The Plan is aligned with the new Welsh Government Regional Economic Framework (REF) and provides a further layer of detail below the REF, outlining the objectives and actions that will deliver against the high-level vision in the REF.
- The Plan sets out an ambitious 'route map' for the development of the region's economy over the next ten years, identifying priorities for intervention and setting out how business, government, education, voluntary / community organisations, social enterprises and other partners can work together to bring them forward.

- There has been good progress since 2013 with an additional 20,000 jobs created in the region, upskilling, growth in business and improved economic activity which has helped to close the productivity gap with the UK. But despite gains, there are still challenges with concentrations of disadvantage in the region, and issues affecting investment to the area, which means the gap is still substantial.
- However, the new Plan focuses on the strengths and assets in the region, and maximising opportunities using that strength, e.g., the region's energy potential, university-industrial links, strong cultural identity, environmental assets and quality of life offer. The Plan aims to build on these distinctive regional strengths and opportunities to develop a more prosperous and resilient South West Wales economy.
- The Plan has three key 'ambitions, supported by three complementary Missions, which will guide activity over the next ten years:

Ambitions:

- Resilient and sustainable
- Enterprising and ambitious
- Balanced and inclusive

Missions:

- Mission 1: Establishing South West Wales as a UK leader in renewable energy and the development of a net zero economy: Taking forward the region's major energy related projects and driving the benefits through the region (via industrial decarbonisation, supply chain opportunities, university-linked innovation, etc.).
 - Mission 2: Building a strong, resilient and embedded business base: Understanding and growing the business stock, supporting widespread social and commercial entrepreneurship, creating stronger supply chain and innovation networks, making public sector support sustainable; driving forward technology adoption and diffusion.
 - Mission 3: Growing and sustaining the 'experience' offer: Linking environmental quality, quality of life and community character to create a region that retains and attracts talent and investment, and to promote this consistently and powerfully to the outside world.
- The Plan sets out some initial key action areas to deliver against the ambitions and missions. These actions will form the basis of a 'living' action plan document that will be regularly reviewed by regional partners and will evolve to embrace new investment proposals as they emerge. Within this there are a number of local and regional projects anticipated, some of which will be around improving strategic infrastructure and some involving major investment.
 - It was expected that the South West Wales Corporate Joint Committee would meet in March to endorse the Regional Economic Delivery Plan.

Questions and discussion focused on the following:

- The extent of consultation carried out and market research – noted the role played by leading economic development consultants and use of on-line methods which proved to be effective and accessible, tapping into intelligence and forecasting models, data sets, etc.
- The importance of regional transport links and work going on to develop this – noted progress on the Swansea Bay Metro Project, and continuing consideration being given to a Swansea Parkway railway station and benefits this could have for the area. Panel Members heard that Phase 1 of the Metro project would involve the existing network / lines, upgrade works, etc., and Phase 2 would focus on new lines, e.g., light rail.
- Panel members welcomed the mission to focus on renewable energy and development of a net zero economy. The extensive range of existing and emerging projects and energy assets was noted. The importance of attracting visitors to the area, as eco-tourism, was also raised, and felt perhaps not emphasised enough in plans. It was noted that Mission 3 did acknowledge the importance of nature and biodiversity in Swansea's offer and experience and recognises the attraction of Swansea's natural environment to visitors and provides springboard for relevant projects to support this.
- The dependency of the South West Wales economy on tourism, and its sustainability and resilience. There was also the challenge of balancing the natural environment and development in the region, which can often be competing tensions in the desire for economic progress.
- The performance in terms of generating new jobs in the region – noted that by 2019 there were 322,000 jobs in the region, an increase of 20,000 on the 2013 figure. This was recognised as being impressive and Panel members requested a meaningful breakdown of these 20,000 jobs to understand where the growth has come from, e.g., specific sectors. The Head of Service undertook to provide a response in writing.
- Links between the regional and national plans, and how the Regional Economic Delivery Plan competes with Cardiff / neighbouring regions. It was highlighted to the Panel that the timing of the regional plan meant that it was able to be knit together with the Welsh Government REF.
- Whether the region has access to UK levelling up / recovery funding streams, e.g., money specifically for the recovery of coastal / seaside areas, or whether there was discrete funding for Wales. It was noted the regional plan was not led by available funding which in turn shapes projects, but rather establishes what is needed in the area and how funding can then deliver that. Officers undertook to clarify the position regarding access to funding streams, and it was noted that the Council was working hard to ensure Swansea and region can access every available penny as we emerge from Covid and into recovery.
- The role of the South West Wales Corporate Joint Committee in plan delivery, and the monitoring of the Regional Economic Delivery Plan. It was noted that the Swansea Bay City Region work will be subsumed into the work of the Corporate Joint Committee as one of the key strands of activity.

The Convener thanked all for their contribution to the discussion.

47 Project Update Report

The latest regular monitoring report on regeneration programme / projects was presented to the Panel, for any comments / views on progress and achievements. Huw Mowbray, Development & Physical Regeneration Strategic Manager, provided relevant updates.

Copr Bay:

Panel noted the successful handover of the Arena to ATG and delivery of first / test events on 25th & 26th February which went well and garnered positive feedback. There are still some difficulties with labour availability and materials but are being resolved with the contractor to address outstanding construction issues. It was noted that whilst Brexit has had an impact it was not the only reason as there were competing demands from projects in the wider region for skilled labour, e.g., new nuclear power station near Bristol. Panel members heard that there was no specific date for the constructor to be off site as it was important that all work is completed to satisfaction.

Panel members queried whether the Council was exploring options around the naming of the Arena. It was confirmed that as per lease agreement, ATG held naming rights, and this was work in progress and they would discuss any proposals with the Council.

The Panel queried the naming of certain meeting rooms in the Arena after councillors. The Leader stated that he welcomed suggestions with regard to the naming of new facilities and assets.

The Panel also heard about progress with the anticipated hotel development adjacent to the Arena, with possible announcements in the next few weeks. It was stressed that this would be a private sector development, not Council led, but the Council was monitoring things closely and doing all it could to facilitate progress. Panel members were told it was likely to be development of 6-8 floors / 120 beds along with commercial areas, and the Council would be looking for a 'statement' building befitting of the surrounding area.

Swansea Central North:

Discussions ongoing, in conjunction with development partner Urban Splash, and with potential tenants of office hub / commercial elements. Proposals expected to be submitted shortly, with concept design aimed for target date of October 2022.

71/72 Kingsway:

Constructors now on site for the development of the office building, with piling work ongoing, and project is on track for completion August 2023. An agreement has been made with the first tenant which will be announced in due course. It was anticipated the flexible office building would achieve in the region of 600 jobs. With regard to the Barclays Bank element an alternate procurement option is required to meet the ERDF funding programme requirement, as the Council is keen for swift progress, not something for later in the project.

Wind Street:

Work is complete in essence, except for the auto bollard sub-contractor who will return to site in March. There is ongoing discussion with traders regarding the operation of external space and seating.

Panel members queried progress with regard to proposed Interpretation Boards based on the history of Wind Street, and it was agreed to provide a response on what the intention is in writing.

TAN15 Development and Flood Risk:

Noted that this is an issue for all Wales, and the Council has responded to the Welsh Government on intentions regarding preparation of regional Stage 1 Strategic Flood Consequence Assessment, as required by Welsh Government. This brings together the various policies, plans, strategies relevant to a high-level overview of flood risk, to demonstrate a co-ordinated and joint working approach aligning with Welsh Government requirements and aligning with South East Wales approach. How we address the key issues of TAN15 is subject to ongoing discussion, and the main area of focus is the management of flood risk to strategic development sites along the River Tawe (City Centre, SA1, Tawe Riverside and Swansea Vale). The Panel was interested in the possible financial implications of address TAN15.

Castle Square:

The Panel heard that this project is moving forward well, with design works complete and planning application to follow. Confirmation received that the project would benefit from some funding via the Welsh Government Transforming Towns Grant. The Leaf Boat will be removed, and options are being discussed with the original artist for the relocation of this public artwork. Meetings have also been held with CADW to ensure project addresses any heritage impacts and is acceptable.

The Panel asked about future cleaning and maintenance of the Square, whether this would be the Council's responsibility or fall into private hands. It was clarified that the Square will remain a Council asset but with commercial units operating within the Square there would be an element of shared responsibility for cleaning / maintenance which will be made clear in agreements. Maintenance costs have also been built into the project budget.

Shaping Swansea:

Strategic Partnership Agreement with Urban Splash has been agreed and subject to legal approval will be signed. Once signed it will enable Urban Splash to take the schemes forward, though things were at an early stage. It was noted that the project name is to be changed shortly. More on project activity would be reported to scrutiny in due course.

Community Hub:

Emergency enabling works completed. Phase 2 about to start.

In relation to wider relocation out of the Civic Centre into city centre hubs, some issues around paper storage needs, but options being explored to reduce requirements.

Palace Theatre:

80% cost certainty expected shortly where further review can be undertaken on a more definitive position. In the meantime, Value Engineering options are being reviewed, without compromising heritage, end product quality, and let ability.

Skyline:

Panel was informed that positive discussions are continuing with land acquisition issues to be finalised. A report to Cabinet post Council elections on the project was anticipated. It was noted that should the project be approved it would be the first Skyline scheme in Europe, outside of New Zealand, featuring a cable car gondola, and the whole project would provide a major new leisure offer for Swansea.

Swansea Vale:

Work ongoing. Noted that the initial proposed site at Swansea Vale is still a front runner for Park & Ride relocation.

Repurposing:

Progress on various improvement works and schemes was provided.

The Convener thanked the officer for his report.

48 Impact of Brexit on Rural Development Programme and Funding Update (Post 2023)

A report was provided to the Panel for information, further to a request from the Panel for an update on current situation. It is anticipated that this topic will be discussed again in the future pending further information / clarity around future funding.

49 Letters

Correspondence with Cabinet Members was provided for any comment / observations which related to last meeting discussion on Foreshore Developments.

The Convener referred to the Panel's request for an update regarding the marketing of foreshore sites, and in particular any update regarding interest shown in the Civic Centre site. There was some concern at the brief response provided. This would be followed up.

The Cabinet Member for Investment, Regeneration & Tourism stated that the Swansea Bay Strategy was being revised to update the existing 2008 document, which the Panel will be able to discuss in due course.

50 Annual Work Plan Review

As it was the Panel's final meeting of the municipal year and Council term, the Convener thanked all Panel members for their work and those that have supported this work. Panel members were invited to reflect on the way the Panel has worked over the past year and their experience, and any observations that may inform future practice, considering for example:

- Have things worked well within the Panel over the past year?
- Has the Panel's work focused on the right things?
- What, if anything, could be done better?
- What have we learnt that will help us to improve and develop future scrutiny?

The following were raised:

- The importance of dedicated scrutiny of development and regeneration which should continue post Council elections
- This is a huge area to keep track on, and the Panel has not been able to discuss everything, e.g., smaller projects, but that is down to time and resources. Some things have taken a lot of the Panel's time such as the Copr Bay / Arena development.
- The Panel would welcome the ability to meet more frequently.
- The Panel has been chaired very well and worked well in monitoring and challenging performance.
- The Panel has involved many councillors and all have engaged well, with every opportunity to ask questions and contribute.
- The Panel has been well supported by relevant officers, who have provided necessary information and advice.
- The Panel must always be satisfied that it is having influence and making a difference in its work, as it holds Cabinet Members to account and challenges performance. The Panel should keep a close eye on Cabinet / Cabinet Members' response to scrutiny.
- The Panel has helped to establish arrangements for regular monitoring of the regeneration programme projects, which previously did not exist for scrutiny, which have developed over time.

It was noted that some specific development and regeneration topics have been identified in the work plan that it has not been possible to consider in the available time and may be appropriate to carry forward into future work plan. The continuation of a Development & Regeneration Scrutiny Performance Panel, or otherwise other arrangement, will be a matter for Councillors in the new Council year, following the Council elections in May.

The meeting ended at 11.28 am

Chair

Development & Regeneration Scrutiny Performance Panel 8 March 2022 Response to Queries

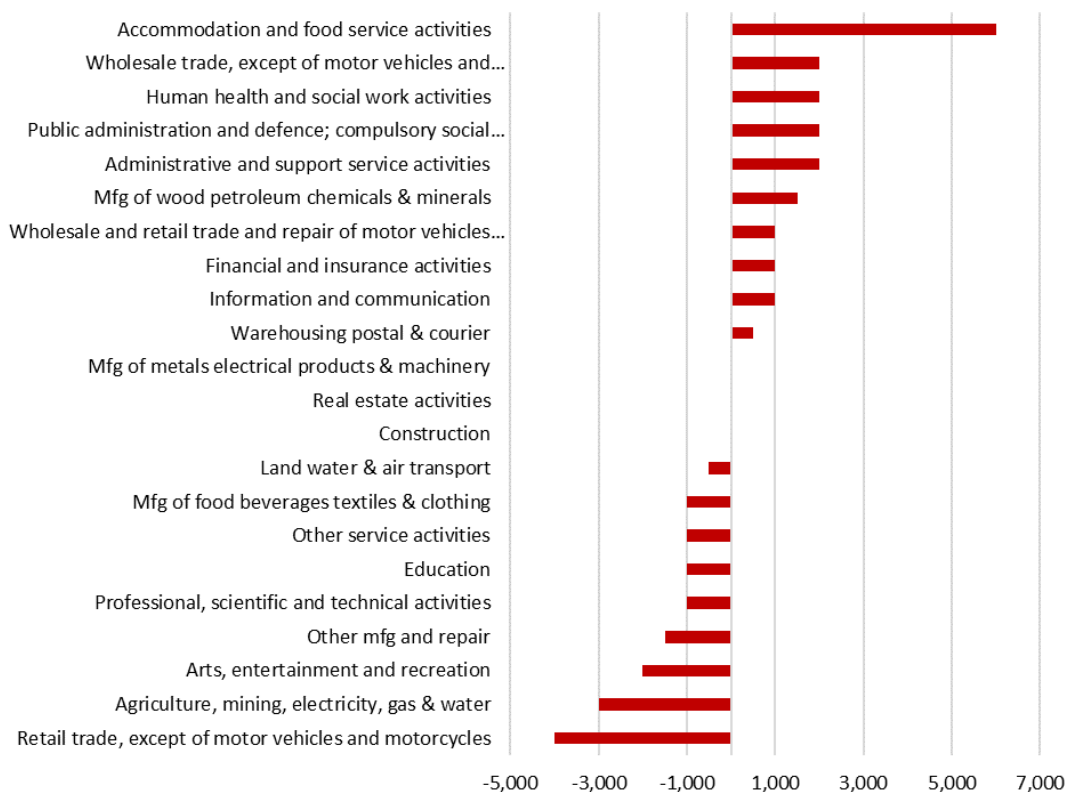
Regional Economic Delivery Plan

Following the report on the new Regional Economic Delivery Plan on March 8th 2022, the Scrutiny Performance Panel requested further information on the breakdown of the 20,000 jobs growth across South West Wales between 2013 and 2019 to understand the specific sectors where this growth has occurred.

Employment by sector data is sourced from the Office for National Statistics (ONS) Business Register and Employment Survey (BRES). This data is only available for 2015 onwards, due to methodology changes in 2015 which made the dataset incomparable with earlier years. It is therefore only possible to review the sectoral employment changes from 2015-2019, and not 2013-2019.

The graph below shows the industrial sectors that experienced the highest levels of employment growth or employment contraction between 2015 and 2019 in South West Wales.

Employment change by sector in South West Wales, 2015-19



Source: ONS Business Register and Employment Survey

Between 2015 and 2019, around 6,000 jobs were created in accommodation and food service activities in South West Wales, with strong employment growth also observed in health, wholesale, public administration and administrative activities

This was offset by employment contraction in the region in the retail sector where around 4,000 jobs were lost, agriculture and utilities (3,000 jobs) and arts and entertainment (around 2,000 jobs lost).

Future Funding Streams

Officers undertook to clarify the position on access to future funding streams. Further details have now been released on the UK Government's new Shared Prosperity Fund, that will be one of the replacements for EU funding. Swansea will be receiving an allocation of £34m over the next three years from the core Shared Prosperity Fund, with a further £7m allocated for the Multiply programme for interventions to improve numeracy levels. In England, Scotland and Wales, local government is being given responsibility for developing an investment plan for approval by the UK government, and for delivery of the Fund thereafter. In Wales the funding is being administered through regional strategic geographies – for Swansea this will be South West Wales. All four local authorities now need to work together, with local partners, to produce an investment plan by August 1st that sets out how we would use and deliver the funding. Alongside this, a second round of Levelling Up Fund has opened. Swansea is eligible to submit 3 capital funding bids (1 bid per MP) and a transport bid to UK Government. Discussions are underway to develop the bids.

In addition to this, Swansea Council is the regional lead for South West Wales for the Welsh Government Transforming Towns programme of capital funding for regeneration schemes. The Economic Development and External Funding team also includes a grant bidding function to maximise access to external grant funding in support of the Council's economic regeneration agenda.

Wind Street

Panel members queried progress with regard to proposed Interpretation Boards based on the history of Wind Street, and it was agreed to provide a response on what the intention is in writing.

Update: it is intended to utilise a vertical wayfinding display panel removed whilst undertaking the street enhancements to hold Interpretation material, located within green space to the south of the street. This will go in during the next few weeks, however further discussions on content need to be progressed.



Agenda Item 6



Report of the Convener

Development & Regeneration Scrutiny Performance Panel – 5 September 2022

Role of the Performance Panel

Purpose:	As it is the first meeting of the municipal year (and Council term) this report has been written to help to give clarity and ensure understanding of the role of the Development & Regeneration Scrutiny Performance Panel. It is also designed to aid discussion on effective working.
Content:	A description of the role of Performance Panels is provided, the focus of the Development & Regeneration Panel, and link to relevant Council Priorities / Policy Commitments.
Councillors are being asked to:	<ul style="list-style-type: none">• Discuss the role of the Panel and effective working
Lead Councillor:	Councillor Chris Holley, Convener of the Development & Regeneration Scrutiny Performance Panel
Lead Officer & Report Author:	Rachel Percival, Scrutiny Officer E-mail: rachel.percival@swansea.gov.uk

1. Introduction

- 1.1 Within the Council's arrangements for Overview & Scrutiny, the Scrutiny Programme Committee is responsible for developing a Scrutiny Work Programme and managing the overall work of scrutiny to ensure that it is as effective as possible.
- 1.2 The broad aim of the scrutiny function is to engage non-executive councillors in activities to:
 - provide an effective challenge to the executive
 - help improve services, policies, and performance
 - engage the public in its work
- 1.3 At the same time the Committee must ensure that the work of scrutiny is:
 - manageable, realistic and achievable given resources available to support activities
 - relevant to council priorities
 - adding value and having maximum impact
 - coordinated and avoids duplication

- 1.4 In order to discharge the work of Scrutiny, the Scrutiny Programme Committee can establish informal Scrutiny Panels and Working Groups.

There are two types of Panel:

- Inquiry Panels will undertake discrete in-depth inquiries into significant areas of concern on a task and finish basis.
- Performance Panels will provide ongoing in-depth monitoring and challenge to particular services / service areas.

- 1.5 The Committee has established six Performance Panels, each with a specific focus:

- Service Improvement & Finance
- Education
- Adult Services
- Child & Family Services
- Development & Regeneration
- Climate Change & Nature

- 1.6 Panel meetings will typically involve consideration / assessment of service performance reports from Cabinet Members, with support from lead officers, and discussion of issues arising. Where necessary, Panels will drill down into specific matters. Panels may request relevant reports on activities, performance and information that will help it to assess progress regarding the Council's work, commitments, and implementation of agreed plans.

- 1.7 Performance Panels are expected to have on-going correspondence with relevant Cabinet Members in order to share views and recommendations, arising from monitoring activities, holding them to account for service performance, quality and improvement.

- 1.8 The Committee also determines the frequency of Performance Panel meetings that can be supported within the overall Scrutiny Work Programme. Performance Panels will meet on an on-going basis during the Council term until otherwise agreed by the Committee. Accordingly, Panels will develop a work plan for meetings that effectively discharge their responsibilities and Committee expectations.

- 1.9 Non-executive councillors who are not members of the Committee have the opportunity to participate in Panels and other informal task and finish groups. The membership of Panels and Working Groups is determined by the Committee. The Committee will appoint Panel Conveners in the first year of a Council term, however, has agreed for Performance Panels to then re-confirm / appoint their Convener at the start of every subsequent municipal year. There are no fixed number of seats on Panels, however, more than one political group should be represented on each and should be of a manageable size in terms of team working and effective questioning. A minimum of 3 members should be present at all meetings.

1.10 Performance Panel Conveners are required to provide the Scrutiny Programme Committee with regular progress reports on the work and impact of their Panels. Performance Panel conveners can attend meetings of the Scrutiny Programme Committee as co-opted members.

1.11 Panels and Working Group meetings are accessible to the public, just as the Scrutiny Programme Committee. Agendas, reports, letters relating to scrutiny activities are published on the Council's modern.gov online platform:

<https://democracy.swansea.gov.uk/ieDocHome.aspx?bcr=1&LLL=0>

2. The Development & Regeneration Scrutiny Performance Panel

2.1 The Development & Regeneration Scrutiny Performance Panel is responsible for ongoing monitoring of Council performance in relation to development and regeneration, including the 'health' of the city centre, wider economic development across Swansea, and discussion about progress on the Swansea Bay City Deal. It will assess progress with the implementation of agreed development and regeneration plans and relevant service improvement plans.

2.2 The Panel currently has a membership of 16 councillors.

2.3 In accordance with the agreed Scrutiny Work Programme, the Panel can meet every two months.

2.4 The Panel has been in existence since 2017. To support regular monitoring of key development and regeneration activity the Panel has received a 'Project Update Dashboard Report' report at each meeting, providing overview of all projects and assessment of progress, highlighting, for example, notable achievements, relevant risks, any major issues / delays, etc. This provides a regular 'health check' on development and regeneration activity to facilitate challenge by the Panel. The Panel has then, where necessary, drilled down on specific work, to provide a more in-depth level of scrutiny. For example, during 2021/22 this included discussion on: local City Deal projects; the Swansea Arena development (this included site visit in October 2021); City Centre Travel Plan; Swansea Business Improvement District; Foreshore Developments; and the South West Wales Regional Economic Delivery Plan.

2.5 The Panel will write to the relevant Cabinet Members, to convey its views including suggested action, arising from meeting discussions. Letters, and responses where requested, are reported back to the Panel for comments and discussion as necessary.

2.6 Link to Corporate Objectives:

Transforming our Economy and Infrastructure - so that Swansea has a thriving mixed-use City Centre and town centres, and a local economy that will support the prosperity of our citizens.

Extract from the Council's Corporate Plan 2022/23 is **appended**.

2.7 Link to Policy Commitments 2022-2027 (taken from Council report 7 July 2022):

Regeneration

- The Council will deliver on a £1 billion regeneration of the City Centre and £750 million strategic partnership with Urban Splash to develop seven key strategic sites.
- We shall introduce new public and local services hubs in communities.
- Swansea Council is committed to helping create thousands of new jobs for the people of Swansea, aiming to provide high quality and secure employment.
- We will progress the Palace Theatre and Albert Hall developments to secure our historic buildings for future generations and seek an innovative solution to secure the future of the Elysium building.
- Swansea Council will develop and promote more city living, including new hotels, retail, office space and food and beverage facilities.

Attractions

- Working in partnership with Penderyn Distillery, we will support a new whisky distillery attraction at Landore.

100 days target:

Regeneration

- Working with our regional partners, we will progress a £1 billion regeneration and £750 million strategic partnership with Urban Splash as our new strategic partner, with an initial focus on Copr Bay Phase 2, the Civic Centre site and St Thomas site.
- We will secure a major new tenant for the Debenhams unit in the Quadrant Shopping Centre, securing the use of this unit for the future.
- The Council will progress work on the new Castle Square Gardens project.
- The Council will progress work on the new Central Library project.
- Swansea Council will begin the phased demolition of Ty Dewi Sant and the old multi-storey car park.
- We shall progress the build of 71-72 The Kingsway, to create an innovation hub which will be home to new businesses and up to six hundred new jobs.

Attractions

- We will continue to progress development and investment through the Skyline park attraction on Kilvey Hill, hosting the Skyline board visit during June 2022.
- We will progress hotels discussions for the City Centre and Stadium.
- We are committed to progressing the development and reopening of the River Tawe corridor, including new pontoons expected by Winter 2022.
- Swansea Council will deliver new promenade improvements and developments, as well as new lighting around Swansea Bay.

- Swansea Council is committed to progressing discussions for the new interactive aquarium, aiming to offer an immersive experience for visitors and a wider educational resource.

Other

- Swansea Council will agree a new Swansea Bay Strategy.
- We shall progress TAN15 discussions with Welsh Government to find a solution that supports appropriate development.

3. Support

3.1 Performance Panels have the dedicated support of a member of the Council's Scrutiny Team. This lead Scrutiny Officer will assist with work planning and project-manage scrutiny activities and help to ensure that things run smoothly, for example by:

- directly supporting meetings
- liaison with Cabinet Members, departments, partners and the public
- contacting and arranging witness sessions
- carrying out research and arranging evidence gathering
- carrying out and assisting with any consultation and public engagement exercises
- helping to keep the work to time
- capturing and reflecting back the ideas, evidence gathered and any key issues that have been highlighted
- assisting in the drafting of scrutiny letters and reports
- promoting work using social media and other methods of communication

3.2 The Corporate Management Team and Service Departments are also an essential source of advice and support. Engagement with departments will be important in providing context for areas of work, knowledge about policies and service delivery, and technical expertise.

3.3 The Committee should recognise that resource constraints may have an impact on the scrutiny activity and delivery of work plans. Being focussed, proportionate and flexible will be important as we carry out scrutiny.

4. Effective Working

4.1 The Panel is encouraged to consider how it can work more effectively, for example in its preparation for meetings, and think about its approach to issues including the following:

- Developing Questions and Questioning Strategy
- Use of short Pre-meetings / Post meetings
- Team / Inclusive Working and Communication
- Decorum at meetings
- Meeting times / length
- Any other practical considerations

Background Papers: None

Appendices:

Extract from Corporate Plan 2022/23 on 'Transforming our Economy and Infrastructure'

Transforming our **Economy & Infrastructure**

Why this priority is a well-being objective.

- We want to raise economic performance to create wealth and employment opportunities to improve the economic well-being of Swansea's citizens.
- We want to lever all investment and funding opportunities in realising this objective including UK Government City Deal, Levelling up and Shared Prosperity Fund, Welsh Government Transforming Towns, Economy and Creative Wales and other major funders.
- We want to ensure our local economies are supported to achieve resilience in the face of future global, national and regional challenges, in particular the city centre and our small independent businesses and organisations that are the fabric of our communities large and small.
- We want to provide an enabling approach to support individuals, businesses and communities through our employment and business support, regeneration activities, cultural assets, transport connectivity, planning and other support and regulatory frameworks in delivering these practical measures.
- We want to ensure Swansea is a place characterised by sustainable communities with sufficient good quality housing and places for work and leisure.
- We want to continue to forge strong, hard-working networks with our external partners who are co-delivering with the Council.
- We want to take advantage of untapped growth potential to generate sustainable energy, deliver on net zero commitments, protect the environment and boost the economy.

The longer-term challenges this well-being objective will help address.

- Post-Covid support and recovery.
- A digital and connected future and new models of working.
- Ongoing productivity gap with rest of UK – Swansea's productivity (GVA per hour worked) stood at 87.6% of the UK average in 2019.
- Swansea has a healthy level of new business formations but the relative size of the business base (497 businesses per 10,000 population) is below Wales (539) and UK (717) averages, and one and five year survival rates for enterprises are below the equivalent rates for Wales and UK.
- A new future for both the City Centre and smaller district and local centres and adapting to new ways of working including transport methods and connectivity and positive impact on places.

- Climate emergency and adaptations and achieving Council's Net Zero ambitions.
- Ongoing issue of unemployment and inactivity and ensuring a supply of genuine pathways and opportunities. Economic activity and employment rates in Swansea are lower than Wales averages and further below equivalent UK rates.
- The Household Income Gap – although Gross Disposable Household Income has risen in Swansea by 11.2% since 2014, it continues to lag behind Wales and the UK where rises were 14.5% and 19.7% respectively.
- Wage rate gap - Over the last year, average annual full-time earnings in Swansea have fallen by 2.3%, whilst Wales and UK figures have increased by 1.5% and 3.6% respectively.
- Contribute to a reduction in deprivation, through the creation of sustainable well paid employment. There are pockets of deprivation across the county, with a number of areas among the highest levels of deprivation in Wales. In the 2019 Welsh Index of Multiple Deprivation (WIMD), Swansea has an above average proportion of its Lower Super Output Areas (LSOAs) featuring in the most deprived 10% in Wales, with 17 (11.5%) of its 148 LSOAs in the 191 (10%) most deprived.
- Change the current business sectoral mix towards higher skilled, higher paid employment. 88.4% of employment is currently service sector based, and there is an under- representation of businesses in professional, scientific and technical sectors which tend to have better skilled and higher paid roles.
- Swansea has a higher proportion of retail businesses than the Welsh and UK average – the planned regeneration schemes will help diversify the city and district centres.
- Resident skills – continue to upskill people to take advantage of opportunities in new and emerging industries.
- Address skills gaps in sectors such as care, hospitality and construction.
- Recognising and working with deep seated anti-social behaviour, crime and associated issues and providing real alternatives and support.
- Enabling creation of sustainable energy sources.
- Help reduce commercial property viability gap with provision of quality flexible adaptable office space in response to increasing levels of inward investment interest and local independent business growth in both town centres and modern industrial settings.

The steps we will take to meet this well-being objective.

- **Regional Economic Delivery Plan** - Lead implementation of South West Wales Regional Economic Delivery Plan in Swansea and associated work packages

and funding streams such as UK Shared Prosperity Fund and Welsh Government sources.

- **Diverse and sustainable local economy** - Promote and enhance a diverse and sustainable local economy through strong local networks such as the Regeneration Swansea Partnership, development partner Urban Splash and leisure delivery partners Freedom Leisure and Parkwood, to progress Swansea's economic regeneration and cultural agendas including delivery of the Welsh Government Transforming Towns programme, Creative Wales, and through the implementation of the Local Development Plan (LDP) that supports the regeneration of Swansea and promotes sustainable communities underpinned by sustainable transport connectivity.
- **Community Benefit clauses** - Create employment & training opportunities for the long-term unemployed and economically inactive through community benefit clauses in contracts.
- **Business support** - Leverage of support, advice and funding for new start-up businesses and our existing business stock through Business Swansea and working with Welsh Government to continue to innovate support programmes such as commercial meanwhile uses, and other support interventions in City Centre and District and Local Centres.
- **Creative Network** - Continue to work through strong and resilient Creative Network to support both existing, under development and future fabric of cultural and leisure assets embedded across the City Centre and District and local centres.
- **Housing** - Progress strategic housing and mixed development sites to meet housing need and provide employment.
- **Public protection** - Protect and promote the health, wellbeing, safety and consumer interests of people living in or visiting Swansea by working with others to maintain public safety across the range of regulatory services such as pollution, scams and unfair trading, public health and housing issues, etc.

The contribution this well-being objective makes to the national goals.

A prosperous Wales	A Resilient Wales	A more equal Wales	A Wales of more cohesive communities	A Wales of vibrant culture and thriving Welsh language	A healthier Wales	A globally responsible Wales
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

How we will maximise our contribution to the national goals through the way in which we work.

- *Preventing problems from occurring or from getting worse* – promoting development opportunities for renewable energy and sustainable transport to build the economy and help tackle climate change.
- *Addressing long-term challenges* – reshaping Swansea and the region’s economy to meet the economic challenges of the future and technological change through the City Deal.
- *Working in partnership with others* – working with three other local authorities, the Welsh Government, Universities, Health Boards and the private sector to deliver the City Deal.
- *Avoiding conflicts between public body objectives* – adopting the Local Development Plan to support the regeneration of Swansea and provide a blueprint for good and consistent land use planning decisions for current and future generations.
- *Involving people* – extensive consultation and engagement process during each stage of the development of our Local Development Plan looking to identify opportunities to meet housing need and provide employment.

How we will measure progress⁴.

- Timeliness assessing planning applications.
- Approvals of major planning applications.
- Housing units and commercial floor space created as a result of the Transforming Towns programme
- Value of inward investment into Swansea.
- Tourism spend.
- Projects containing community benefit clauses in contracts and number of training weeks created.
- Average Turnaround Time for Land Charge Searches.

The contribution this well-being objective makes to the Public Service Board Well-being Objectives.

Children have the best start in life to be the best they can be	People live well and age well	Working with nature	Strong communities
<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

⁴ Provisional pending review and data development.

Agenda Item 7



Report of the Convener

Development and Regeneration Scrutiny Performance Panel – 5 September 2022

Regeneration Programme / Project Monitoring Report

Purpose:	The monitoring report will provide information and update on the regeneration programme and projects in Swansea.
Councillors are being asked to:	Review the departmental 'Dashboard' report and feedback any comments to the relevant Cabinet Member.
Lead Councillor:	Councillor Robert Francis-Davies, Cabinet Member for Investment, Regeneration & Tourism
Lead Officer	Huw Mowbray, Development and Physical Regeneration Strategic Manager

1. Background

- 1.1 The Development and Regeneration Scrutiny Performance Panel meets every two months to review the 'health' of the City Centre and regeneration projects within Swansea.
- 1.2 As part of its monitoring role, a departmental 'Programme / Project Monitoring Report' is made available to the Panel for review and scrutiny. This report contains updates on the regeneration programme and various projects throughout Swansea and provides detail on key activities / stages and timelines where relevant.
- 1.3 The Panel are asked to review the report and ask any questions which they may have, in response to the information provided. The Panel may then follow up the meeting with a letter to the relevant Cabinet Member to convey its views and any recommendations.

Background Papers: None

Appendices: Regeneration Programme / Project Monitoring Report

City Regeneration Programme Board – Summary Report	
Steering Group Lead – Martin Nicholls	
Reporting Period	August 2022

Project: Copr Bay	Project Lead: Lee Richards
<ul style="list-style-type: none"> ▪ Residential - The residential section is now complete and Pobl tenants have taken immediate occupation. ▪ Anti-social behaviour - We are aware of some anti-social behaviour in the parkland. To address the issue we are liaising with City Rangers to increase patrols and CCTV operators for greater vigilance. ▪ Construction - Negotiations are ongoing with Buckingham to address the outstanding construction issues. 	

Project: Shaping Swansea	Project Lead: Katy Evans
<ul style="list-style-type: none"> ▪ Levelling Up bid submitted. ▪ Final Stage 1 reports anticipated Sept / October. 	

Project: 71/72 The Kingsway	Project Lead: Gareth Hughes/Lee Richards/Katy Evans
<ul style="list-style-type: none"> ▪ Resources – staff diverted from other schemes on a temporary basis due to sickness. ▪ Project moving forward on target. 	

Project: Wind Street	Project Lead: Gareth Hughes/Lee Richards
<ul style="list-style-type: none"> ▪ City Centre Management Team liaising with Wind Street tenants with regards their street furniture ▪ Snagging being progressed by Highways and Transportation. 	

Project: TAN15 Development and Flood Risk	Project Lead: TE, DH, GE
<ol style="list-style-type: none"> 1. SFCA stage 1 for South-west regional authorities - The Stage 1 SFCA (Strategic Flood Consequences Assessment) brings together the various policies, plans, strategies and studies that are relevant to flood risk understanding and decision making with the study area and is a high-level overview of flood risk. Provides a co-ordinated and joint working approach aligning with Welsh Government requirements. 2. Swansea / River Tawe Appraisal - Anticipated completion w/c August 8th with meeting to conclude w/c 15th August. 3. Regional local authority workshops - Swansea's issues discussed at the POSW (Planning Officer's Society Wales) workshop. Request by POSW to Welsh Government for further consultation in the autumn. 	

Project: Castle Square	Project Lead: Gail Evans
<ul style="list-style-type: none"> ▪ Planning process/programme - Planning application registered 02.08.22. ▪ Quality Audit - QA now in preparation and will be submitted as planning application supporting info. ▪ Tender Process- Draft procurement Strategy received for client review. 	

Project: Digital Strategy & Scheme Progression	Project Lead: Sarah Lackenby
<ul style="list-style-type: none"> ▪ New data centre delayed as a result of resources and workload issues. 	

Project: Community Hub	Project Lead: Geoff Bacon
<p><u>Design & Build</u></p> <ul style="list-style-type: none"> ▪ Tender process now complete, 4 tenders were received back, reviewed by project team against quality and cost criteria. Following final interviews, Kier have been appointed as main contractor. Standstill ended at midnight on 8th August 2022, kick off meeting took place immediately following this date. Due diligence of RIBA (Royal Institute of British Architects) stage 3 has started and is scheduled for 3 weeks. ▪ Further design work has been undertaken since the completion of RIBA 3 report. Items such as fire strategy, interiors colour scheme, structural design following soft strip works have been added to an addendum which has been issued to the main contractor following completion of standstill. ▪ RIBA Stage 3 cost plan was updated 13th July 2022. ▪ Programme has been revised by Keir using RIBA 3 information, new completion date estimated Jan 24, discussion to take place with the contractor on detail of the programme. <p><u>Operational Delivery</u></p> <ul style="list-style-type: none"> ▪ It would be advantageous for the client service cash desk to be in close proximity to housing options service desk, this would allow a one stop experience. ▪ A proposal for the general public opening hours for the building will be issued shortly to the stakeholders for their comments before a decision is made at CMT. 	

Project: Civic Centre Relocation	Project Lead: Geoff Bacon
<p><u>Accommodation Strategy</u></p> <ul style="list-style-type: none"> ▪ Milligan advising they are still working to programme of PSH (Public Sector Hub), completion Spring 2025. ▪ Staffing increases over the last 2 years that have not been properly highlighted by service areas may impact space available in the Guildhall. Team is currently investigating if this will be the case. However, requirement for the PSH remains at 2,000sqm at this time. <p><u>ICT Data Centre</u></p> <ul style="list-style-type: none"> ▪ The Guildhall computer room refurbishment remains at a standstill due to procurement issues as a result of lack of resource from CBS (Corporate Building Services). A report is being drafted for senior management so all the risks can be discussed before a decision is made on the procurement route. 	

- The lack of progress on the Guildhall server room refurbishment could now cause delays. Completion was anticipated to be in March 2023 but this is now in doubt.
- The impact of the delays will also affect the Civic Centre decommission. If the delays affect the moving of users out of the Civic Centre this will have a financial impact as the Civic Centre infrastructure will be end of life/support with no investment to replace

Project: Skyline

Project Lead: Lee Richards

- **Cabinet Report** - Required for September 8th meeting – initial pre meeting/briefing held 04.08.22 to consider the key principles, progress and funding strategy.
- **Land assembly** - in-principle agreements have been reached.
- **Legal and procurement** – external procurement advice nearing completion in readiness to report to Cabinet on 8th September.
- **Report on title** – title searches are completed.
- **Skyline** have secured board approval to instruct a technical team to drive the project forward.

Project: City Deal

Project Lead: Huw Mowbray

- Kick off meeting took place with the Welsh Government Assurance Hub team to prepare for the Gateway Review to be held in November (date to be confirmed later this month). This review will cover Digital Arena and 71-72 Kingsway.
- City Deal business case has been updated to reflect on the progress made.

Project: West Pier/ Swansea Bay

Project Lead: Gail Evans

- Specialist consultancy advice has also been engaged to survey the damage to habitat and make appropriate recommendations on mitigation options and enforcement.

Project: Transforming Towns Loan

Project Lead: Paul Relf

- Request for in principle agreement to utilise loan funding for the arena site hotel is under consideration with Welsh Government.

Project: Pontoon @ Copperworks

Project Lead: Paul Relf

- Tender documents prepared for the procurement of the supply and installation of the pontoon with ITT (Invitation to Tender) issue expected by 31st August. Appointment of supplier will be subject to planning consent being issued.
- Planning is to be determined by planning committee estimated for October 2022. Positive consultee responses have been received from Cadw, NRW on flood risk and from transport unit to date with the formal response deadline for consultees being 11/08/2022

Project: Kingsway ERDF	Project Lead: Paul Relf
<ul style="list-style-type: none">▪ Updated business plan being prepared for WEFO (Welsh European Funding Office).	

Project: Powerhouse Redevelopment Hafod Copperworks	Project Lead: Paul Relf
<ul style="list-style-type: none">▪ Shell and Core Works scheduled to complete 5th September 2022.▪ As the shell and core works come to a close for all buildings that have been redeveloped, ongoing security and maintenance such as water flushing, maintaining hoarding on publicly accessible areas is required for buildings within Penderyn demise until they formally take on the lease and the other buildings (outbuildings) where no end tenant is identified.	

Agenda Item 8



Development and Regeneration Scrutiny Performance Panel DRAFT Work Plan 2022-23

Meeting 1 5 September 2022	<ul style="list-style-type: none">• Regeneration Programme / Project Monitoring Report Cllr Robert Francis-Davies – Cabinet Member for Investment, Regeneration & Tourism Phil Holmes – Head of Planning and City Regeneration Huw Mowbray - Development and Physical Regeneration Strategic Manager• Draft Panel Work Plan 2022/23
Meeting 2 14 November 2022	<ul style="list-style-type: none">• Regeneration Programme / Project Monitoring Report• Focussed Topic: City Centre Retail / Development? (one of the priority topics emerging from the Scrutiny Work Planning Conference – a strategic and public issue. Concerns around the current retail offer in the City Centre, loss of major shops, empty units, and Swansea's appeal as a shopping / visitor destination and ability to compete with other destinations. What are the short terms solutions as well as long term plans?)
Meeting 3 23 January 2023	<ul style="list-style-type: none">• Regeneration Programme / Project Monitoring Report• Focussed Topic?
Meeting 4 20 March 2023	<ul style="list-style-type: none">• Regeneration Programme / Project Monitoring Report• Focussed Topic?
Meeting 5 15 May 2023	<ul style="list-style-type: none">• Regeneration Programme / Project Monitoring Report• Focussed Topic: Achievement against Corporate Priorities / Objectives / Policy Commitments?
Meeting 6 10 July 2023	<ul style="list-style-type: none">• Regeneration Programme / Project Monitoring Report• Focussed Topic?

Possible specific topics for future meetings:

Topic	Notes
City Deal 'Swansea specific' Projects	would need to complement regional scrutiny
Foreshore Developments / Swansea Bay Strategy	from previous Panel interest
Rural Development Programme / Plan	from previous Panel interest
Destination Management Plan / Tourism & Leisure	potential carry over from last year
Historic / Listed Buildings	potential carry over from last year and also mentioned at this year's Work Planning Conference - looking at ones fallen into disrepair and what is happening in terms of redevelopment and restoration
New Build Housing Towers e.g., student accommodation	raised at this year's Work Planning Conference - concern about the support available in terms of health services and education given number of new high-rise dwellings that are being built around the city, for the large number of new people who would be moving into the area. What is the process, who is informed?
SA1 development & supporting infrastructure / services	an issue from Scrutiny public survey – concerns about supporting infrastructure given growth in residential development, e.g., road safety, pavements, public transport links
Tidal Lagoon / Blue Eden	maybe something for Climate Change & Nature Performance Panel instead?
Audit Wales report on Town Centre Regeneration (published Sep 2021)	for monitoring of Council response to audit recommendations

- Others?