



**Dinas a Sir Abertawe**

**Hysbysiad o Gyfarfod**

Fe'ch gwahoddir i gyfarfod

## **Panel Perfformiad Craffu – Datblygu ac Adfywio**

**Lleoliad:** Cyfarfod Aml-Leoliad - Ystafell Gloucester, Neuadd y Ddinas / MS Teams

**Dyddiad:** Dydd Llun, 14 Tachwedd 2022

**Amser:** 10.00 am

**Cynullydd:** Y Cynghorydd Chris Holley OBE

### **Aelodaeth:**

Cynghorwyr: 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 a/ac T M White

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### **Agenda**

**Rhif y Dudalen.**

- 1 Ymddiheuriadau am absenoldeb**
- 2 Datgeliadau o fuddiannau personol a rhagfarnol**  
[www.abertawe.gov.uk/DatgeliadauBuddiannau](http://www.abertawe.gov.uk/DatgeliadauBuddiannau)
- 3 Gwahardd pleidleisiau Chwip a Datgan Chwipiau'r Pleidiau**
- 4 Cofnodion** **1 - 4**  
Derbyn nodiadau'r cyfarfod(ydd) blaenorol a chytuno eu bod yn gofnod cywir
- 5 Cwestiynau gan y Cyhoedd**  
Gellir cyflwyno cwestiynau'n ysgrifenedig i'r adran Graffu [craffu@abertawe.gov.uk](mailto:craffu@abertawe.gov.uk) tan ganol dydd ar y diwrnod gwaith cyn y cyfarfod. Cwestiynau ysgrifenedig sy'n cael blaenoriaeth. Gall y cyhoedd ddod i'r cyfarfod a gofyn cwestiynau'n bersonol os oes digon o amser. Mae'n rhaid bod cwestiynau'n berthnasol i eitemau ar ran agored yr agenda a byddwn yn ymdrin â hwy o fewn cyfnod o 10 munud.
- 6 Manwerthu yng Nghanol y Ddinas** **5 - 14**  
*Gwahoddwyd:*  
Y Cynghorydd Rob Stewart – Aelod y Cabinet dros Economi, Cyllid a Strategaeth (Arweinydd)

Y Cyngorydd Robert Francis-Davies – Aelod y Cabinet dros  
Fuddsoddi, Adfywio a Thwristiaeth

Paul Relf – Rheolwr Datblygu Economaidd a Chyllid Allanol

Russell Greenslade – Prif Weithredwr, Swansea BID

- |          |  |                |
|----------|--|----------------|
| <b>7</b> | <b>Adroddiad Monitro Rhaglenni/Prosiectau Adfywio</b><br><i>Gwahoddwyd:</i><br><br>Y Cyngorydd Robert Francis-Davies – Aelod y Cabinet dros<br>Fuddsoddi, Adfywio a Thwristiaeth<br><br>Huw Mowbray – Rheolwr Strategol Datblygu ac Adfywio Ffisegol | <b>15 - 18</b> |
| <b>8</b> | <b>Llythyrau</b>   | <b>19 - 23</b> |
| <b>9</b> | <b>Cynllun Gwaith 2022/23</b>  | <b>24 - 25</b> |

**Cyfarfod nesaf:** Dydd Llun, 23 Ionawr 2023 am 10.00 am



**Huw Evans**  
**Pennaeth y Gwasanaethau Democraidd**  
**Dydd Llun, 7 Tachwedd 2022**  

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**Cyswllt: Swyddog Craffu**

# Agenda Item 4



City and County of Swansea

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

**Multi-Location Meeting - Gloucester Room, Guildhall / MS**

**Teams**

**Monday, 5 September 2022 at 10.00 am**

**Present:** Councillor C Holley (Chair) Presided

### **Councillor(s)**

P M Black  
D Jenkins  
S Jones

### **Councillor(s)**

W Fitzgerald  
J Jones  
M Tribe

### **Councillor(s)**

L James  
M H Jones  
M White

### **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  
Brij Madahar  
Huw Mowbray  
Rachel Percival

Head of Planning and City Regeneration  
Scrutiny Team Leader  
Development & Physical Regeneration Strategic Manager  
Scrutiny Officer

### **1. Apologies for Absence**

Councillor(s): P Hood-Williams, M Locke, W Thomas

### **2. Disclosure of Personal and Prejudicial Interests**

No interests were disclosed

### **3. Prohibition of Whipped Votes and Declaration of Party Whips**

No declarations were made.

### **4. Minutes of previous meeting(s)**

The Panel considered minutes from previous meeting(s) and agreed the minutes of the meeting held on 8 March 2022 as an accurate record of the meeting.

The responses to queries raised on 8 March 2022 were also noted.

### **5. Public Question Time**

No questions were submitted by members of the public.

### **6. Role of the Performance Panel**

The Panel considered the Role of the Performance Panel as one of six Performance Panels set up by Scrutiny Programme Committee specifically to look at Development and Regeneration work of the Council. The Chair stated this may be particularly useful for new Panel members to understand how the Panel works.

## **7. 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 on the following:

### Copr Bay:

- The residential part of Copr Bay is now complete and residents have now taken occupation.
- City Centre Rangers are having an increased presence as well as the use of CCTV. Police will also deploy additional resources to the city centre from October.

### Shaping Swansea:

- A Levelling Up bid has been submitted for the City Centre which is aiming for approval in October.
- Stage 1 (feasibility) will be completed for 3 sites in Sept/Oct 2022. These 3 sites are Swansea Central North (second phase of the arena), Civic Centre and St Thomas. Hafod will also be looked at once the City Centre bid has moved to stage 2 (design and legal).

### 71/72 Kingsway:

- The project is moving forward and it is on target for October 2023.
- The first major tenant (25,000sq foot) will be announced in the coming months.

### Wind Street:

- Wind Street is largely complete apart from a few small snagging issues. City Centre Management Team are liaising with Wind Street tenants with regards their street furniture.

### TAN15 Development and Flood Risk:

- The Council has been undertaking Flood Consequence Assessments to look at what needs amending. Swansea Council have contributed with other Councils in suggesting some amendments to the TAN15 document in due course.

### Castle Square:

- Planning application has been submitted on 2 August 2022. The Council are now looking at the tender process. From the tender a contractor will be engaged to carry out significant landscaping works with some work to the buildings. This is a Council financed scheme with support from Welsh Government.

### Digital Strategy & Scheme Progression:

- The new data centre is delayed as a result of resources and workload issues.

### Community Hub:

- The tender process has been completed for this development and Keir have been awarded the contract. Focus will now turn to delivery.

#### Civic Centre Relocation:

- Development is working towards completion in Spring 2025.
- Staffing increases over the last 2 years will require an additional 2,000sqm of space at the new Swansea Central North building.
- Completion of the Guildhall computer room 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.
- The Civic Centre will not be demolished and be based on an existing development in Portsmouth called Royal William Yard. The site will be mixed use, including hotels, retail, residential and leisure.

#### Skyline:

- This is moving forward at pace and 2 out of 3 of the land assembly requirements have been completed.
- Skyline have secured board approval to instruct a technical team to drive the project forward.

#### City Deal:

- The Welsh Government assurance Gateway review is coming up in November.
- The City Deal business case has been updated to reflect on the progress made. This will be submitted to Welsh Government in the next few weeks.

#### West Pier/ Swansea Bay:

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

#### Transforming Towns Loan:

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

#### Pontoon @ Copperworks:

- Tender documents are prepared for the procurement of the supply and installation of the pontoon which is 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.

#### Kingsway ERDF:

- An updated business plan being prepared for WEFO (Welsh European Funding Office) for March 2023.

#### Powerhouse Redevelopment Hafod Copperworks:

- The works at Powerhouse are coming to an end and handover to Penderyn Whisky will happen imminently with production considerably higher than originally planned.

**AGREED** that:

- 1) Focussed discussion on the detail of the Castle Square development be arranged for a future Panel meeting.
- 2) Relevant lead officer(s) be asked for information regarding the delay to the Data Centre move to the Guildhall and implications for Council digital services.

### **8. Draft Work Plan 2022/23**

The Panel noted dates / times of future meetings, which would take place every two months, and considered a draft plan for these meetings. The Regeneration Programme / Project Monitoring report would be a standing item on each agenda leaving space for focussed discussion on specific topics of interest and concern.

#### **AGREED that:**

- 1) The draft work plan for 2022/23 be accepted;
- 2) The next meeting would focus on City Centre Retail / Development;
- 3) Discussion on progress with Foreshore Developments / Swansea Bay Strategy and Destination Management Plan, in relation to Tourism and Leisure be arranged for the January Panel meeting; and
- 4) The Panel follow up on projects, 12 months after completion, to consider their effectiveness and success, perhaps with an initial session around July 2023 which should include reflection on the Swansea Arena.

The meeting ended at 11.18am

# Agenda Item 6



## Report of the Cabinet Member for Economy, Finance and Strategy (Leader) & the Cabinet Member for Investment, Regeneration and Tourism

### Development & Regeneration Scrutiny Performance Panel – 14<sup>th</sup> November 2022

## City Centre Retail Update

<b>Purpose</b>	To provide the Scrutiny Performance Panel with an update on City Centre retail.
<b>Content</b>	This report sets out current state of play and the range of measures in place and being considered to support City Centre retail.
<b>Councillors are being asked to</b>	Consider the information provided and give views.
<b>Lead Councillor</b>	Cllr Rob Stewart and Cllr Robert Francis Davies
<b>Lead Officer</b>	Mark Wade, Interim Director of Place
<b>Report Author</b>	Paul Relf Tel: 07887 055154 E-mail: <a href="mailto:paul.relf@swansea.gov.uk">paul.relf@swansea.gov.uk</a>
<b>Legal Officer</b>	Debbie Smith
<b>Finance Officer</b>	Ben Smith
<b>Access to Services Officer</b>	Rhian Millar

### 1. Economic Context

- 1.1 The Covid pandemic hit suddenly through the impact of a series of national lockdowns, and overnight accelerated the trajectories of change that were already there, in particular a shift to online retailing and a move for large scale office work to move to working from home.
- 1.2 Just as the town centres were beginning to 'find their feet' on the back of substantial recovery measures put in place by government at all levels, the war in Ukraine tipped a precarious situation with global supply chains still not yet recovered from the pandemic, impacted energy supplies and resulted in inflation spiralling upwards. Interest rates being the only substantial lever to impact inflation are now rising globally. As a result the costs of everything

related to doing business in, living in and regenerating all town centres are all impacted, with the consequences continually needing to be re-evaluated.

- 1.3 There are however fundamentals underlying the successive waves of economic shocks. For over a decade mechanisms have been designed and put in place to tackle these, accelerated by emergency measures for Covid recovery for example.

## 2. City Centre Retail Conditions & Progress

- 2.1 The cost of doing business in town centres generally, was already, arguably, high, though Swansea is a competitive offer in this context. Operating commercial premises when costs of business rates, borrowing etc are high and rising against a backdrop of falling consumer confidence and spend. All town centres are seeing an increasing number of empty properties in retail cores. This presents a major risk, and the challenge for public bodies has been to use constrained resources to create the conditions that prevent major losses of retailers, employment and therefore revenue in the private sector. As a result, improving the viability and vitality of retail and other uses in town centres. A major part of this approach is to create the conditions for a vibrant mixed uses, with a range of complementary uses that support increasing footfall and the retail offer.
- 2.2 Swansea has shown a promising recovery of footfall as it has emerged from the pandemic, but whilst footfall levels in the city centre are still below those pre-pandemic, Swansea has shown particular resilience.
- 2.3 The increases in footfall in 2022 are notable, bearing in mind the ongoing tendency of office workers to work primarily from home. This shows the considerable positive impact the regeneration investments outlined later in the report are beginning to have, and bodes well as more of these significant projects get up and running during 2023 and beyond. Despite prevailing conditions, the trend is upwards, and as the report will explain, the strong mix of investments is fundamental to ensuring this trend remains upwards. The world is a very different place to 2019 and Swansea is making a success of its transition.

### Monthly Footfall Data Swansea City Centre Jan 2019 – Oct 2022

Month	2019	2020	2021	2022
Jan	570,501	565,658	115,060	385,902
Feb	664,806	549,548	125,756	399,707
Mar	769,161	* 414,323	200,736	515,006
Apr	679,185	89,772	344,269	508,265
May	680,913	108,070	430,563	503,900
Jun	820,123	220,032	623,525	653,050
Jul	657,161	342,590	462,331	504,604
Aug	623,378	508,354	493,440	527,008
Sep	725,575	524,275	583,388	647,266
Oct	638,425	275,965	486,988	500,590
Nov	640,673	382,453	424,311	Tbc



<b>Dec</b>	792,438	358,276	506,541	Tbc
<b>Annual Total</b>	<b>8,262,339</b>	<b>4,339,316</b>	<b>4,796,908</b>	<b>5,145,298</b>

- 2.4 To support the retail offer and the wider economic recovery, the Council has taken advantage of a wide range of investment levers and opportunities, as well as enabling access to these for private sector developers including UK Government City Deal investment, and a wide range of support measures working closely with Welsh Government under the banner of the Transforming Towns programme. A series of interventions were also delivered linked to Covid recovery.
- 2.5 Contributory factors include the continuation of the major programme of regeneration investment across key parts of the city, maintaining momentum despite the issues outlined above, and timely emergency Covid interventions that enabled businesses to continue trading.
- 2.6 Partnership working particularly with Swansea Business Improvement District has been an essential part of keeping momentum going and adapting support measures to be fit for purpose.
- 2.7 The collective positive impact of the ongoing programme, and ensuring availability of gap funding and support measures via Welsh Government, has resulted in considerable private sector interest and investment, with significant developments complete, underway and planned from a range of developers. Significant examples include:
- the Albert Hall with major tenant The Depot signed up.
  - Palace Theatre with Tramshed Tech signed up.
  - The Arena now operational.
  - Hacer's biophilic redevelopment of the former Woolworths store, 71&72 The Kingsway on site.
  - Repurposing former British Home Stores as a major community hub for the Council and a range of partners, and others.
  - Wind Street has seen an upgraded street scene and in conjunction with a more flexible Council Policy towards Pavement Cafes, much greater outdoor use of the street and achievement of the informal café style long aspired for.
  - Swansea's evening and night time economy continues to hold the prestigious Purple Flag, held since 2014, which is further bolstered by the Wind Street improvements and wider Arena development.
- 2.8 All of these schemes are putting major landmarks back into use, creating appropriate new ones, and creating both private sector draw and are all significant footfall generators. The new Arena, for example, has attracted over 100,000 visitors in its first six months of operation. In turn, supporting industries, particularly overnight accommodation are expanding on the back of the range of entertainment offer that is in place and arriving soon. In addition an ongoing programme of creation of market rent accommodation in redundant upper floors, as well as major private sector investment in fit for purpose student accommodation is broadening the mix of uses and occupation of all

parts of the city centre, which post-pandemic we are only just beginning to see the future benefits of. Providing accommodation for high growth companies and highly paid jobs is clearly an important ingredient and the reason for investment in major quality floorspace provision such as 71/72 The Kingsway, alongside an increasing range of private sector offer across the City. Creating space at all scales and types and to meet a wide range of affordability and the ability for businesses to move through as their needs change is increasingly possible with schemes delivered and on site.

- 2.9 Swansea Market has and will continue to play an important role in the COVID recovery efforts of the City Centre. Initiatives designed to maximize the economic value of market trading and attract new traders and entrepreneurs has delivered positive results - bucking national trends with an occupancy rate of 93% and receiving national recognition from the likes of the *Association for Public Service Excellence (APSE)* and *National Association of British Market Authorities (NABMA)*.
- 2.10 All of the aforementioned schemes are catalysts in their part of the City and part of a longer term strategy to adapt existing premises and outdoor spaces to the new realities of town centres, by putting stimulus into those fundamentals – appropriate level and scale of commercial, residential and public spaces that are affordable and flexible to adapt to changing circumstances.
- 2.11 Importantly Swansea City Centre sits in a network of large and small towns across the wider south west region, all of which have a part to play in the sense of experience of place that makes Swansea and the region special. All of this is underpinned by a backbone of micro-businesses that are the experience local people and visitors enjoy day to day, and increasingly can be very proud of.
- 2.12 All of this is achieved with a mix of large big ticket investments balanced with a range of smaller inputs in the wider county that all contribute to the overall picture and sense of moving forward.
- 2.13 The viability gap in making this happen can only be overcome with positive grant and loan support mechanisms and sensible incentives to achieve the desired regeneration outcomes, with a better quality experience offer, and strong economic resilience whatever shocks pass over the wider economy.
- 2.14 Regenerating a town takes multiple investments from small to large across a medium-longer term period of time. This includes a small number of big ticket schemes, with an availability of a range of programmes outlined above for small to medium schemes, and time for people to see the benefits and seek to improve their properties, and encourage people to choose to develop new businesses on the back of that.
- 2.15 There are relatively small sums of external funding available for regeneration compared to other policy areas, with very high expectation, and the funds rarely match the scale needed to drive change. If smaller funding quantum persists, it is necessary to ensure availability and stability over a longer period to enable change and keep the momentum behind regeneration activity and ensure solid foundations. Regeneration is not a ‘task and finish’ exercise, it is a continuous

improvement process. Proper resourcing would remove this cycle of decline – time and money is often expended on stretching thin funding resources for what should be no brainer regeneration schemes.

- 2.16 A very good range of funding levers available including loan and grant support and with medium term availability is essential given timescales for capital investment. Increasing demand for all these resources will require realistic phasing and profiling of schemes and funding asks to maximise private and public development. A range of public and private investments are in the pipeline including from an increasing range of Swansea-based private sector developers.

Swansea currently deploys:

- 0% Town Centre Loan
- WG Transforming Towns Placemaking grant
- WG Transforming towns Strategic Grants
- Former Building for the Future programme
- Council Business Improvement Grants
- Council Start up grants
- CRF Digital grants
- CRF Green grants
- WG Green infrastructure pilots
- Meanwhile space programme
- SMART towns rollout

- 2.17 Some key points to note regarding ‘levers’ available more generally:

- There is no formal planning ‘control’ over range and types of retail offer.
- Main value of programmes is medium-long term availability of support to fill viability gaps and encourage positive re-use and development.
- Permitted development rights introduced during the Covid pandemic could perhaps be made permanent to reduce burden of regulation on businesses.
- The requirement for legal charges on small scale property enhancement development grants is a barrier for small businesses who not have the equity available to support a charge.
- Wholesale conversion to flats or demolition of character buildings is often considered a cheaper option, but alternatives should be thoroughly evaluated, e.g. for creation of permanent meanwhile opportunities, development of hub models and so on; such projects are riskier, but grant models should allow for this as maintaining a position of needing security for all types of project will result in less imaginative schemes, and only achieving outcomes the market would achieve anyway.

- 2.18 We recognise that the future of the city centre retail offer relies on a strong vibrant mix of uses that create the correct conditions for growth. This includes a range of employment uses, residential units and leisure. The Council is working with its strategic partner, Urban Splash, to bring forward significant investment in this regard. In addition, the Council is exploring ways to secure new occupiers for the Debenhams unit. In support of the retail sector, the

Council is also preparing to commission a new retail strategy to guide future investments.

- 2.19 UK Government funding to begin to replace European Union funding is slowly taking shape. Decisions on bids to the second round of the Levelling Up Fund are awaited by the end of the calendar year. Two of the four bids submitted would see considerable further capital investment into the City Centre. The Shared Prosperity Fund is primarily revenue based and may provide support for further interventions particularly around business support and development, feasibility and net zero ambitions. This will be worked through in the coming months. A key piece of work required is an analysis of future retail and how this develops and realigns on the back of the major regeneration investment aforementioned. The overall economic situation cannot be ignored, and whilst all the available levers are being maximised, it is as yet unclear what impact recent economic turmoil may have on the availability of funding support in particular. Demand for support from the private sector is high and increasing at a time when resources are likely to become more constrained. Teams within the Council continue to operate at the pace established during the pandemic emergency, which is going to become increasingly challenging. Delivery during this time demonstrates that ambition to deliver at scale and pace is only limited by resources that can be accessed.
- 2.20 Climate emergency is another underlying concern, in particular given the waterfront location of our City Centre, which is both a major benefit and a threat at the same time, with TAN15 flooding consequences under consideration. Swansea is successfully piloting a range of green infrastructure, for example the retrofit on 85 The Kingsway working with Coastal Housing, and the green walls on the Arena carpark. Hacer's biophilic development at the former Woolworths is a further major example of building renewal on net zero principles. Work and resources around this area of work will need to be significantly increased. Training for companies installing and maintaining such infrastructure has also been piloted through UK Community Renewal Fund piloting and will need to ramp up significantly going forward.

### **3. Conclusions**

- 3.1 The issues and challenges of town centre retailing are not unique to Swansea City Centre or any of our district retail centres. Swansea City Centre is showing a promising recovery compared to similar size towns and cities as it has emerged from the pandemic. The trajectory and range of regeneration projects and support mechanisms working closely with Welsh and UK Governments is creating the conditions needed to support private sector investment at all scales.

### **4. Legal implications**

- 4.1 As this report is for information there are no additional legal implications falling on the authority.

## **5. Finance Implications**

- 5.1 As this report is for information there are no immediate or additional financial implications at this stage. The future funding environment for grants, capital and revenue looks challenging for the Council and partners and the presumption is currently against any additional asks falling directly on the authority. Any that do emerge will continue to need a case by case investment decision by Cabinet having due regard to the balance of government funding, local taxation and spending choices between revenue and capital financing of borrowing and the offsetting saving needed to prioritise any one aspect of spend over another.

## **6. Integrated Assessment Implications**

- 6.1 The Council is subject to the Equality Act (Public Sector Equality Duty and the socio-economic duty), the Well-being of Future Generations (Wales) Act 2015 and the Welsh Language (Wales) Measure, and must in the exercise of their functions, have due regard to the need to:

- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Acts.
- Advance equality of opportunity between people who share a protected characteristic and those who do not.
- Foster good relations between people who share a protected characteristic and those who do not.
- Deliver better outcomes for those people who experience socio-economic disadvantage
- Consider opportunities for people to use the Welsh language
- Treat the Welsh language no less favourably than English.
- Ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

- 6.2 The Well-being of Future Generations (Wales) Act 2015 mandates that public bodies in Wales must carry out sustainable development. Sustainable development means the process of improving the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the 'well-being goals'.

- 6.3 Our Integrated Impact Assessment (IIA) process ensures we have paid due regard to the above. It also takes into account other key issues and priorities, such as poverty and social exclusion, community cohesion, carers, the United Nations Convention on the Rights of the Child (UNCRC) and Welsh language.

- 6.4 All projects and initiatives referenced in this report are subject to their own Integrated Impact Assessment.

**Background papers:** None

**Appendices:** IIA Screening Form

# Integrated Impact Assessment Screening Form

**Which service area and directorate are you from?**

Service Area: Planning & City Regeneration

Directorate: Place

**Q1 (a) What are you screening for relevance?**

- New and revised policies, practices or procedures
- Service review, re-organisation or service changes/reductions, which affect the wider community, service users and/or staff
- Efficiency or saving proposals
- Setting budget allocations for new financial year and strategic financial planning
- New project proposals affecting staff, communities or accessibility to the built environment, e.g., new construction work or adaptations to existing buildings, moving to on-line services, changing location
- Large Scale Public Events
- Local implementation of National Strategy/Plans/Legislation
- Strategic directive and intent, including those developed at Regional Partnership Boards and Public Services Board, which impact on a public bodies functions
- Medium to long term plans (for example, corporate plans, development plans, service delivery and improvement plans)
- Setting objectives (for example, well-being objectives, equality objectives, Welsh language strategy)
- Major procurement and commissioning decisions
- Decisions that affect the ability (including external partners) to offer Welsh language opportunities and services
- Other

**(b) Please name and fully describe initiative here:**

**A City Centre Retail Update Report to Scrutiny.**

**Q2 What is the potential impact on the following: the impacts below could be positive (+) or negative (-)**

	High Impact		Medium Impact		Low Impact		Needs further Investigation	No Impact
	+	-	+	-	+	-		
Children/young people (0-18)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Older people (50+)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Any other age group	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Future Generations (yet to be born)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Disability	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Race (including refugees)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Asylum seekers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Gypsies & travellers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Religion or (non-)belief	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sex	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sexual Orientation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Gender reassignment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Welsh Language	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Poverty/social exclusion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Carers (inc. young carers)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Community cohesion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Marriage & civil partnership	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Pregnancy and maternity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Human Rights	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

# Integrated Impact Assessment Screening Form

**Q3** What involvement has taken place/will you undertake e.g. engagement/consultation/co-productive approaches?  
Please provide details below – either of your activities or your reasons for not undertaking involvement

The report will be discussed at Scrutiny Panel.

---

**Q4** Have you considered the Well-being of Future Generations Act (Wales) 2015 in the development of this initiative:

- a) Overall does the initiative support our Corporate Plan's Well-being Objectives when considered together?  
Yes  No
- b) Does the initiative consider maximising contribution to each of the seven national well-being goals?  
Yes  No
- c) Does the initiative apply each of the five ways of working?  
Yes  No
- d) Does the initiative meet the needs of the present without compromising the ability of future generations to meet their own needs?  
Yes  No
- 

**Q5** What is the potential risk of the initiative? (*Consider the following impacts – equality, socio-economic, environmental, cultural, legal, financial, political, media, public perception etc...*)

High risk

Medium risk

Low risk

---

**Q6** Will this initiative have an impact (however minor) on any other Council service?

Yes  No If yes, please provide details below

---

**Q7** Will this initiative result in any changes needed to the external or internal website?

Yes  No If yes, please provide details below

---

**Q8** What is the cumulative impact of this proposal on people and/or communities when considering all the impacts identified within the screening and any other key decisions affecting similar groups/ service users made by the organisation?

The report has no impact.

# Integrated Impact Assessment Screening Form

## Outcome of Screening

**Q9** Please describe the outcome of your screening using the headings below:

- Summary of impacts identified and mitigation needed (Q2)
- Summary of involvement (Q3)
- WFG considerations (Q4)
- Any risks identified (Q5)
- Cumulative impact (Q7)

No impacts are anticipated from this report. It has been produced to provide an update for discussion.

Full IIA to be completed

Do not complete IIA – please ensure you have provided the relevant information above to support this outcome

<b>Screening completed by:</b>
<b>Name: P Relf</b>
<b>Job title: Economic Development &amp; External Funding Manager</b>
<b>Date: 7.11.22</b>

<b>Approval by Head of Service:</b>
<b>Name: P Holmes</b>
<b>Position: Head of Planning &amp; City Regeneration</b>
<b>Date: 7.11.22</b>



# Agenda Item 7



## Report of the Convener

Development and Regeneration Scrutiny Performance Panel –  
14 November 2022

### Regeneration Programme / Project Monitoring Report

<b>Purpose:</b>	The monitoring report will provide information and update on the regeneration programme and projects in Swansea.
<b>Councillors are being asked to:</b>	Review the departmental 'Dashboard' report and feedback any comments to the relevant Cabinet Member.
<b>Lead Councillor:</b>	Councillor Robert Francis-Davies, Cabinet Member for Investment, Regeneration & Tourism
<b>Lead Officer</b>	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 Member Steering Group – Summary Report	
Programme Board Lead	Rob Stewart, Leader
Reporting Period	October 2022

Project: Copr Bay	Project Lead: Lee Richards
<ul style="list-style-type: none"> <li>Progress on site is slow, defect monitoring is ongoing.</li> </ul>	

Project: Shaping Swansea	Project Lead: Katy Evans
<ul style="list-style-type: none"> <li>Latest information to complete Stage 1 received for SCN (Swansea Central North) and Civic Centre site.</li> <li>Delegated reports are being prepared and due for sign-off. Once approved we will be moving forward on Civic Centre and SCN sites to stage 2.</li> <li>Levelling Up Funding Bid decision delayed until the end of the year.</li> </ul>	

Project: Swansea Central North	Project Lead: Emma Dakin
<ul style="list-style-type: none"> <li>Stage 1 review completed. Carter Jonas external report assessing stage 1 documentation received – supports recommendation to approve stage 1 &amp; allow commencement of stage 2.</li> <li>Delegated report in draft.</li> <li>PSH (Public Sector Hub) – Milligan working with Swansea Council Corporate Property to define Council requirements and specifications.</li> </ul>	

Project: 71/72 The Kingsway	Project Lead: Lee Richards
<ul style="list-style-type: none"> <li>Concrete pours commenced and will continue until Christmas 22.</li> <li><b>Lettings</b> – In process of preparing marketing material in line with letting strategy. In discussion with Cushman and Wakefield on the planned Building Management Strategy.</li> <li><b>Rear Yard</b> - A meeting was held to review the Yard concept design 12/10/22 before progressing to a more technical level design.</li> <li><b>Barclays building</b> – procurement pipeline item has been closed due to rise in construction costs causing tender bids to come back above acceptable budget.</li> <li><b>New staff resource to be secured.</b></li> </ul>	



<b>Project: TAN15 Development and Flood Risk</b>	<b>Project Lead: TE, DH, GE</b>
<ul style="list-style-type: none"> <li>▪ <b>FCA stage 1 for South-west regional authorities and Swansea Tawe SFCA (Strategic Flood Consequences Assessment) stage 2 studies complete</b> - The reports confirm significant and serious implications for future development and regeneration for all of Swansea's Strategic development areas. Also highlights mitigations measures, challenges and local approaches which will require TAN15 word changes.</li> <li>▪ <b>Swansea Tawe SFCA letter</b> to update WG on Stage 2 SFCA and reinforce call for rewording and re-consultation.</li> <li>▪ <b>Oystermouth Road Underpass works</b>- Planning permission granted. Scheme to be progressed on site to deliver part of the overall flood mitigation strategy for the City centre.</li> </ul>	

<b>Project: Wind Street</b>	<b>Project Lead:</b>
<ul style="list-style-type: none"> <li>▪ <b>New staff resource to be secured.</b></li> <li>▪ <b>Budget</b> - projected expenditure over budget discussion points with the contractor nearing resolution.</li> </ul>	

<b>Project: Castle Square</b>	<b>Project Lead: Gail Evans</b>
<ul style="list-style-type: none"> <li>▪ <b>Planning process/programme</b> - Planning application registered 02.08.22. Extension of time required.</li> <li>▪ <b>Quality Audit</b> - as highlighted during PAC (Pre-Application Consultation) by Highways - QA now completed and submitted 06.10.22</li> <li>▪ <b>MEP Report Stage 3</b> Report reviewed with Corporate Building colleagues and feedback provided</li> <li>▪ <b>Tender Process</b>- Second draft Procurement Strategy received for client review. Recommendation for two stage D&amp;B (Design &amp; Build).</li> </ul>	

<b>Project: Community Hub</b>	<b>Project Lead: Geoff Bacon</b>
<u>Design &amp; Build</u> <ul style="list-style-type: none"> <li>▪ RIBA stage 4 now commenced.</li> </ul>	

<b>Project: Civic Centre Decant</b>	<b>Project Lead: Geoff Bacon</b>
<u>Accommodation Strategy</u> <ul style="list-style-type: none"> <li>▪ Milligan advising they are still working to programme of PSH (Public Sector Hub) completion Spring 2025.</li> </ul> <u>ICT Data Centre</u> <ul style="list-style-type: none"> <li>▪ The pre-construction information for the computer room refurbishment has been completed. This and the Supplier Questionnaire will now be sent in due course to the company undertaking the refurbishment.</li> <li>▪ The design and build contract work has been externalised.</li> </ul>	

<b>Project: Skyline</b>	<b>Project Lead: Lee Richards</b>
<ul style="list-style-type: none"> <li>▪ Land Assembly with private parties progressing well.</li> <li>▪ Land registrations have been submitted to HM Land Registry.</li> <li>▪ Skyline have appointed their professional team.</li> <li>▪ Council Funding offer to be issued imminently.</li> </ul>	

<b>Project: Pontoon @ Copperworks</b>	<b>Project Lead: Paul Relf</b>
<ul style="list-style-type: none"><li>Listed Building Consent confirmed 12<sup>th</sup> October.</li><li>Tender evaluation in progress for the supply and installation works.</li><li>Lease discussions ongoing between legal representatives with the Badminton Estate.</li></ul>	
<b>Project: Kingsway ERDF</b>	<b>Project Lead: Paul Relf</b>
<ul style="list-style-type: none"><li>Agreement required with WEFO (Welsh European Funding Office) in light of the omission of the former Barclays property redevelopment.</li></ul>	
<b>Project: Powerhouse Redevelopment Hafod Copperworks</b>	<b>Project Lead: Paul Relf</b>
<ul style="list-style-type: none"><li>Progress Update – shell and core works to complete November 2022, with some other works that could continue post this date.</li><li>Handover to Penderyn will then follow for their fit out works.</li></ul>	
<b>Project: Palace Theatre</b>	<b>Project Lead: Paul Relf</b>
<ul style="list-style-type: none"><li>Completion of works now expected in July / August 2023.</li></ul>	

# Agenda Item 8



**To:**

**Cllr Robert Francis-Davies  
Cabinet Member for Investment,  
Regeneration & Tourism**

**BY EMAIL**

**CC: Cabinet Members**

*Please ask for:  
Gofynnwch am:*

*Direct Line:  
Llinell Uniongyrochol:*

*e-Mail  
e-Bost:*

*Date  
Dyddiad:*

**Overview & Scrutiny**

**01792 636292**

**scrutiny@swansea.gov.uk**

**17 October 2022**

**Summary:** This is a letter from the Development and Regeneration Scrutiny Performance Panel, following the meeting of the Panel on 5<sup>th</sup> September 2022. It covers the Regeneration Programme / Project Monitoring Report.

Dear Councillor Francis-Davies,

On the 5<sup>th</sup> September, the Panel met to consider the Regeneration Programme / Project Monitoring Report. The Panel are grateful for your attendance and input at this meeting. We also thank Huw Mowbray, Development and Physical Regeneration Strategic Manager and the Leader for their attendance and contributions.

## **Copr Bay**

We heard that the first residents have now taken occupation at Copr Bay and that the presence of City Rangers has been increased to deal with the rise in Anti-Social Behaviour in the parkland area. The Panel raised concerns about the wider issue of Anti-Social Behaviour and whether the City Rangers could support this issue in other areas of SA1 and the Marina. We heard that City Rangers do not cover this far and that it would be a Police matter. We were informed by the Leader that having raised issues with the Police they will be deploying additional resources to the City Centre from October.

We noted there was a snagging list of construction issues which the Council is working with the contractor, Buckingham, to get resolved. It was anticipated that these would be completely addressed by the end of the year.

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### **Shaping Swansea**

We were told that a Levelling Up bid has been submitted for the City Centre,, which has presented a good opportunity to help plug small funding gaps in the regeneration scheme and help accelerate delivery of the first projects, which otherwise is coming entirely from the private sector (Urban Splash and its partners).

We noted that Swansea was the first region of the UK to submit Levelling Up bids, in this round of bidding, and that decisions on these will be made by new Government administration, expected in October.

### **71/72 Kingsway**

Officers explained that due to sickness staff have been temporarily diverted from other schemes onto this project, which means it is moving forward and on target for October 2023, notwithstanding current pressures on the construction industry.

We asked if any tenants had signed up to the development and were told that first major tenant (taking 25,000sq foot of the building) will be announced in the coming months. We were keen to know what this would mean in terms of the number of jobs.

### **TAN15**

We noted that work is ongoing regarding preparation of Strategic Flood Consequences Assessments, as the implementation of the Welsh Government's Technical Advice Note, TAN15, has been delayed.

We were informed that issues for Swansea are largely concerning the river, not the sea, and the Sainsbury's bridge area is at most risk and were reassured that work is being carried out there to look at the potential issues and how to resolve those and what changes need to be made to TAN15.

It was expressed that the implementation of TAN15 is an issue for Swansea but is equally an issue for other Local Authorities as well as cross cutting with other Welsh Government initiatives around climate change. Issues, including those raised locally, have been fed back to the Welsh Government, which it is hoped will result in positive changes in terms of what TAN15 will require, so that it works for Swansea as well as the rest of Wales and enables all to move forward.

We raised concerns that there is little positive information so far, and need for clarity regarding TAN15, given the investment made around the River Tawe including the stadium and enterprise zone, and what it means for future development We look forward to more information.

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### **Castle Square**

We heard that the planning application has been submitted on 2 August 2022, taking things a significant step forward, and that the tender process is now being looked at, given the current position in the construction industry, in order to get the best deal for the mixed package of works to build the scheme

We asked that when the tenders are in for this scheme could this be brought back to the Scrutiny Panel for a detailed discussion on the development.

### **Community Hub**

We were informed that the tender process has been completed for this development and Keir have been awarded the contract. We were reassured that Beyond Bricks and Mortar would be involved to make sure that any jobs or training opportunities created are open to local people. It was confirmed that this is a pre-requisite within our contracts which must be complied with.

As the final cost of this development has not yet been finalised due to elements of the contract still being negotiated, we were made aware that once this figure is agreed it will be fed back to the Scrutiny Programme Committee who have been looking at this development as part of their scrutiny of the Archive Service. The Committee had been told that final costs would not be significantly higher than were previously projected, and the Council was looking at a fixed price contract.

### **Civic Centre Relocation**

We heard the Public Sector Hub is projected for completion in Spring 2025.

We noted that there were delays to the Guildhall data centre / computer room due to procurement issues and resource issues within the ICT service. The impact of the delays will also affect the Civic Centre decommission. We raised concern regarding whether the delay in the Guildhall computer room would have an impact on any digital services provided by the Council.

Regarding the future development of the Civic Centre site, the Panel was told that the Civic Centre will not be demolished as Urban Splash plan to use the building to create an exciting new mixed-use space. We were encouraged to hear that Urban Splash was behind the impressive Royal William Yard development in Plymouth, which you told us could provide a good model for development at the Civic Centre.

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### **Skyline**

We noted there would be a report to Cabinet on 8 September, signalling significant progress in the proposed development. We were pleased to hear that Skyline have secured Board approval to instruct a technical team to drive the project forward. The Panel felt this to be an exciting moment, and welcome the positive affect the Skyline project will have on the area, the City Centre and Landore, and protecting its heritage. Officers were congratulated for the work they have put in, and how well they have worked with Welsh Government to get this development over the line.

### **Pontoon @ Copperworks**

We heard that about the work that has gone into delivering this and that this is will be submitted to the Planning Committee in the near future. We noted there has been positive consultee responses.

### **Powerhouse Redevelopment Hafod Copperworks**

We were informed that the handover to Penderyn Whisky will happen imminently and that production at the distillery will be considerably higher than originally planned.

The Panel acknowledged how impressive the Copperworks were currently looking and welcomed the progress made. We noted that the Council are looking at ways to raise additional funding to complete all buildings on the site that are not currently being developed. Panel members recognised that there will be a great deal of interest in the area and important decisions ahead as to what schemes will best complement and fit the Copperworks development.

### **Your Response**

We are interested in any thoughts you may have on the contents of this letter but, in this instance, we require no formal written response.

The Regeneration Programme / Project Monitoring report will be a standing item on each Panel agenda, but each meeting will also have space for focussed discussion on specific topics of interest and concern.

The Panel intends to focus on the situation regarding City Centre Retail at our next meeting on 14 November. At a future meeting the Panel wants to hear about progress with Foreshore Developments / Swansea Bay Strategy and Destination Management Plan. The Panel also agreed that it should follow up on projects, e.g., around 12 months after completion, to consider their effectiveness and success, and will be looking to have an initial session around July 2023 which should be timely to include reflection on the Swansea Arena.

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We will contact you, and relevant officers, in due course regarding arrangements for future meetings.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'C. Holley'.

**Councillor Chris Holley**  
**Convener, Development and Regeneration Performance Panel**  
✉ [cllr.chris.holley@swansea.gov.uk](mailto:cllr.chris.holley@swansea.gov.uk)

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# Agenda Item 9



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

<p><b>Meeting 1</b> 5 September 2022</p>	<ul style="list-style-type: none"> <li>• <b>Regeneration Programme / Project Monitoring Report</b> Cllr Robert Francis-Davies – Cabinet Member for Investment, Regeneration &amp; Tourism Phil Holmes – Head of Planning and City Regeneration Huw Mowbray - Development and Physical Regeneration Strategic Manager</li> <li>• <b>Draft Panel Work Plan 2022/23</b></li> </ul>
<p><b>Meeting 2</b> 14 November 2022</p>	<ul style="list-style-type: none"> <li>• <b>Regeneration Programme / Project Monitoring Report</b> Cllr Robert Francis-Davies – Cabinet Member for Investment, Regeneration &amp; Tourism Huw Mowbray - Development and Physical Regeneration Strategic Manager</li> <li>• <b>Focussed Topic: City Centre Retail</b> Councillor Rob Stewart – Cabinet Member for Economy, Finance &amp; Strategy (Leader) Cllr Robert Francis-Davies – Cabinet Member for Investment, Regeneration &amp; Tourism Paul Relf – Economic Development and External Funding Manager Russell Greenslade – Chief Executive, Swansea BID</li> </ul>
<p><b>Meeting 3</b> 23 January 2023</p>	<ul style="list-style-type: none"> <li>• <b>Regeneration Programme / Project Monitoring Report</b></li> <li>• <b>Focussed Topic: Tourism Destination Management Plan / Swansea Bay Strategy (incl. Foreshore Developments)</b></li> </ul>
<p><b>Meeting 4</b> 20 March 2023</p>	<ul style="list-style-type: none"> <li>• <b>Regeneration Programme / Project Monitoring Report</b></li> <li>• <b>Focussed Topic - tbc</b></li> </ul>
<p><b>Meeting 5</b> 15 May 2023</p>	<ul style="list-style-type: none"> <li>• <b>Regeneration Programme / Project Monitoring Report</b></li> <li>• <b>Achievement against Corporate Priorities / Objectives / Policy Commitments</b></li> </ul>
<p><b>Meeting 6</b> 10 July 2023</p>	<ul style="list-style-type: none"> <li>• <b>Regeneration Programme / Project Monitoring Report</b></li> <li>• <b>Focussed Topic: Project Review - Swansea Arena</b></li> </ul>

Possible other specific topics for future meetings:

<b>Topic</b>	<b>Notes</b>
<b>Audit Wales report on Town Centre Regeneration (published Sep 2021)</b>	for monitoring of Council response to audit recommendations
<b>City Deal 'Swansea specific' Projects</b>	would need to complement regional scrutiny
<b>Rural Development Programme / Plan</b>	from previous Panel interest
<b>Historic / Listed Buildings</b>	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
<b>New Build Housing Towers e.g., student accommodation</b>	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?
<b>SA1 development &amp; supporting infrastructure / services</b>	an issue from Scrutiny public survey – concerns about supporting infrastructure given growth in residential development, e.g., road safety, pavements, public transport links