



## City and County of Swansea

### Notice of Meeting

You are invited to attend a Meeting of the

## Economy & Infrastructure Service Transformation Committee

**At:** Multi-Location Meeting - Lilian Hopkin Room, Guildhall / MS Teams

**On:** Thursday, 11 April 2024

**Time:** 2.00 pm

**Chair:** Councillor Philip Downing

**Membership:**

Councillors: C R Doyle, W G Lewis, P Lloyd, N L Matthews, S J Rice, W G Thomas and T M White

**Watch Online:** <http://tiny.cc/EISTC114>

---

### Agenda

	Page No.
<b>1 Apologies for Absence.</b>	
<b>2 Disclosures of Personal &amp; Prejudicial Interests.</b> <a href="http://www.swansea.gov.uk/disclosuresofinterests">www.swansea.gov.uk/disclosuresofinterests</a>	
<b>3 Minutes.</b> To approve & sign the Minutes of the previous meeting(s) as a correct record.	1 - 4
<b>4 Tawe Riverside Corridor Action Plan.</b>	5 - 10
<b>5 Economy &amp; Infrastructure Service Transformation Committee Annual Report 2023-2024.</b>	11 - 20
<b>6 Work Plan.</b>	21

A handwritten signature in black ink that reads 'Huw Evans'.

**Huw Evans**  
Head of Democratic Services  
Thursday, 4 April 2024

---

Contact: Democratic Services - (01792) 636923

# Agenda Item 3



City and County of Swansea

## Minutes of the **Economy & Infrastructure Service Transformation Committee**

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

**Thursday, 29 February 2024 at 2.00 pm**

**Present:** Councillor P Downing (Chair) Presided

**Councillor(s)**

C R Doyle  
N L Matthews

**Councillor(s)**

W G Lewis  
W G Thomas

**Councillor(s)**

P Lloyd  
T M White

**Officer(s)**

Sally-Ann Evans  
Phil Holmes  
Rosie Jackson  
Lisa Jones  
Carol Morgan  
Samantha Woon

Lead Lawyer  
Head of Planning & City Regeneration  
Senior Policy & Leasehold Officer  
Associate Lawyer  
Head of Housing & Public Health  
Democratic Services Officer

**Also present**

Councillor A S Lewis – Cabinet Member for Service Transformation.

**Apologies for Absence**

Councillor(s): S J Rice

---

**30 Disclosures of Personal & Prejudicial Interests.**

In accordance with the Code of Conduct adopted by the City & County of Swansea, no interests were declared.

**31 Minutes:**

**Resolved** that the Minutes of the Economy & Infrastructure Service Transformation Committee held on 18 January 2024 be approved and signed as a correct record.

**32 More Homes Delivery Programme.**

The Cabinet Member for Service Transformation introduced the More Homes Delivery Programme and stated that it was a key mechanism to deliver the corporate commitment to increase the amount of affordable housing in Swansea.

The Head of Housing & Public Protection assisted by the Senior Policy &

Leasehold Officer reported that the first Housing Revenue Account Development Plan had been approved in February 2019, which set out a programme to develop over 140 new homes. In January 2020, the Council increased the goal and approved a 10-year ambition to deliver 1,000 additional Council homes from 2021-2031. The recommendations of the report also noted that any changes in the financial assumptions made at that time would result in an increase or decrease in the number of units that the Council could afford to deliver.

Housing demand had steadily increased since 2016 due to the impact of the pandemic and other external factors. As a result, the housing waiting list currently stood at 7948 households, 17% of which were homeless, 63% were waiting for re-housing and 20% were awaiting transfers. These were the highest numbers ever in Swansea and it is a situation replicated across Wales and nationally.

The More Homes Programme had delivered an additional 255 council homes via a mixed strategy of new build developments, acquisitions and conversions of existing properties.

All new council homes are built with energy efficiency as one of the main priorities. They have been built to a performance standard known as the "Swansea Standard", meaning that they are very well insulated, and the energy required to heat them is very low compared to a traditional home. The addition of renewable technologies including solar panels, storage batteries and ground source heat pumps mean that Swansea Standard homes are designed as mini power stations, known as Homes as Power Stations (HAPS), and they produce a significant proportion of the energy that is required to heat the home and provide hot water. This results in very low energy bills for tenants.

The Council was working in partnership with the Welsh School of Architecture at Cardiff University to monitor the energy consumption, building performance, and tenant experience of all the new build properties over a long-term period to understand the effectiveness and efficiency of the buildings. An interim findings report was due in the Summer.

The Swansea Standard complies with Welsh Government funding requirements for Social Housing Grant that are set out in Welsh Development Quality Requirements (WDQR21). This requires all new social housing construction standards to work towards net zero carbon, achieve an EPC rating A and not to install fossil fuel fired boilers to provide domestic hot water and heating. The guidance also stipulates the space standards and safety and security requirements that must be adhered to.

The More Homes Programme is funded via a mix of Welsh Government Grants and the HRA Capital Budget (via tenants' rents and HRA borrowing).

There are a number of additional Welsh Government funding streams which have contributed to the More Homes Delivery Programme including:

- Land and Building Development Fund.
- Transitional Accommodation Capital Programme.
- Innovative Housing Programme.

- Swansea Bay City Deal Homes as Power Stations (HAPS) Financial Incentive Fund.

Officers detailed the current schemes in development (i.e. at design or planning application stage). The longer-term pipeline of delivery was more difficult to predict given the increasing budgetary constraints/pressures faced by the HRA, as set out in the Budget report approved by Cabinet on 15<sup>th</sup> February 2024. Members noted that there are a number of HRA sites that are in the early stages of feasibility work including site surveys and concept plan development.

The main challenges for the delivery of the More Homes Programme included:

- HRA budget pressures.
- The need to increase the pace and scale of delivery to meet ever increasing demand for social housing against a challenging financial situation.
- A challenging portfolio of HRA owned land with high levels of site abnormalities, contributing to increased scheme costs.
- Delays in securing statutory planning and drainage/SAB approvals.

Members noted the actions underway to address the challenges which included:

- The introduction of a variety of delivery mechanisms, in addition to in-house delivery, to increase the pace and scale of delivery and provide additional capacity to internal teams including.
- Improving viability and cost information at an earlier stage for all schemes ensure that the most viable sites were selected for development, including undertaking a range of surveys on potential sites to determine ground conditions to assess impact on cost of development.
- Review of the Swansea Standard to undertake a value engineering exercise to find ways to reduce costs whilst maintaining quality.
- Maintain the budget for acquisitions over the next 3 years to ensure properties can continue to be rapidly added to the housing to assist in the response to increasing levels of homelessness and demand on temporary accommodation.
- Identify further opportunities for the Council to acquire s106 planning consent affordable housing units via private developments.

Officers advised that the More Homes Programme was included in the Directorate risk register, and Homelessness was recorded in the corporate risk register. Both were monitored on a regular basis.

Committee questioning and discussions focussed on the following:

- Use of community buildings (such as churches) and the challenges associated with re-modelling such buildings.
- Monitoring of Employers Agent.
- Multi-generational living and challenges associated with properties of this type.
- Finance and grant requirements.
- Issues associated with single occupancy in larger accommodation.
- Partnership working with RSL's in relation to the social housing grant.

- The 'Pattern Book'.
- Section 106 Agreements.

The Chair thanked the Cabinet Member for Service Transformation, the Head of Housing & Public Protection and the Senior Policy & Leasehold Officer for their participation and attendance.

**Resolved** that:

- 1) The progress in relation to the More Homes Delivery Programme be noted.

### **33 Work Plan.**

The Work Plan 2023-2024.

The topics for discussion at the following meeting were noted:

- 11 April 2024:
  - Tawe Riverside Corridor Action Plan.
  - Annual Report.

The meeting ended at 2.50 pm

**Chair**

# Agenda Item 4



## Report of the Director of Place

Economy and Infrastructure Service Transformation Committee – 11 April 2024

### Tawe Riverside Corridor Action Plan.

<b>Purpose:</b>	To provide an interim report on the Tawe Riverside Corridor Actions
<b>Policy Framework:</b>	Swansea Local Development Plan (2019),
<b>Consultation:</b>	Regeneration, Planning, Highways, Culture and Tourism, Access to Services, Finance, Legal.
<b>Recommendation:</b>	It is recommended that the Economy and Infrastructure Service Transformation Committee note the interim report and discuss any relevant next steps.
<b>Report Author:</b>	Paul Relf
<b>Finance Officer:</b>	Jeff Dong
<b>Legal Officer:</b>	Debbie Smith
<b>Access to Services Officer:</b>	Rhian Millar

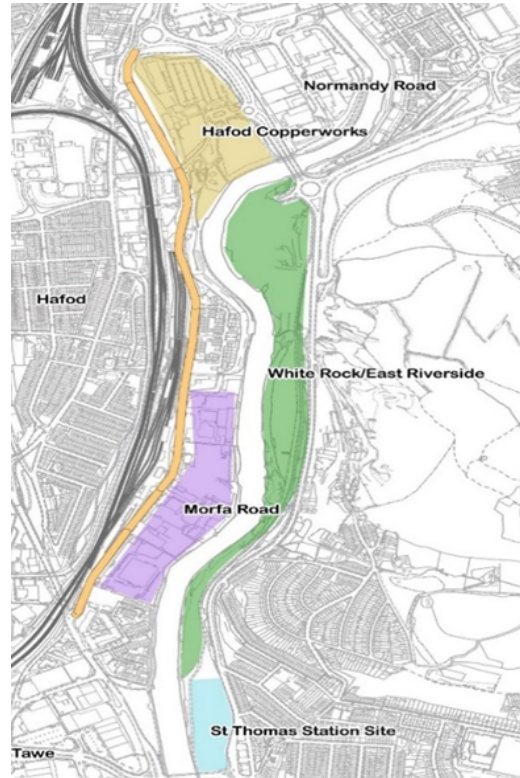
#### 1.0 Introduction:

- 1.1 The Tawe Riverside Corridor is part of the Lower Swansea Valley immediately to the East of Swansea City Centre and is a defining feature in Swansea's landscape with a significant role in the history and development of the City. The riverside is part of the City's waterfront and along with Swansea Bay and the Maritime Quarter, it is what makes Swansea distinctive and gives it a unique quality as a place to live work and to visit.
- 1.2 A report was presented to the Economy and Infrastructure Corporate Delivery Committee (CDC) in February 2023 which set out the planning policy context for the Tawe Riverside and Hafod Morfa strategic development area and reflected on the work undertaken on a draft Tawe Riverside Strategy (2019). Whilst the draft Strategy document has informally guided development and investment in the area, it was agreed that a further report would be brought back to CDC during the Spring of 2024 to provide a further progress update and evolving considerations for the corridor.

- 1.3 The principal delivery mechanism for the current phase of regeneration of the Riverside is implementation of the Lower Swansea Valley project funded by the UK Government Levelling Up Fund, matched with funding from Swansea Council. The purpose of this brief report is to reinforce the current programme of deliverables via this programme, and pointing to the future development potential these works unlock.

## 2.0 Context of Tawe Riverside Area

- 2.1 The location of the Tawe Riverside area, its development sites and regeneration areas are shown in plan1.
- 2.2 The area includes the 6.9 acre St. Thomas Waterfront site and Hafod Morfa Copperworks sites. These are two of a number of sites in Swansea that are being taken forward for development in partnership with Urban Splash over the coming years.
- 2.3 Various other proposals and initiatives have also been discussed and identified for the enhancement and regeneration along the East Riverside and Morfa Road West Riverside areas.



## 3.0 Lower Swansea Valley Levelling Up Bid 2023

- 3.1 The Lower Swansea Valley (**LSV**) was formerly the industrial core of the region and many of the remaining buildings at Tawe Riverside's Hafod/Morfa Copper works and White Rock are of historical value, with listed or scheduled monument status. With grant support and private investment, the Council is already delivering a number of restoration and regeneration schemes on this site, including notably the landmark Penderyn Distillery and Visitor centre at the former Powerhouse and Rolling Mill. The overall aim has been to preserve and enhance heritage buildings and bring them back into viable commercial or community uses to contribute positively to the high quality mixed use aspirations for this new waterfront heritage destination.
- 3.2 The Lower Swansea Valley Levelling Up funding approval is for a £28m project which will further enable the city to celebrate its rich industrial and maritime heritage. The initiative consists of three projects which lie within the broadly defined area of the Tawe Riverside Strategy and Maritime Quarter. Parts of these LSV projects have been previously highlighted in the draft Tawe Riverside Strategy, some projects are new initiatives building on the previously defined vision and objectives included in adopted and draft policies for the area. The key aims and focus of these projects included in the bid are summarised below:

**(i) Project 1 Hafod Morfa Copperworks** – The overall aim is to consolidate the industrial legacy of the copper industry on the banks of the River Tawe at the Hafod-Morfa Copperworks, preserving the rich heritage features including several listed buildings, releasing them for business use, preparing for new private sector investment and increasing connectivity of local communities and visitors. The project specifically includes proposals for the restoration, extension and positive re use of key buildings including the following:

- **Laboratory building-** restored and refurbished to create a landmark restaurant/ food and beverage space.
- **Vivian and Musgrave Engine Houses-** sensitively extended and fitted out as heritage visitor attraction and cafes.
- **Rolling Mill-** refurbished and fitted out as a market-place and food hall.
- **V &S Shed locomotive shed-** restored and refurbished for displaying and storing locomotives and tracks along with landscaped public spaces.

**(ii) Project 2 Community and Water space Accessibility** - This project includes two new pontoons on the banks of the river Tawe for improved use of the river space for travel, recreation and leisure. The bid also identifies the potential for the regeneration and enhancement of the Victorian railway arches at the Strand and High Street Station. The Strand Arches Project identifies the scope for enabling improved connectivity with safer pedestrian links around the train station and wider Morfa Road area, increasing footfall, providing a catalyst for regeneration and opportunities for local businesses, attracting greater footfall around the area and responding to current and proposed developments around the station, linking to other modes of transport, and the wider masterplan for the city.

**(iii) Project 3 Swansea Museum** - creates a mutual destination within the heritage corridor in upgrading and enhancing Swansea Museum. This will enable a richer display of Swansea's maritime and industrial history, with the collections in a larger enhanced space and facilitating the release the Copperworks Rolling mill for mixed use regeneration and economic benefit.

### 3.2 Economic Case and Impact of the Levelling Up bid

The projects identified in the Levelling Up bid are anticipated to deliver the following economic, social and community benefits for the City:

- **Job and GVA creation** – expected to support 106 gross direct jobs, 69 net additional jobs and will generate £5.7m gross direct GVA per annum and £3.7m net additional per annum.
- **Increased footfall** – programme will enhance over 6,000 sqm of public realm settings in Swansea, thus increasing footfall and supporting surrounding businesses and amenities.
- **Visitor numbers** – through the above investments there will be a forecasted increase of 11,500 additional visitors to the V&S Shed and engine houses. The overall programme of investment will bring about an additional 8,350 additional overnight visitors and 31,200 daytime visitors each year.



### 3.3 Hafod Morfa Copperworks (HMCW) wider programme

**(i) HMCW River Pontoon** - A new river pontoon has been installed at the quayside near the restored Musgrave and Vivian Engine Houses. This can now provide enhanced access to the copperworks for residents and visitors and provides the opportunity to pioneer sustainable transport options and further recreation-based regeneration in the waterway. The project has been jointly funded by the European Maritime and Fisheries Fund, Small scale Coastal Infrastructure Fund with WG. A small number of stakeholder groups will initially pilot the use of the pontoon, but in the longer term it could be offered to other community groups and users for accessing the river space.

**(ii) Morfa Road Regeneration Area and riverside walkway** -Further private sector regeneration is likely to come forward incrementally in this area and will include sites such as the former Pipehouse Wharf. The key challenge will be to ensure that a more sustainable community and commercial area is developed by enhancing its connectivity, supporting its mixed-use role, reorientating development to face the river and streets, and enhancing the quality of its environment. Feasibility work is ongoing to consider the options available to deliver the missing incomplete sections of the walkway/cycleway on the west side of the river, the delivery of which have been precluded by private landownerships and river bank topography. This is an important action which will create a direct walking /cycling route between the city centre and HMCW /Liberty stadium.

**(iii) Lower Swansea Valley and Hafod Morfa Heritage Trails**- A series of local trail leaflets have been published for the LSV, Hafod Copper works, White Rock and Morryston Park and now Parc Llewellyn. The aim of these trail publications is to raise awareness of the areas' significant local heritage, to encourage local community use and support for the routes and the key points of interest and to encourage more visitors to the area. Greater walking and cycling activity on these local routes also complements the wider Tawe Riverside destination as a place to visit, supporting the local economy and contributing to enhancing community health and well-being encouraging outdoor activity recreation and leisure. To launch the leaflets a series of organised walks were held in August 2022, and during 2023 significantly increased numbers are reported attending the Hafod Morfa walks. The trails are actively used by the local Friends groups as part of their regular tours and activities at the sites in the Lower Swansea Valley.

## 4.0 Next steps and Way Forward

4.1 The sections above have highlighted current progress with a range of initiatives and projects being delivered across the Tawe Riverside area. The Levelling Up funding (LUF) is a significant boost to support the next stages of regeneration for a number of projects along the river corridor. These projects will act as a catalyst for development and further regeneration in due course as we work towards the objective of delivering a new destination for Swansea's riverside waterfront.

4.2 In terms of next stages for the projects identified in the Levelling Up bid, a project team within the Council along with a Multi-Disciplinary design team comprised of consultants Wardell Armstrong, Project Managers and QS architects GWPA and engineers Mann

Williams and SDS were appointed in Spring 2023. Surveys and scheme designs were subsequently undertaken and developed to RIBA design stage 3 for each of the Lower Swansea Valley Projects and sub-projects. One sub-project at the Hafod-Morfa Copperworks site, the former Laboratory Building, is at a more advanced stage and will see the appointment of a main contractor to undertake the works necessary to redevelop the building into a food & beverage venue. The main contractor is expected to commence works on site during 2024.

- 4.3 An exercise is currently underway to review the next steps for the remaining Lower Swansea Valley (LUF) projects and sub-projects that have reached RIBA 3. This may include reducing the scale or scope of delivery of projects in order to meet programme timescales and budget.
- 4.4 A draft of the revised Masterplan for the Hafod-Morfa Copperworks as prepared by Urban Splash and Studio Egret West (SEW) was taken to the Design Commission For Wales (DCfW) in December 2023. This has also been presented to City Regeneration Programme Board (CRPB) and Members Steering Group (MSG), and has been positively received by all. It is accepted that the Masterplan, whilst responding to and also setting the framework for the current and proposed developments, will allow for a phased and flexible approach to longer term plan and developments that will inevitably follow. The Council will continue to work with Urban Splash to ensure the scheme aligns with strategic planning and placemaking objectives and responds to planned consultation and feedback from stakeholders and communities.
- 4.5 A number of further projects were identified in the draft Tawe Riverside Strategy (2019) which can be explored further, and there may be other new initiatives which can be added to these proposals and actions. However, there will be resourcing and funding issues, which will require detailed consideration of prevailing priorities for the Regeneration and External Funding Team who would lead on the delivery on a number of these alongside the commitments that will emerge from the recent Levelling Up funding bid approval. A further report will be brought to the STC later this Spring to evaluate the scope for further projects and report back on progress with the LSV Levelling up projects and regeneration of key sites.

## **5.0 Integrated Assessment Implications**

- 5.1 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.

5.2 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’.

5.3 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.

5.4 An Integrated Impact Assessment Screening form has been completed which identified positive impacts for all protected characteristic groups in: increased wellbeing, benefiting future generations, community and poverty benefits, socio economic benefit, benefiting tourism. In terms of engagement and consultation, a member and officer workshop was held in 2019 which enabled the preparation of a draft Strategy document. The draft now needs updating and there will be an opportunity for the community to get involved in shaping the future of the area. As the process continues further site-specific consultation will take place and preceding this, site specific full IIA reports will be developed where required.

5.5 The draft Tawe Riverside Strategy and actions arising from it have been prepared with full consideration of the Council’s duties to work towards Wales’ shared well-being goals and to contribute to sustainable development and management of natural resources under the Well Being of Future Generations (Wales) Act (2015).

5.6 The recommendation of the IIA Screening Form was that further site-specific consultation will take place and that site specific full IIA reports will be developed where required.

## **6.0 Financial Implications**

6.1 There are no financial implications currently associated with this interim update report. As capital schemes are developed FPR7 reports shall be prepared for consideration at Cabinet, and if approved shall be added to the capital programme.

## **7.0 Legal Implications**

7.1 There are no legal implications currently associated with this interim update report.

**Background Papers: IIA**

**Appendices: None**

# Agenda Item 5



## Report of the Director of Place

Economy & Infrastructure STC  
11 April 2024

## Economy & Infrastructure Service Transformation Committee Annual Report 2023-2024

<b>Purpose:</b>	To summarise the progress made in relation to the work programme for 2023/2024.
<b>Report Author:</b>	Phil Holmes.
<b>Finance Officer:</b>	Ben Smith.
<b>Legal Officer:</b>	Lisa Jones
<b>Access to Services Officer:</b>	Rhian Millar
<b>For Information</b>	

### 1. Introduction.

1.1 This report sets out the progress made on the work programme during the 2023/2024 municipal year.

### 2. Work programme 2023/2024.

2.1 The STC met to discuss and endorse its workplan topics on 8<sup>th</sup> June 2023.

2.2 The Chair detailed the proposed topics for the Work Plan 2023-2024:

- Tawe Riverside Corridor Action Plan (to include improvements, grant opportunities and the potential for any transport opportunities, including the Metro River, taxis, etc).
- Swansea Bay Strategy Projects. (The Chair referred to convening a Workshop and suggested that this would take place at 4pm on a date to be confirmed to allow Officers/Members to attend).

- Destination Management Plan.
- Review of the Council's Housing Allocation Policy.
- Maintenance of Road Infrastructure.
- Local Economic Delivery Plan.
- More Homes Delivery Programme.

**Resolved that: -**

1. The topics listed above be endorsed.
2. The Work Plan be circulated to the Committee.

### 2.3 Thursday, 23 June 2023 at 2.00 pm

#### **Local Economic Delivery Plan Strategic Framework.**

The Economic Development Manager presented a 'for information' report which outlined the draft strategic framework for the new Local Economic Delivery Plan (LEDP) for Swansea.

She referred to the update provided to the former Economy & Infrastructure CDC on 26 January, 2023 and detailed the contents of the LEDP, the indicative timescales for completing the work and the evidence base for the development of the LEDP.

Members noted the strategic context, the three ambitions and the draft strategic framework.

The Chair thanked the Economic Development Manager for informative update.

**Resolved that:**

A further update report be submitted to the Committee on 2 November 2023.

#### **Swansea Bay Status Strategy Report**

The Head of Planning & City Regeneration provided an update on the workshop session held on 4th July 2023 which explored opportunities for development within five of the six Swansea Bay destinations.

He detailed the background and workshop outcomes.

Members discussed the outcomes, in particular focussing on St Helen's, Mumbles (Quarry Car Park and the Tennis Courts) and Langland.

The Cabinet Member for Investment, Regeneration, Events & Tourism referred to the lack of parking facilities in Mumbles and the facilities at Langland. He

agreed that the Committee include the Quarry Car Park and Mumbles Tennis Courts in their examination of the Swansea Bay Strategy.

**Resolved** that:

1. The Chair organise a site visit to Mumbles and Langland.
2. A second workshop be convened following the site visit to Mumbles and Langland.

#### 2.4 Thursday, 21<sup>st</sup> September 2023 at 2.00 pm

##### **Destination Management Plan 2023-2026.**

The Tourism and Marketing Manager presented the Destination Management Plan (DMP) 2023-2026 for Swansea.

He defined the DMP and detailed:

- Visitor economy recovery in Swansea
- The three strategic pieces of research informing the DMP
- Strategic priorities and outcomes
- The bigger picture (including completed projects, development)
- Swansea visitor economy
- Hotel room occupancy figures
- Bedstock figures.
- Value of tourism.
- Visitor survey 2022 (key facts about our visitors)
- Tourism Trade Survey 2022 (key findings).
- Swansea City Centre Hotel Demand Study 2022 (key findings and recommendations).
- Destination marketing.
- Major events.
- Strategic fit.
- Governance and delivery.
- What success looks like.
- Looking forward to 2026.
- What are partners say.

The Cabinet Member for Investment, Regeneration, Events and Tourism, praised Officers (including Officers who were tasked with securing grant funding) for their work. He referred to the need for more hotels in Swansea and the potential to attract large conferences, the development of river taxis and the growing demand for air B&B's.

He referred to the huge capital programme within Swansea and opportunities this afforded.

Members discussed the report and asked questions of the Officer who responded accordingly.

The Chair thanked the Cabinet Member for Investment, Regeneration, Events and Tourism and Officers for their informative report.

Whilst the report was for information, the Committee wished to express their support for Destination Management Plan.

## 2.5 Thursday, 2nd November 2023 at 2.00 pm

### **Swansea Bay Strategy Projects.**

The Head of Property Services assisted by the Project Manager, presented an update report on the workshop session held on 23 October, 2023, which explored opportunities for development of Langland Tennis Courts as part of the Swansea Bay Delivery Plan.

The Head of Property Services provided an overview of potential locations, identified under six destinations that were considered during the workshop sessions.

The suggestions captured at the Workshop on 4 July 2023 encompassed:

- Create a Destination Management Plan to complement the destinations.
- Promote All Year Tourism.
- Any development must include a travel plan.
- Make the most of the seafront - More Hotels, Commercial opportunity.
- Create an offer to benefit visitors and local communities.
- Create more café and toilet facilities along the coast and somewhere you can just buy a bucket and spade along the way.
- Blackpill - Consider commercial opportunities on the promenade, improve the Lido, visitor centre.
- Langland – Commercial opportunities to include; serviced apartments, toilets, restaurant/s and boutique hotel/s to benefit and attract visitors.
- St Helen's - Slip Bridge – Elevated Café on the sand.
- Recreation Ground – Park & Ride, multi-level parking, High value apartments.
- The suggestions captured at the Workshop on 23 October 2023 encompassed:
  - Development opportunities for Langland Bay were explored. It was imperative that a viable development would present opportunities and benefits on balance for the community and public, whilst promoting commercial opportunities.
  - Refine the particulars for Langland marketed by B2P on behalf of Swansea Council during 2020.
  - Seek opportunities for the community and visitors as an affordable destination as a mixed-use development.

- Non-Residential Stay and dine location – Serviced Apartments, Hotel and Restaurant.
- Recreational activities.
- Retail
- New Public Conveniences and Change Facilities.
- Incorporate Planned and Preventative Maintenance (PPM).
- Beach Hut (daily/weekly hire).
- Low level development.
- Leasehold of 125yrs.
- Seek Capital and Revenue Offers from all interested parties with the intention of maximising financial return.
- Revenue linked to percentage of turnover with stepped increases after a defined period.
- Emphasis on cost savings and quantifying benefit.

The Cabinet Member for Investment, Regeneration, Events & Tourism referred to the other sites within the Swansea Bay area that would benefit from examination.

The Head of Property Services stated that the sites within the Swansea Bay area would require finance and resources, unless a third party were to come forward. Blackpill, in particular, was a site that may require the engagement of consultants.

A discussion ensued and Members asked questions of the Officers who responded accordingly.

The Chair thanked Officers for their informative report.

**Resolved that:**

- 1) A revised development brief be drafted in accordance with the findings of recent workshops.
- 2) The Committee support sponsoring the Cabinet Member for Investment, Regeneration, Events & Tourism and Corporate Services & Performance to develop and agree a viable delivery plan for Llangland Bay Tennis Courts as a priority under the Swansea Bay Strategy.

## 2.6 Thursday, 14th December 2023 at 2.00 pm

### **Local Economic Delivery Plan**

The Economic Development Manager presented the new Local Economic Delivery Plan (LEDP) for Swansea.

She referred to the update provided to the Economy & Infrastructure Service Transformation Committee on 20 July, 2023 and stated that the Plan had been



produced to set out the economic regeneration priorities and actions for Swansea. The Local Economic Delivery Plan complements the Regional Economic Delivery Plan, covering Carmarthenshire, Neath Port Talbot, Pembrokeshire and Swansea and will guide the implementation of the Regional Economic Delivery Plan in a local context.

Members noted the strategic framework which sets out our local missions, strategic aims and objectives through to 2030 and the accompanying action plan.

The Cabinet Member for Investment, Regeneration, Events & Tourism referred to the work that had been undertaken in developing the Plan and thanked all involved.

The Chair thanked the Economic Development Manager for informative update.

**Resolved** that:

1) The progress in producing the Local Economic Development Plan be noted.

## 2.7 Thursday 18<sup>th</sup> January 2024 at 2.00pm

### **Maintenance of Road Infrastructure.**

The Group Leader, Highways & Maintenance, presented a report which set out the functions, standards and operational activities of the Highways Maintenance Group in relation to its work on the maintenance of road infrastructure.

Members noted the highways carriageway asset, the Statutory requirements relating to the provision of the service, routine repairs, planned maintenance repairs, highway drainage, asset management, future challenges and opportunities and risks.

Committee questioning and discussions focussed on the following:

- Highways Works Forward Programme.
- Planned Maintenance Repairs (reactive and preventative, assessment approaches and scoring systems, materials for methods of repair, the PATCH programme and the different treatment programmes for each particular road).
- Highway Drainage.
- Maintenance of Footways/Footpaths.
- Welsh Government Grants and Council finance.
- Members Community Budgets.
- Joint working between Parks and Highways.
- Future challenges and new ways of working.

The Chair thanked the Group Leader, Highways & Maintenance, the Head of Highways & Transportation and the Cabinet Member for Environment & Infrastructure for their participation and attendance.

**Resolved that:**

1) The progress in relation to the maintenance of Road Infrastructure be noted.

2.8 Thursday, 29th February 2024 at 2.00 pm

**More Homes Delivery Programme.**

The Cabinet Member for Service Transformation introduced the More Homes Delivery Programme and stated that it was a key mechanism to deliver the corporate commitment to increase the amount of affordable housing in Swansea.

The Head of Housing & Public Protection assisted by the Senior Policy & Leasehold Officer reported that the first Housing Revenue Account Development Plan had been approved in February 2019, which set out a programme to develop over 140 new homes. In January 2020, the Council increased the goal and approved a 10-year ambition to deliver 1,000 additional Council homes from 2021-2031. The recommendations of the report also noted that any changes in the financial assumptions made at that time would result in an increase or decrease in the number of units that the Council could afford to deliver.

Housing demand had steadily increased since 2016 due to the impact of the pandemic and other external factors. As a result, the housing waiting list currently stood at 7948 households, 17% of which were homeless, 63% were waiting for re-housing and 20% were awaiting transfers. These were the highest numbers ever in Swansea and it is a situation replicated across Wales and nationally.

The More Homes Programme had delivered an additional 255 council homes via a mixed strategy of new build developments, acquisitions and conversions of existing properties.

All new council homes are built with energy efficiency as one of the main priorities. They have been built to a performance standard known as the “Swansea Standard”, meaning that they are very well insulated, and the energy required to heat them is very low compared to a traditional home. The addition of renewable technologies including solar panels, storage batteries and ground source heat pumps mean that Swansea Standard homes are designed as mini power stations, known as Homes as Power Stations (HAPS), and they produce a significant proportion of the energy that is required to heat the home and provide hot water. This results in very low energy bills for tenants.

The Council was working in partnership with the Welsh School of Architecture at Cardiff University to monitor the energy consumption, building performance,

and tenant experience of all the new build properties over a long-term period to understand the effectiveness and efficiency of the buildings. An interim findings report was due in the Summer.

The Swansea Standard complies with Welsh Government funding requirements for Social Housing Grant that are set out in Welsh Development Quality Requirements (WDQR21). This requires all new social housing construction standards to work towards net zero carbon, achieve an EPC rating A and not to install fossil fuel fired boilers to provide domestic hot water and heating. The guidance also stipulates the space standards and safety and security requirements that must be adhered to.

The More Homes Programme is funded via a mix of Welsh Government Grants and the HRA Capital Budget (via tenants' rents and HRA borrowing).

There are a number of additional Welsh Government funding streams which have contributed to the More Homes Delivery Programme including:

- Land and Building Development Fund.
- Transitional Accommodation Capital Programme.
- Innovative Housing Programme.
- Swansea Bay City Deal Homes as Power Stations (HAPS) Financial Incentive Fund.

Officers detailed the current schemes in development (i.e. at design or planning application stage). The longer-term pipeline of delivery was more difficult to predict given the increasing budgetary constraints/pressures faced by the HRA, as set out in the Budget report approved by Cabinet on 15th February 2024. Members noted that there are a number of HRA sites that are in the early stages of feasibility work including site surveys and concept plan development.

The main challenges for the delivery of the More Homes Programme included:

- HRA budget pressures.
- The need to increase the pace and scale of delivery to meet ever increasing demand for social housing against a challenging financial situation.
- A challenging portfolio of HRA owned land with high levels of site abnormalities, contributing to increased scheme costs.
- Delays in securing statutory planning and drainage/SAB approvals.

Members noted the actions underway to address the challenges which included:

- The introduction of a variety of delivery mechanisms, in addition to in-house delivery, to increase the pace and scale of delivery and provide additional capacity to internal teams including.
- Improving viability and cost information at an earlier stage for all schemes ensure that the most viable sites were selected for development, including undertaking a range of surveys on potential sites to determine ground conditions to assess impact on cost of development.

- Review of the Swansea Standard to undertake a value engineering exercise to find ways to reduce costs whilst maintaining quality.
- Maintain the budget for acquisitions over the next 3 years to ensure properties can continue to be rapidly added to the housing to assist in the response to increasing levels of homelessness and demand on temporary accommodation.
- Identify further opportunities for the Council to acquire s106 planning consent affordable housing units via private developments.

Officers advised that the More Homes Programme was included in the Directorate risk register, and Homelessness was recorded in the corporate risk register. Both were monitored on a regular basis.

Committee questioning and discussions focussed on the following:

- Use of community buildings (such as churches) and the challenges associated with re-modelling such buildings.
- Monitoring of Employers Agent.
- Multi-generational living and challenges associated with properties of this type.
- Finance and grant requirements.
- Issues associated with single occupancy in larger accommodation.
- Partnership working with RSL's in relation to the social housing grant.
- The 'Pattern Book'.
- Section 106 Agreements.

The Chair thanked the Cabinet Member for Service Transformation, the Head of Housing & Public Protection and the Senior Policy & Leasehold Officer for their participation and attendance.

**Resolved** that:

- 1) The progress in relation to the More Homes Delivery Programme be noted.

### **3. Financial Implications.**

- 3.1 There are no direct financial implications associated with this report. Any subsequent implications would be set out in individual reports to Cabinet.

### **4. Legal Implications.**

- 4.1 There are no direct legal implications arising out of this report. Any subsequent implications would be set out in individual reports to Cabinet.

### **5. Integrated Assessment Implications.**

- 5.1 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.

5.2 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'.

5.3 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.

5.4 This is a for information report. As such an IIA screening is not required.

Background Papers: None  
Appendices: None

# Agenda Item 6



## Report of the Chair

### Economy & Infrastructure Service Transformation Committee – 11 April 2024

### Work Plan 2023-2024

Date of Meeting	Agenda Item(s) & Format	Lead Officer
8 June 2023	Work Plan Discussion	
20 July 2023	Local Economic Delivery Plan Strategic Framework.	Paul Relf/Clare James
	Swansea Bay Strategy Status Report	Kristy Tillman
21 Sept 2023	Destination Management Plan.	Steve Hopkins
2 Nov 2023	Swansea Bay Strategy Projects.	Geoff Bacon
14 Dec 2023	Local Economic Delivery Plan.	Paul Relf/Clare James
18 Jan 2024	Maintenance of Road Infrastructure.	Stuart Davies
29 Feb 2024	More Homes Delivery Programme.	Carol Morgan
11 April 2024	Annual Report 2023-2024.	Phil Holmes
	Tawe Riverside Corridor Action Plan.	Gail Evans/Paul Relf

#### To be Scheduled:

Review of the Council's Housing Allocation Policy.  
(Carol Morgan)