



City and County of Swansea

Notice of Meeting

You are invited to attend a Meeting of the

Scrutiny Performance Panel - Service Improvement, Regeneration and Finance

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

On: Tuesday, 7 May 2024

Time: 10.00 am

Convenor: Councillor Chris Holley OBE

Membership:

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

Agenda

Page No.

1 Apologies for Absence

2 Disclosure of Personal and Prejudicial Interests

www.swansea.gov.uk/disclosuresofinterests

3 Prohibition of Whipped Votes and Declaration of Party Whips

4 Minutes

To receive the minutes of the previous meeting(s) and agree as an accurate record.

1 - 6

5 Public Questions

Questions can be submitted in writing to Scrutiny scrutiny@swansea.gov.uk up until noon on the working day prior to the meeting. Written questions take precedence. Public may attend and ask questions in person if time allows. Questions must relate to items on the open part of the agenda and will be dealt with in a 10 minute period.

6 Audit Wales Report "Springing Forward" - Workforce

Cllr David Hopkins – Cabinet Member for Cabinet Member for Corporate Services & Performance
Rachael Davies – Head of HR and Service Centre

7 - 22

- | | | |
|-----------|---|----------------|
| 7 | Planning Annual Performance Report
Cllr David Hopkins – Cabinet Member for Cabinet Member for
Corporate Services & Performance
Phil Holmes – Head of Planning and City Regeneration
Ian Davies - Development Manager
Tom Evans – Place making and Strategic Planning Manager | 23 - 58 |
| 8 | Annual Review | 59 - 63 |
| 9 | Letters | 64 - 69 |
| 10 | Exclusion of the Public | 70 - 73 |
| 11 | Pre Decision Scrutiny - Updated Financial Procedure Rule 7 for
Palace Theatre Refurbishment
Cllr Robert Francis-Davies – Cabinet Member for Investment,
Regeneration, Events & Tourism
Phil Holmes – Head of Planning and City Regeneration
Paul Relf – Strategic Economic Regeneration Manager
Elliott Williams – Senior Economic Regeneration Manager | |

Next Meeting: Tuesday, 11 June 2024 at 10.00 am



Huw Evans
Head of Democratic Services
Tuesday 30 April 2024

Contact: Scrutiny Officer - 01792 636292

Agenda Item 4



City and County of Swansea

Minutes of the **Scrutiny Performance Panel - Service Improvement, Regeneration and Finance**

Multi-Location Meeting - Gloucester Room, Guildhall / MS

Teams

Tuesday, 12 March 2024 at 10.00 am

Present: Councillor C A Holley (Chair) Presided

Councillor(s)

P M Black
L James
S M Jones
B J Rowlands
T M White

Councillor(s)

C M J Evans
D H Jenkins
J W Jones
W G Thomas

Councillor(s)

E W Fitzgerald
M Jones
M W Locke
M S Tribe

Cabinet Member(s)

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

Officer(s)

Mark Wade	Director of Place
Paul Relf	Strategic Economic Regeneration Manager
Katy Evans	City Centre Team Leader
Rachel Percival	Scrutiny Officer

Apologies for Absence

Councillor(s): M H Jones

67 Disclosure of Personal and Prejudicial Interests

There were no disclosures of Personal and Prejudicial Interests.

68 Prohibition of Whipped Votes and Declaration of Party Whips

None.

69 Minutes

Minutes of the previous meeting were agreed.

70 Public Questions

There were no public questions received.

71 Audit Wales Report - "Cracks in the Foundations" Building Safety in Wales

This item was deferred until the Panels next meeting on 9 April.

72 Achievement against Corporate Priorities / Objectives / Policy Commitments for Development and Regeneration

Cllr Robert Francis-Davies and Paul Relf talked through the report which summarised the work areas and the achievements within planning and city regeneration departments.

- Work on the Regional Economic Delivery Plan is ongoing with funding support provided through the UK Shared Prosperity Fund and Levelling Up.
- Several strategic grants are available to enable stability to the private sector and third sector with the city centre benefitting from town centre loans, placemaking and strategic grants.
- A new hotel is in discussion and would be situated between the Arena and the LC, this is likely to be 4 star / higher end Hotel.
- Seven districts outside the city centre have a placemaking plan in development. These will be progressed as quickly as possible using available funding and with limitations to design and contractor capacity.
- Job creation is growing through start up and business development/improvement grants and UK Shared prosperity funding. Job retention of funded posts and attracting new companies to the area was also discussed.
- The Panel asked questions and development updates on the former Debenhams site, Castle Square, the Dragon Hotel, the Dolphin Hotel, the Civic Centre and Copr Bay.

73 Regeneration Project(s) Update 71-72 The Kingsway

Cllr Robert Francis-Davies and Katy Evans presented the report. It was noted that:

- Practical completion of the site has been delayed a few weeks from its original target of end of March.
- Discussions with potential tenants continue and it is anticipated that the building will be fully let within a reasonable time scale but not on practical completion.
- The development has benefitted from 13.7m of City Deal funding.
- The Panel asked questions about Picton Arcade, bike storage, the demand for office space, marketing and City Deal funding.

74 Work Plan

The work plan was noted with mention of the changes to next month's agenda.

75 Letters

76 Exclusion of the Public

The public were excluded from the meeting on the grounds that it involves the likely disclosure of exempt information as set out in Paragraph 14 of Schedule 12A of the Local Government Act 1972 as amended by the Local Government (Access to Information) (Variation) (Wales) Order 2007.

77 Regeneration Project(s) Update 71-72 The Kingsway

The meeting ended at 11.32 am

Chair



City and County of Swansea

Minutes of the **Scrutiny Performance Panel - Service Improvement, Regeneration and Finance**

Multi-Location Meeting - Gloucester Room, Guildhall / MS

Teams

Tuesday, 9 April 2024 at 10.00 am

Present: Councillor C A Holley (Chair) Presided

Councillor(s)

C M J Evans
L James
M Jones
M W Locke

Councillor(s)

E W Fitzgerald
D H Jenkins
S M Jones
M S Tribe

Councillor(s)

P R Hood-Williams
M H Jones
J W Jones

Other Attendees

Cllr David Hopkins

Cabinet Member for Corporate Services and Performance

Officer(s)

Carol Morgan
Tom Price

Head of Housing & Public Health
Pollution, Private Sector Housing and Building Control
Divisional Officer
Building Control Team Leader
Strategic Delivery & Performance Manager
Scrutiny Officer

Jon Roberts
Richard Rowlands
Rachel Percival

Apologies for Absence

Councillor(s): P M Black, B J Rowlands and W G Thomas

78 Disclosure of Personal and Prejudicial Interests

There were no disclosures of Personal and Prejudicial Interests.

79 Prohibition of Whipped Votes and Declaration of Party Whips

None.

80 Minutes

Minutes were agreed subject to two changes relating to attendees initials.

81 Public Questions

There were no public questions received.

82 Audit Wales Report - "Cracks in the Foundations" Building Safety in Wales

Cllr David Hopkins, Carol Morgan, Tom Price and Jon Roberts attended to give an overview of the Councils response to the report.

- The report sets out four recommendations for Welsh Government and four recommendations for Local Authorities.
- Building inspectors will be expected to undertake registration and competency requirements via a Competency Assessment Scheme. Council inspectors are currently undertaking exams to meet this requirement. Staff retention and succession will be important for the future.
- Financial management is under discussion with plans to put future profit towards an earmarked reserve.
- Opportunities to strengthen resilience through collaboration and regionalisation will be explored with meetings planned with Local Authority Building Control Cymru and Welsh Government.
- Auditors were satisfied with the way the Council is setting its fees which are in line with regulations.
- Building control work in partnership with the planning department however this will increase when introducing the three gateway phases given in the report.
- The building control annual report will now be brought to this Panel in future.

83 Annual Review of Wellbeing Objectives

Cllr David Hopkins and Richard Rowlands attended to give an overview of this review.

- The purpose of this review is to check the Councils wellbeing objectives remain fit for purpose This is carried out by looking for any changes to the evidence base used to determine the objectives.
- The review concluded that no changes to the objectives was needed, and so the Council's well-being objectives remain unchanged for the next financial year.

84 Quarter 3 Performance Monitoring Report 2023/24

Cllr David Hopkins and Richard Rowlands presented the report. It was noted that:

- Overall performance is good with some challenges, particularly on workforce and social care.
- The newer report format aims to bring together the qualitative and the quantitative data in a more rounded way and includes corporate safeguarding risks.
- Corporate risks show the inherent risk score which before control measures are applied and the residual risk score is once the control measures have been applied.
- The cost of living crisis inherent risk is the same as the residual risk showing that control measures are not able to lower the risk.

- The Council are working in partnership with Pobl and Welsh Government on an additional 60 plus units of temporary accommodation with further information on this in the near future.

85 Work Plan

The work plan was noted.

86 Letters

The meeting ended at 11.01 am

Chair

Agenda Item 6



Report of the Cabinet Member for Corporate Services & Performance

Service Improvement, Regeneration and Finance Scrutiny Performance Panel – 7th May 2024

Audit Wales Report - 'Springing Forward - Workforce'

Purpose	To brief the Panel on the findings of the Audit Wales 'Springing Forward - Workforce' report and the recommendations made to the Council
Content	The Audit Wales report concludes that the Council has a clear vision for its workforce, strengthened by its work with partners. The report recommends that Council consider the medium-term identification of resource implications of delivering the Workforce Strategy, and to expand its use of benchmarking information to effectively measure success and value for money of its workforce arrangements.
Councillors are being asked to	Consider the information and provide views
Lead Councillor	Councillor David Hopkins, Cabinet Member for Corporate Services and Performance
Lead Officer	Rachael Davies, Head of HR and Service Centre
Report Author	Rachael Davies Tel: 07917 200065 Rachael.davies@swansea.gov.uk
Legal Officer	Debbie Smith
Finance Officer	Ben Smith

1. Introduction

- 1.1 The Audit Wales 'Springing Forward - Workforce' report reviewed the Council's arrangements for managing its workforce. The report looked at how the Council strategically plans for its workforce, how it monitors the use of its

workforce and how it reviews and evaluates the effectiveness of its arrangements.

- 1.2 This review was carried out across all 22 Welsh councils to look at how, as a result of the experiences of the global Covid pandemic, they are strengthening their ability to transform, adapt and maintain the delivery of services, including those delivered in partnership with key stakeholders and communities.

2. Findings

- 2.1 The Audit Wales report findings found that the Council has a clear vision for its workforce, strengthened by its work with partners, but has not identified the resources required to deliver its strategy.

- 2.2 This conclusion was reached because:

- The Council has a clear vision for its workforce, with actions to gain more comprehensive information to strengthen its ability to transform,
- The Council is taking action to strengthen its approach to managing its workforce including by collaborating with partners to address current issues, but has not resourced the delivery of its strategy; and
- The Council has appropriate arrangements for monitoring workforce arrangements, but there is an opportunity to make more use benchmarking to measure the current and longer-term success of its workforce initiatives.

- 2.3 Two recommendations were made:

- The Council should identify the medium-term resource implications of delivering its Workforce Strategy to support appropriate delivery arrangements,
- The Council should expand its use of benchmarking information to help it to effectively measure success and value for money of its workforce arrangements.

3. Council Response

- 3.1 The transformation delivery board has approved temporary funding to create additional capacity within the HR&OD service until March 2025 in order to deliver elements of the Workforce Strategy. This funding is supporting three additional business partner posts.

- 3.2 This additional resource will enable the service to deliver as many of the Workforce Strategy objectives as possible in the earlier years of the lifespan of the strategy.

- 3.2 Further consideration will have to be given to the long-term delivery arrangements and ways in which the 2022-2027 strategy can be fully completed but also how the required 2027-2032 plan can be devised and achieved.
- 3.3 The HR&OD service has already started to make use of wider benchmarking data sets to inform recommendations and decisions. Use of the benchmarking clubs within Benchmarking Wales is more commonly used to provide meaningful comparator information in workforce areas such as sickness absence and workforce headcount data.
- 3.4 The Head of HR and Service Centre will explore other methods of effective data benchmarking with the all-Wales HR Director network to build further on the Benchmarking Wales provision.

5. Legal implications

There are no legal implications contained within the report.

6. Finance implications

There are no additional direct implications contained within the report. Temporary investment funding has, as been noted, already been provided via the use of transformation reserves to progress and deliver the plans to date. Any potential additional costs that arise in due course will be factored into future budgets and planning if and when needed and having due regard to overall likely materially constrained resources.

7. Integrated Assessment Implications

- 7.1 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.

7.2 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’.

7.3 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.

7.4 As this is an information report there is no need for an IIA.

Background papers:

None

Appendices:

Appendix A ‘Springing Forward’ – Workforce

Springing Forward – Workforce – City and County of Swansea Council

Audit year: 2021-22

Date issued: December 2023

Document reference: 3925A2023

This document has been prepared for the internal use of the City and County of Swansea Council as part of work performed/to be performed in accordance with Section 17 of the Public Audit (Wales) Act 2004, and Section 15 of the Well-being of Future Generations Act (Wales) 2015.

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We welcome correspondence and telephone calls in Welsh and English. Corresponding in Welsh will not lead to delay. Rydym yn croesawu gohebiaeth a galwadau ffôn yn Gymraeg a Saesneg. Ni fydd gohebu yn Gymraeg yn arwain at oedi.

Mae'r ddogfen hon hefyd ar gael yn Gymraeg. This document is also available in Welsh. [Delete if not applicable.]

Contents

The Council has a clear vision for its workforce, strengthened by its work with partners, but has not identified the resources required to deliver its strategy

Summary report

Summary 4

Detailed report

The Council has clear vision for its workforce, with actions to gain more comprehensive information to strengthen its ability to transform how it works 6

The Council is taking action to strengthen its approach to managing its workforce including by collaborating with partners to address current issues, but has not resourced the delivery its strategy 8

The Council has appropriate arrangements for monitoring workforce arrangements but there is an opportunity to make more use benchmarking to measure the current and longer-term success of its workforce initiatives 9

Summary report

Summary

What we reviewed and why

- 1 We reviewed the Council's arrangements for managing its workforce. We looked at how the Council strategically plans for its workforce, how it monitors the use of its workforce and how it reviews and evaluates the effectiveness of its arrangements.
- 2 We delivered this review as the world moves forward, using the experiences from the global COVID-19 pandemic, to look at how councils are strengthening their ability to transform, adapt and maintain the delivery of services, including those delivered in partnership with key stakeholders and communities.
- 3 We have undertaken this project at all councils as part of our 2021 audit plans to help discharge the Auditor General's duties under section 17 of the Public Audit (Wales) Act 2004 (the 2004 Act) and section 15 of the Well-being of Future Generations (Wales) Act 2015.
- 4 When we began our audit work under the Well-being of Future Generations (Wales) Act 2015 (the Act) we recognised that it would take time for public bodies to embed the sustainable development principle, but we did also set out our expectation that over the medium term we would expect public bodies to be able to demonstrate how the Act is shaping what they do. It is approaching nine years since the Act was passed and we are now into the second reporting period for the Act. Therefore, we would expect public bodies to be able to demonstrate that the Act is integral to their thinking and genuinely shaping what they do.
- 5 Under the Act, councils must carry out sustainable development in accordance with the sustainable development principle. To do something in accordance with the sustainable development principle means that the Council must act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. To act in that manner, the Council must take account of the five ways of working: long-term, integration, involvement, collaboration, and prevention. Statutory guidance on the Act sets out seven core organisational activities that it is essential that the sustainable development principle is applied to. Workforce is one of those core organisational activities.
- 6 This review had three main aims:
 - to gain assurance that councils are putting in place arrangements to transform, adapt and maintain the delivery of services;
 - to explain the actions that councils are taking both individually and collectively to strengthen their arrangements; and
 - to inspire councils and other organisations to further strengthen their arrangements through capturing and sharing notable practice examples and learning and making appropriate recommendations.

What we found

- 7 Our review sought to answer the question: Is the Council's strategic approach to its workforce effectively helping the Council to strengthen its ability to transform, adapt and maintain the delivery of its services in the short and longer-term?
- 8 Overall, we found that the Council has a clear vision for its workforce, strengthened by its work with partners, but has not identified the resources required to deliver its strategy.
- 9 We reached this conclusion because:
- The Council has clear vision for its workforce, with actions to gain more comprehensive information to strengthen its ability to transform;
 - The Council is taking action to strengthen its approach to managing its workforce including by collaborating with partners to address current issues, but has not resourced the delivery its strategy; and
 - The Council has appropriate arrangements for monitoring workforce arrangements, but there is an opportunity to make more use benchmarking to measure the current and longer-term success of its workforce initiatives.

Recommendations

Exhibit 1: recommendations

The table below sets out the recommendations that we have identified following this review.

Recommendations	
Resourcing	
R1	The Council should identify the medium-term resource implications of delivering its Workforce Strategy to support appropriate delivery arrangements
Benchmarking information	
R2	The Council should expand its use of benchmarking information to help it to effectively measure success and value for money of its workforce arrangements

Detailed report

The Council has a clear vision for its workforce, strengthened by its work with partners, but has not identified the resources required to deliver its strategy

The Council has clear vision for its workforce, with actions to gain more comprehensive information to strengthen its ability to transform how it works

- 10 **During the COVID-19 pandemic the Council has been through a period of rapid change and has had to work differently.** Large numbers of staff had to quickly work from home, and some were redeployed to other roles to support the Council's response to the pandemic.
- 11 **Pre-pandemic, the Council had already begun implementing an agile working strategy which put it in good stead when moving to remote working.** It also accelerated the opportunity for the Council to shape what hybrid means for its workforce and how and where its services are delivered in the longer term. For example, the Council has since developed its 'post-pandemic working model' which is underpinned by a set of principles to determine the design of service working models that considers operational requirements, customer expectations and workforce needs. It will be important for the Council to continuously evaluate and adapt its arrangements to ensure its new models work across the organisation.
- 12 **The Council has developed a strategic approach to developing its workforce.** The Council's workforce is a strategic priority and is part of the Council's transformation programme, under 'Workforce and Organisational Development'. In October 2022, the Council approved its Workforce Strategy 2022-24 (the strategy). It has a clear vision 'to have a motivated and committed workforce that is innovative, supported, skilled and customer focused'. Five workforce goals and four strategic themes underpin the strategy.
- 13 **Plans are in place to support the Council's strategic approach.** The strategy is supported by an annual delivery plan that sets out key deliverables and milestones for the coming year. The first year of the plan focuses on establishing key strategies in relation to skills, performance, resourcing, and engagement.
- 14 **The Council has considered the key drivers for change as well as risks and opportunities over the short, and longer-term.** These include recruitment and retention, financial challenges, competitive labour market, demand on services and digital advancements. As a consequence, the Council is well placed to manage risks and take advantage of opportunities to further improve its workforce.
- 15 **There is a clear alignment between workforce and accommodation.** The location in which its workforce will deliver some services will change in line with the Council's accommodation strategy. The current expectation is that the Civic Centre

will be vacated by 2025. The Council has acquired other sites across the city for a development such as Community Hubs and a central Public Sector Hub for back-office services within the same timescale.

- 16 **The Council is clearly thinking about the connection between its workforce, and other agendas such as its digital objectives for both the short and longer term.** For example, it recognises that its workforce will need to adapt to be more digitally skilled to deliver services in different ways, such as demand for online services, whilst also considering the longer term impacts that artificial intelligence (AI) and automation will have on service delivery.
- 17 **Overall, the Council has a good understanding of its workforce.** The Council has drawn on a range of information to understand the current workforce, for example, the strategy provides information on workforce composition, workforce performance indicators, demographic information. It has also completed a PESTLE analysis to identify the external context impacting its workforce. To broaden its insight, the Council also seeks to understand regional workforce issues and working practices.
- 18 **However, the Council recognises that there are specific areas it does not yet have a comprehensive view of the workforce's needs and related issues for it to address.** For example, it has identified that it requires a needs analysis of its current leadership and management capability, and more broadly skills and capabilities. It has also identified the need to have a better understanding of the workforce's protected characteristics data. The Council is keen to be able to identify if its workforce is representative of its local communities. It is important that the Council analyses its future workforce needs to identify any gaps between available skills and capabilities/ skill shortages (or excess in areas) and requirements of roles to meet its objectives, and in turn the Council's contribution to the national well-being goals.
- 19 **The Council has identified who it needs to involve in designing and delivering on workforce management.** For example, it has undertaken a staff survey to gain insight into staff wellbeing before and after the pandemic. The response rate was lower in comparison to its previous survey, prompting the Council to engage with its workforce in different ways for workforce related matters such as holding focus groups with Trade Union representatives and a cross-section of employees on each of the key themes of the strategy, as well as with its Employee Engagement group. The Council will be undertaking another staff survey on broader issues during 2023-24 which should help to collate useful data to monitor progress of the workforce strategy's four themes.
- 20 **The Council is working to strengthen the corporate centre of the organisation's strategic approach to overseeing effective delivery of Human Resource (HR) functions as well as to develop its Workforce Plan.** For example, the Council's HR Service wants to work more closely with departments in a fuller business partner role as this current way of working is not embedded. The Council has acted in this regard and has invested in additional temporary business

partner roles to ensure that the right level of strategic support can be provided to departments to plan for its workforce over the longer term.

- 21 **It will be important for the Council continue to work towards the development of a Workforce Plan to deliver and achieve its Workforce Strategy, which aims to be ‘fit for purpose for the future and has the right purpose, vision, goals and projected outcomes across all service areas’¹.** The absence of a Workforce Plan can lead to a lack of alignment between the Council’s Workforce Strategy, objectives and ambitions, and the Council’s actual workforce – present and future. This could result in insufficient succession planning and learning and development offer, hinder diversity in its workforce, and the appropriate allocation of its resources. This could ultimately hamper the Council from strengthening its ability to transform the delivery of its services in the short and longer-term. The Council will need to ensure that when developing its workforce plan, consideration of the sustainable development principle is consistently applied.

The Council is taking action to strengthen its approach to managing its workforce including by collaborating with partners to address current issues, but has not resourced the delivery its strategy

- 22 **The Council is collaborating with partners to address current workforce issues.** The Council has longstanding partnerships with educational providers such as Gower College to support the delivery of its plans, for example, by providing digital skills training for the Council’s employees.
- 23 **The Council has a good awareness of internal workforce pressures.** As part of ongoing engagement between departments, the Council identified areas experiencing workforce pressures difficulties recruiting and is taking action to try and address this. The pandemic has exacerbated the pressures on workforce capacity that the Council had already been experiencing. The Council uses its apprenticeship scheme to ‘grow its own’ across several service areas such as in social care and property services. It is also developing a new reward and recognition strategy as an additional benefit to retain employees. However, recruitment and retention remains a key risk across the Council.
- 24 **There are some positive examples of working with its partners on workforce matters in relation to Social Care.** The Council is working with Neath Port Talbot Council and Swansea Bay Health Board on developing a regional workforce plan, as well as integrating services such as occupational health service, and are seeking opportunities to further improve capacity. These actions are key to ensure service resilience in social care.

¹ Workforce Strategy 2022-2027

- 25 **The Council has identified risks in terms of resourcing for its workforce.** For example, workforce capacity across several service areas including its HR and Service Centre and Learning and Development services, increased demand on services and financial challenges such as savings requirement for the next three years as part of the Medium-Term Financial Plan (MTFP).
- 26 **The Council has not resourced the delivery of the strategy for its workforce over the longer term.** To tackle these risks, the Council has identified financial resources for its short-term actions in the workforce strategy and has shifted its thinking to a more preventative approach. For example, as described earlier in this report, the Council has invested in additional temporary business partner roles to ensure that the right level of strategic support can be provided to directorates to plan for its workforce over the longer term. However, there remains a risk to successfully embedding this approach if the support is withdrawn too early. It will be important that the Council identifies future resource implications to deliver the strategy.
- 27 **It has also introduced a system, 'Oracle Fusion', that should support managers in gaining more access to relevant workforce information including composition and learning and development needs.** Despite initial challenges in implementing the new system, it is now in place. The Council continues to explore more of the systems capabilities to transform the way it works, such as pursuing iRecruitment and self-service modules to reduce manual process and inefficiency.
- 28 **Through the support from the HR business partners and additional digital support, managers should be upskilled at managing their own staff.** This would therefore reducing demand on the HR and Business Service Team and building service resilience.

The Council has appropriate arrangements for monitoring workforce, but there is an opportunity to make more use benchmarking to measure the current and longer-term success of its workforce initiatives

- 29 **The Council has appropriate arrangements for monitoring its workforce activity.** For example, as part of the Council's Transformation Programme, the Council has established a Transformation Delivery Board which has an oversight role of the combined transformation programmes, that includes a Workforce & Organisational Development Transformation programme.
- 30 **There are good arrangements for monitoring the workforce strategy.** The Council's Workforce Strategy Project Board monitors the delivery its Workforce Strategy 2022-24 regularly on a quarterly basis. Officers also report progress to other stakeholders such as the Council's Corporate Management Team.
- 31 **The Council has defined a new suite of outcomes that it wants to achieve through its workforce strategy but these measures do not yet have baseline information nor targets against them.** The Council's intention is to establish

baselines during 2023-24 in readiness for monitoring them the following year onwards. It will be important that this information is in place as the absence of baseline information and targets could impact on the Councils ability to fully measure the progress of its transformation ambitions.

- 32 **The Council does consider approaches adopted by other organisations to managing its workforce and looks for opportunities to learn from them.** For example, the Council is involved in regional groups looking at workforce matters and finds these groups useful as a reference point and for discussing emerging issues.
- 33 **There is opportunity for the Council to use the information it has in future reporting to measure the current and longer-term success of its workforce initiatives and demonstrate if it's delivering effectively and achieving value for money.** The Council was able to talk through how it compared with other Councils or industry standards on aspects such as turnover rates, resourcing data for HR services, and that it uses its networks for benchmarking for example. However, the documentation provided as part of this review did not contain comprehensive benchmarking information.
- 34 **The Council does take action to improve its approach to managing its workforce based on learning.** For example, it has developed its future working model as a result of learning from the pandemic and has also taken action to improve its arrangements for agency staff and absence management as a result of internal audit reviews.



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We welcome correspondence and telephone calls in Welsh and English.
Rydym yn croesawu gohebiaeth a galwadau ffôn yn Gymraeg a Saesneg.

Agenda Item 7



Report of the Cabinet Member for Corporate Services & Performance

Service Improvement, Regeneration and Finance Scrutiny Performance Panel – 7th May 2024

PLANNING ANNUAL PERFORMANCE REPORT (APR) – 2022-23

Purpose	To provide an overview of the performance of the Development Management Service
Content	This report sets out the background to the Annual Performance Report, the context in which it has occurred and details the performance of the Authority.
Councillors are being asked to	Consider the information and give their views
Lead Councillor(s)	Cllr David Hopkins, Cabinet Member for Corporate Services and Performance
Lead Officer(s)	Phil Holmes – Head of Planning and City Regeneration, Ian Davies – Development Manager
Report Author	Ian Davies - Development Manager ian.davies@swansea.gov.uk Tel : 07970 680549
Legal Officer	Jonathan Wills
Finance Officer	Peter Keys

PLANNING ANNUAL PERFORMANCE REPORT

1.0 Background

- 1.1 The Planning Annual Performance Report (APR) is seen by Welsh Government as an important mechanism for monitoring Local Planning Authority performance against a key set of National performance indicators and as a means of driving its agenda for modernising the planning system in Wales. It also represents an important tool for benchmarking the performance of Authorities across Wales and importantly must also be seen in the context of Welsh Government proposals to intervene where Local Planning Authorities exhibit consistent underperformance.

- 1.2 In the years following the Covid-19 pandemic, comparison data was not produced to allow Welsh Local Authorities to benchmark performance. However, Welsh Government has now published planning application performance data so the APR does provide comparison data across Wales where it is available.

2.0 Context

- 2.1 The Authority has undergone a significant change process in recent years, partly as a result of budgetary pressures, and partly in response to Welsh Government changes to the planning system as part of the “Positive Planning” agenda and the Planning (Wales) Act 2015.
- 2.2 The Council’s Committee structures and scheme of delegation were amended in January 2015 to broadly align with Welsh Government recommendations and has proven to be a robust mechanism upon which to deliver sound and efficient decision making.
- 2.3 The Swansea Local Development Plan was adopted in February 2019 and provides an up to-date policy framework, based upon placemaking principles, upon which to base decision making and facilitate the delivery of the Council’s corporate priorities and regeneration agenda.
- 2.4 The Section has also been restructured, agile working arrangements have been introduced and processes and procedures have been subject to continuous review, facilitating a paperless office environment and delivering efficiency savings.
- 2.5 The agile working arrangements that had been introduced prior to the Coronavirus Pandemic means that officers now work in a hybrid arrangement whereby they can work both at home and in the office.

3.0 Performance

- 3.1 The positive changes introduced in recent years have significantly improved the Authority’s performance in both qualitative and quantitative terms. When assessed against the last Planning Performance Framework, the Council represents one of the best performing Local Planning Authorities in Wales.
- 3.2 The percentage of all applications determined within required timescales has also shown a significant improvement, increasing from 71% in 2014-15 to 97% in 2021-22. The figures for 2022-23 show a slight fall in performance to 96% but this can attributed to periods of staff vacancies and normal fluctuations in the planning application process. This figure is still well above the Welsh average of 83% and the Welsh Government target of 80%.

- 3.3 Welsh Government also provides data on the percentage of planning applications determined within 8 weeks (16 weeks for EIA applications). 78% of all planning applications were determined within the required timescales, compared to the Wales average of 52%. Swansea's performance was the best in Wales.
- 3.4 Significantly, for the delivery of the Council's regeneration agenda, the percentage of all major planning applications determined within required timescales has consistently increased year on year from 6% in 2014-15, which was the lowest performance in Wales, to 81% in 2022-23, up from 78% in 2021-22. Four applications went over the agreed timescale and all these had to be reported to Committee. In 2018-19, the Welsh average was 68%.
- 3.5 The area which was most affected by the Coronavirus pandemic was enforcement and the impacts are still being felt. In 2019-20, 74% of all enforcement cases were investigated in 84 days. However, the impacts of the pandemic meant that this figure dropped to 51% in 2020-21. The backlog of cases that arose as a result of the pandemic meant that 29% of cases were investigated within 84 days in 2022/23. The situation was exacerbated by the departure of a Team Leader during the year with other Team Leaders having to absorb the work until a replacement was appointed, adding to the timescale to progress cases.
- 3.6 The percentage of Member made decisions contrary to officer advice has also reduced from 24% in 2016-17 to 3% in 2022-23. This equates to just 1 application out of a total of 33 decisions made by Planning Committee and just 0.04% of all decisions made by the Authority. This Welsh Government target is a maximum of 5%. In 2018-19, the Welsh average was 9%.
- 3.7 The overall quality of decision making when assessed against the percentage of appeals dismissed was 66% in 2022-23 compared to 69% in 2021-22. As detailed in the APR, most appeals were allowed on subjective grounds.
- 3.8 The APR also includes details of S106 agreement entered into by the LPA as well as details of monies received by the Council, and monies requested by relevant departments.

4.0 Conclusion

- 4.1 The APR provides a useful overview of the Council's performance over the last year. Comparison data, although limited, allows an assessment between local authorities, and Swansea is one of the best performing Authorities in Wales. Enforcement has been affected by the pandemic and there continues to be challenges for the service in tackling the backlog that has grown as a result.

4.2 There are also significant challenges ahead in the face of continued budgetary pressures, particularly on staff resources. At a time of transformational change for the City and its region it is inevitable that further difficult decisions will continue to be made over priorities and service levels in the future.

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.

5.1.1 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'.

5.1.2 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.

5.2 As this is an information report there is no need for an IIA.

Background papers:

City & County of Swansea APR 2020-21:

<i>Contact Officer:</i>	<i>Ian Davies</i>	<i>Extension No:</i>	<i>01792 635714</i>
<i>Date of</i>	<i>3rd April 2024</i>	<i>Document</i>	<i>Swansea APR 2022-23</i>
<i>Production:</i>		<i>Name:</i>	

Swansea LPA

PLANNING ANNUAL PERFORMANCE REPORT (APR) – 2022-23

PREFACE

I have the pleasure of introducing the Annual Performance Report (APR) for Swansea Council's Planning Service. APR's were introduced as part of Welsh Government proposals to modernise the planning system and improve local delivery of planning services. The Council's Planning Service is responsible for protecting the amenity and unique natural and built environment of our city and countryside in the public interest and facilitating sustainable development and the economic regeneration of our urban and rural areas. Having adopted the Swansea Local Development Plan the Council has an up-to-date planning policy framework which sets out a clear and ambitious vision for the future growth and regeneration of the City, its communities, economy and natural environment. In this context the APR provides a mechanism for ensuring that the Planning Service is responding positively to the challenges of evolving national planning guidance and the principles of the Wellbeing and Future Generations Act and the Environment (Wales) Act. In this respect the Planning Service presents the most tangible means of translating the Council's corporate objectives, commitments and regeneration agenda into development on the ground with the overall aim of improving the quality of life for local residents and building more sustainable communities.

Councillor David Hopkins – Cabinet Member for Corporate Services and Performance

CONTEXT

- 1.0 This section sets out the planning context within which the local planning authority operates.**
- 1.1 The City and County of Swansea covers an area of 378 square kilometres (about 2% of the area of Wales), approximately 66% of which is rural and 34% urban. The city is the second largest in Wales and the regional centre for South West Wales. As well as being characterised by a highly development central area and surrounding settlements, the County benefits from a number of high-quality natural environments that are part of its rural hinterland.
- 1.2 The policies and proposals set out in the Council's Local Development Plan (LDP) seek to address the County's need for new homes, jobs, infrastructure and community facilities to support economic growth and raise standards of living. Policies to promote development sit alongside and complement those that will ensure future proposals respect and promote the County's cultural heritage, important landscapes and sensitive environments. A clear 'placemaking' agenda is promoted which emphasises that future development must accord with the overarching aims of enhancing quality of life and well-being.
- 1.3 Swansea lies at the heart of the Swansea Bay City Region and the nature of future growth and development management will be critical to shaping the regional geographies of South West Wales. In particular, the aspirations for the City Region seek to significantly boost economic investment and activity, with an associated substantial uplift required in development, including housing.

2.0 Planning background,

2.1 The Swansea LDP, which was adopted in February 2019, provides the policy context for the period up to 2025. It superseded the Swansea Unitary Development Plan (UDP) (2001-2016).

3.0 Place and fit within the community strategy and/or wider strategic and operational activity of the authority.

3.1 The Swansea Public Service Board's Local Well Being Plan: Working together to improve well-being in Swansea (2023-2028) has four objectives relating to Early Years, Live Well, Age Well; Climate Change & Nature Recovery; and Strong Communities underpinned by key themes of Housing, the Economy and the Environment which are supported by the planning system.

3.3 The LDP seeks to deliver the land use, regeneration and natural environment enhancement objectives expressed in the Local Well Being Plan and the Council's Corporate Plan, together with other Council strategies, plans and programmes.

4.0 Employment Growth

4.1 National policy supports employment growth within the Swansea Bay City region, and there is a requirement to align jobs with housing and infrastructure to reduce the need to travel, especially by car. Current local policy focuses on generating wealth by diversifying the economy away from public sector employment and growing a higher value knowledge economy (life sciences, technology and engineering) that offers higher skilled and better paid employment opportunities. There are a number of projects to help deliver these objectives which are likely to be continued throughout the LDP period, with initiatives such as the ongoing transformation of Swansea's Fabian Way corridor by two universities, plans for the redevelopment of the City Centre, Waterfront, Tawe Riverside Corridor and Lower Swansea Valley areas, together with new super-hospital proposals.

4.3 Between 2001 and 2011 the average property price in Swansea rose by 124.8%. The West of the County now contains some of the more expensive dwellings in South Wales, whilst the North and East of the County contain generally much lower house prices. In February 2023, the average house sale price in Swansea was £189,418 - average for Wales £215,343.

4.4 Average (median) earnings for full-time employees in Swansea stand at £593.10 per week, 6.9% higher than the previous year. This is lower than the weekly Wales average of £603.50 and UK average of £640.00. Average earnings data indicates that the Swansea median full-time figure (2022) of £30,262 is very close to the Wales average (£30,821) although both figures are below the UK average (£33,000) – in Swansea by 8.3%. Over the last year, average annual full-time earnings in Swansea rose by 4.9%, lower than Wales (+6.7% and the UK (+5.7%)

5.0 Historic/landscape setting of the area, including AONBs, conservation areas etc.

5.1 Over 50% of the County's area is identified as being of significant ecological interest. Nearly 70% of the habitats and at least 20% of species identified as being of importance for biodiversity conservation in the UK can be found in the County, and approximately 17% of the County's area is protected by designations at a European (SAC, SPA, RAMSAR) or National (SSSI, NNR) level.

- 5.2 The landscape is of critical importance within the County, as it provides a striking setting for the City and at least 40% of the County (the Gower AONB) is recognised as being landscape of national importance. Most of the AONB coastline is also designated as Heritage Coast which extends for 59km. Gower attracts large numbers of visitors and tourism is very important for the local economy.
- 5.3 The County supports an extensive greenspace network, which is vital to economic, environmental and community well-being, and additional green infrastructure is needed to meet national guidance and local requirements for improving accessibility to open space. In particular improvements to linkages between open spaces, public rights of way and key destinations are needed to increase accessibility and promote physical activity.
- 5.4 The County has a proud industrial heritage and a number of historic buildings, such as castles and Scheduled Ancient Monuments. There are currently 31 Conservation Areas and 519 Listed Buildings within the County, many of which are characterised as having good authentic surviving historic features that still contribute to the distinctive, special character of the area. However, some Conservation Areas have been degraded in character due to inappropriate alterations to the external features of buildings, or new developments that are out of keeping with the character of the area. The character and size of Conservation Areas can vary greatly, from very small rural hamlets with a cluster of buildings around a church, to urban areas of buildings originally constructed for industrial and commercial purposes.
- 5.5 Most of Swansea's Conservation Areas were designated in the late 1960's and 1970's and therefore, the published documentation supporting these earlier Conservation Areas is often limited. This limits the amount of information available upon which development management decisions in Conservation Areas can be based. A programme of Conservation Areas Review is therefore underway.

6.0 Urban rural mix and major settlements.

- 6.1 The County can be broadly divided into four geographical areas: the open moorlands of the Lliw Uplands in the north; the rural Gower Peninsula in the west, containing a number of rural villages, contrasting coasts and the Gower Area of Outstanding Natural Beauty (AONB); the suburban area stretching from the edge of Swansea towards settlements in the west and along the M4 corridor; and the coastal strip around Swansea Bay, which includes the City Centre and adjacent District Centres such as Sketty and Mumbles.
- 6.2 Some two-thirds of the County's boundary is with the sea - the Burry Inlet, Bristol Channel and Swansea Bay.
- 6.3 Most of the population live within the urban areas radiating from the City Centre and in the surrounding nearby urban settlements which are generally spread along the main transport corridors into the City. There are also rural / semi-rural settlements in and around the edges of Gower and to the North.
- 6.4 The regeneration of the retail heart of the City Centre through mixed use development, including the reintroduction of residential units into the central area, has been seen as a particularly important means of breathing life back into the City. There has been major investment in infrastructure and environmental improvements, and these areas are well located for access to a wide range of employment opportunities. Development has been encouraged within the Maritime Quarter, SA1 and Lower Swansea Valley riverfront areas to reinforce the image and role of Swansea as a 'Waterfront City'.

- 6.5 Within the North West part of the County, development has been concentrated on the settlements of Gorseinon, Loughor, Penllergaer and Pontarddulais in support of regeneration initiatives and local employment centres. This has included significant levels of housebuilding over the past decade.
- 6.6 West Swansea was the focus for the greatest boom in post war building and is now largely built-out to its environmental limits. Beyond this area the Gower Fringe is characterised by rural and semi-rural areas, including the settlements of Penclawdd, Crofty, Dunvant, Three Crosses, Upper Killay and Bishopston, where development has historically been limited to infill and small scale rounding off. Within the Gower AONB restrictive housing policies have historically been applied, however small-scale affordable housing development required to satisfy the overriding economic or social needs of a local community is supported through LDP policy. An increasing number of dwellings are being used as holiday homes within Gower which also impacts on the availability of housing to meet affordable and local needs. Recent changes in planning legislation has resulted in new use classes for Second Homes and Short Term holiday lets. The Council will monitor the impact of these changes to see whether any additional planning controls are required to ensure the availability of housing for local needs.

7.0 Population change and influence on LDP/forthcoming revisions.

- 7.1 The 2021 Census reported that the usually resident population of Swansea was 238,500; approximately 500 or 0.2 per cent less than the 2011 census total, and 8,100 (-3.3%) less than the 2020 estimates. The population of Wales was 3.1m, an increase of 1.4% on the previous census. The population of England and Wales grew by 6.3% compared to the census of 2011.
- 7.2 The population of Swansea comprises 117,600 males and 121,000 females (Source ONS). Previous population estimates suggests that Swansea's overall population reduction was due to negative natural change (more deaths than births) and internal (UK-based) out-migration, partly offset by net international in-migration. Analysis of the data will be released throughout this year.
- 7.3 Table 1 below shows Swansea's 2021 Census population by Age and sex:

Table 1: Swansea's 2021 Census Population by Age and sex.

Age group	Males	Females	Total (% of all)	Wales %	Difference: 2021 vs. 2011
0-4	5,800	5,600	11,400 (4.8%)	5.0%	-1,700 (-13.0%)
5-9	6,800	6,300	13,000 (5.5%)	5.7%	+600 (+4.5%)
10-14	7,100	6,500	13,700 (5.7%)	5.9%	+500 (+3.7%)
15-19	7,600	6,900	14,500 (6.1%)	5.7%	-1,500 (-9.7%)
20-24	10,500	8,700	19,200 (8.1%)	6.0%	-1,300 (-6.4%)
25-29	7,100	7,200	14,200 (6.0%)	6.0%	-1,400 (-8.7%)
30-34	7,400	7,700	15,100 (6.3%)	6.3%	+700 (+4.9%)
35-39	7,100	7,400	14,500 (6.1%)	6.0%	-200 (-1.4%)
40-44	6,800	7,000	13,800 (5.8%)	5.6%	-2,100 (-13.4%)
45-49	6,900	7,100	14,000 (5.9%)	6.0%	-2,300 (-14.1%)
50-54	7,800	7,900	15,700 (6.6%)	6.9%	+500 (+3.6%)
55-59	7,800	8,200	16,000 (6.7%)	7.2%	+2,100 (+15.5%)
60-64	7,000	7,600	14,500 (6.1%)	6.4%	-500 (-3.2%)
65-69	6,100	6,600	12,700 (5.3%)	5.7%	+700 (+5.4%)
70-74	6,200	6,900	13,100 (5.5%)	5.8%	+3,000 (+29.6%)
75-79	4,400	5,200	9,600 (4.0%)	4.2%	+1,000 (+11.2%)
80-84	2,900	3,900	6,800 (2.9%)	2.9%	+500 (+8.5%)
85-89	1,700	2,600	4,300 (1.8%)	1.7%	+500 (+12.7%)
90+	800	1,600	2,400 (1.0%)	1.0%	+500 (+23.7%)
All ages	117,600	121,000	238,500 (100%)	100%	-500 (-0.2%)

Source: Office for National Statistics (ONS), © Crown copyright 2022.

Note: 2011 and 2021 figures are from the Census; 2020 figures use the latest published mid-year population estimates.

- 7.3 There are 11,400 children aged 0-4 in Swansea, 4.8% of the total population – lower than the equivalent proportion for Wales (5.0%) and 13% lower than the 2011 census. Swansea also has a lower percentage aged 5-14, at 11.2% (26,700 children), than Wales (11.6%). 33,700 (14.2%) of Swansea’s population are young people aged 15-24, a noticeably higher proportion than Wales (11.7%), likely in part due to students. 24.2% of the population (57,600 people) are aged 25-44, higher than the percentage for all of Wales (23.9%). 60,200 people in Swansea are aged 45-64 (25.3%), lower as a proportion than Wales (26.5%). 20.5% of Swansea’s population are aged 65 and over (48,900), lower than the percentage figures for Wales (21.3%), but higher than the total for England (18.4%). 6,700 people in Swansea are aged 85 and over, 2.7% of the Swansea total; the same as the proportion in Wales (2.7%). Life expectancy at birth in Swansea now stands at 77.5 years for males (Wales 78.3) and 81.8 for females (Wales 82.1)
- 7.4 The total number of households (with residents) in Swansea in the 2021 census is estimated at 105,000, an increase of approximately 1,500 (1.4%) from the 2011 census figure. Average household size fell from 2.27 people (2010) to 2.20 people (2020). The falling average household size can be attributed to the significant rise of single-person households who now account for over a third of all households.
- 7.5 The Welsh Government’s latest trend-based population projections suggest that Swansea’s population will grow by 7.5% (18,400 people) between 2018 and 2043. In comparison, the projections suggest a population increase of 5.4% across Wales over the period.
- 7.6 The 2021 census indicates that Swansea had a minority ethnic group (non-white) population of around 20,400 in 2021 (approx. 8.6% of the population). In 2021, 75% of Swansea’s population were born in Wales, with 22,500 (9.4%) born outside the UK.
- 7.7 The proportion of people aged 3 and over able to speak Welsh in Swansea decreased from 13.4% (28,938) in 2001 to 11.4% in 2011 (26,332 people); this fell further to 11.2% in 2021.
- 7.8 Survey data (ONS) for the year period ending December 2021 suggests that Swansea has a higher proportion of working age residents with qualifications to NVQ level 3 and above than the Wales and UK average. In the last five years (2016 to 2021), the number of Swansea’s working age (16-64) residents with NVQ level 4+ has risen from 55,200 to 61,600 (up by 6,400 or 11.6%); whilst the number with no qualifications fell

from 15,700 to 12,100 (-3,600 or 22.9%). This is generally in line with national trends over the period.

- 7.9 GVA (Gross Value Added) per head in Swansea stands at £23,591 (2021, ONS); which is 5.4% above the Wales level but 21.9% below the UK average. However, over the longer term (2015 to 2020), overall growth in Swansea's GVA per head was 7.7%, which is below percentage increases in West Wales & Valleys (+11.0%) and Wales (+9.7%), but above the UK (+7.2%). Over the longer term (2016 to 2021), overall growth in Swansea's GVA per head was 14.3%, which compares with increases in West Wales & Valleys (+15.3%), Wales (+14.5%) and the UK (+12.0%).
- 7.10 80.5% of Swansea's working age residents are economically active and 123,400 in employment (76.1% of working age) (year to Dec 2022, ONS), mostly in the service sectors 89.8%, with 29.6% employed in the public sector and 4.6% working in manufacturing.
- 7.11 27,000 people commute into Swansea each day (2021, ONS/WG). Most significant cross boundary flows are from Neath Port Talbot and Carmarthenshire. 83% of Swansea residents worked within the local authority area. Active businesses in Swansea remained unchanged between 2020 and 2021, compared to an increase of 3.6% across Wales across Wales and 1.5% in the UK.
- 7.12 Latest figures suggest 4.9 million people visited Swansea Bay in 2022, up from 4.79m in 2019, contributing £500m to the local economy (up from £477 million in 2019 (Scarborough Tourism Economic Activity Model)). 1.2 million of those who visited stayed in the area. The tourism sector provides 5,200 jobs.
- 7.13 Swansea is forecast to see significant population growth over the next decade. The County will need new homes, additional employment opportunities and improved infrastructure and community facilities to support this level of growth and raise standards of living, while respecting the area's cultural and natural heritage.
- 7.14 Key influences on the LDP include:
- The need to provide for 17100 new dwellings and support 13600 new jobs,
 - Limited previously developed (brownfield) land remaining to accommodate development,
 - The sustainable regeneration of the Swansea Central Area as the economic hub and main driver of the 'City Region',
 - The need for further investment at SA1, Tawe Riverside and the Fabian Way Corridor to sustain the successful regeneration of waterfront areas, whilst complementing regeneration of the Central Area,
 - Reorientation of the economy towards high quality, skilled and knowledge-based sectors,
 - Lack of available, high quality office space to meet economic growth needs,
 - The impact of out-of-town development of retail, office and leisure uses on the Central Area,
 - Significant opportunities for leisure, sustainable tourism and heritage-led development schemes,
 - Supply of new house building not keeping pace with demand as the local population grows, a shortfall of affordable housing and the economic viability of sites for delivering new housing varying considerably across the County,
 - Community cohesion issues in areas with high concentrations of HMOs,

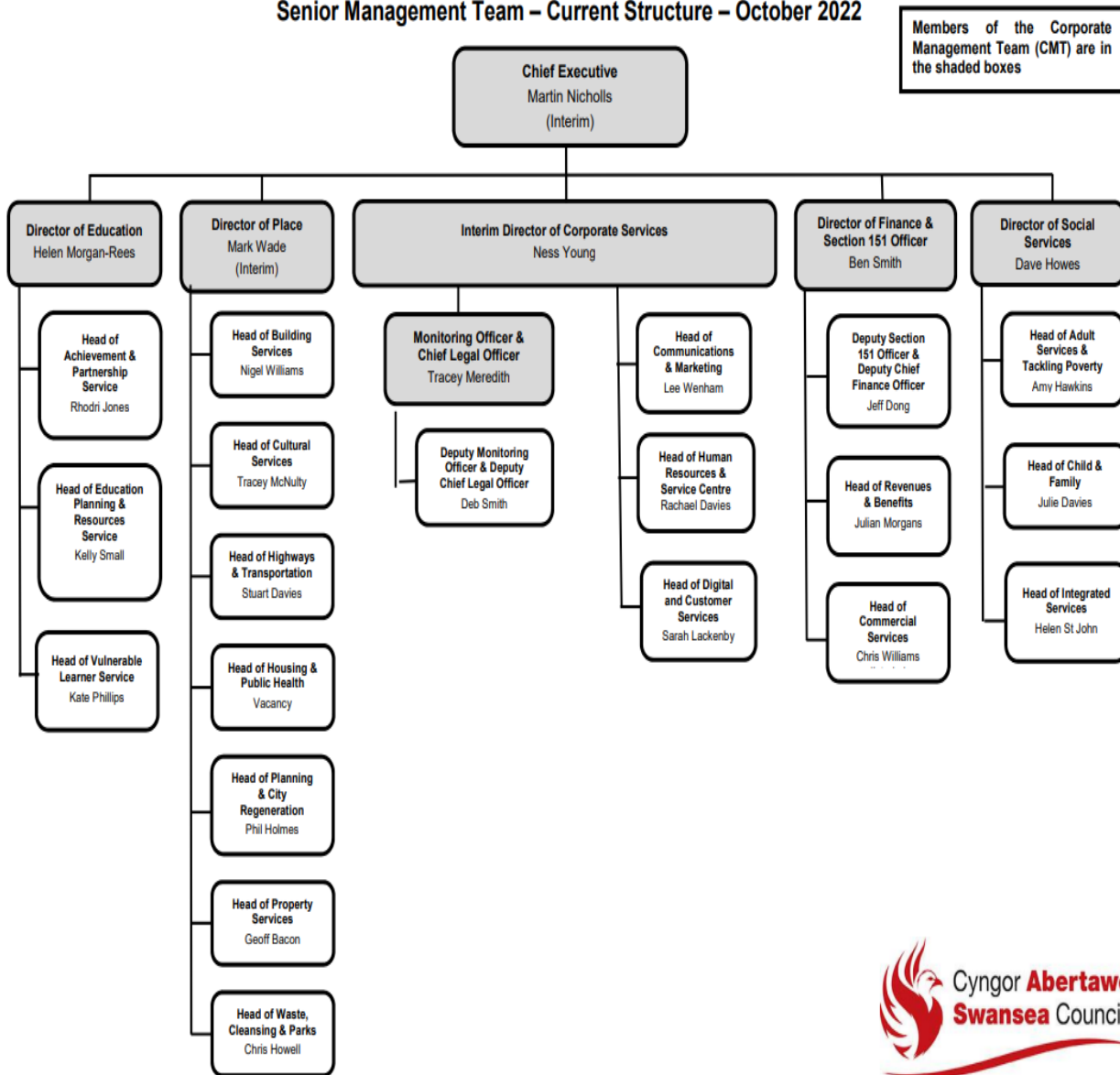
- Need for greater variety of size and tenure mix within new housing developments to contribute towards sustainable balanced communities,
- Meeting the needs of an increasingly elderly population
- A sizeable Higher Education student population and increasing demand to provide additional accommodation,
- Significant variations across the County in terms of social indicators of deprivation, including access to health, education and community services and facilities and housing quality. Community cohesion issues in certain wards due to the number of conversions of housing stock to HMOs and the geographical spread,
- Safeguarding communities where Welsh language is an important part of the social fabric,
- The high-quality natural environment, landscapes, and coastline are important assets to the local economy, attracting visitors, and providing resources,
- The extensive green space network is vital to economic, environmental and community well-being, and more green infrastructure is needed to meet national guidance and local requirements for improving accessibility to open space,
- Improvements to linkages between open spaces, Public Rights of Way, and key destinations are needed to increase accessibility and promote physical activity,
- Poor air quality is an issue in some areas, which can have a detrimental impact on human health. Parts of the urban area have been designated as Air Quality Management Areas (AQMAs), where further deterioration in air quality would be of significant concern,
- The area's industrial past has left a legacy of potentially contaminated sites, where remediation is required to protect human health and well-being,
- The existing highway network experiences traffic congestion along certain main routes and junctions, which can have a negative impact on amenity, health and well-being, and economic competitiveness.

PLANNING SERVICE

- 8.1 The Council is organised into five Corporate Directorates reporting directly to the Chief Executive Officer, as detailed in Chart 1 below. Both the Development Management and Placemaking & Strategic Planning functions sit within the Planning and City Regeneration Service under a single Head of Service who reports to the Director of Place.

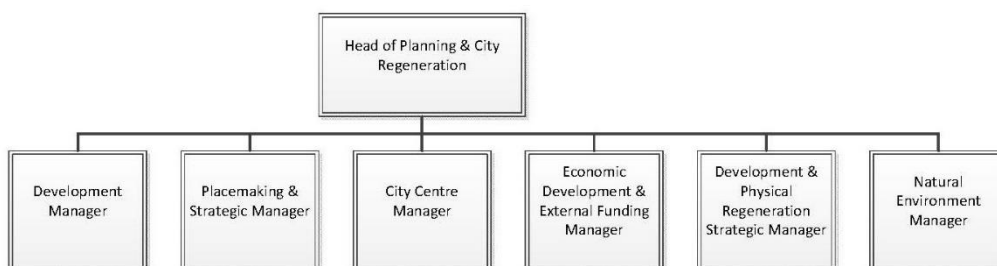
Chart 1 - Organisational Structure

Senior Management Team – Current Structure – October 2022



8.2 The Planning and City Regeneration Service is within the Place Directorate and as detailed in Chart 2 below, is organised into 6 separate service areas namely; Development Management, Placemaking and Strategic Planning, Natural Environment, City Centre Management, External Funding, and Development and Physical Regeneration.

Chart 2 – Organisational Structure



9.0 **Wider organisational activities impacting on the service – how has the department responded to financial constraints imposed during budget setting?**

What cross departmental activities has the department been involved in or been affected by, e.g. closer joint working, IT changes, real estate rationalisation?

9.1 Agile working arrangements have been introduced as part of a corporate initiative, to facilitate the rationalisation of accommodation within the Civic Centre, income generation through the rental of office floor space and improved productivity. In this respect the Development Management function of the Authority has, since 2013, progressively introduced new document management, back office and workflow management systems together with revised and refined business processes to facilitate a paperless office that has allowed the efficiencies and benefits associated with agile working to be exploited more effectively. This work meant the when the Coronavirus pandemic restrictions were imposed in March 2020, officers were fully equipped to work from home. Officers continue to work flexibly with officers able to work both from home and in the office.

9.2 Cross departmental working initiatives include the formation of a core Land Charges Team in April 2019 embedded within the Development Management Section. This brought together discrete functions carried out by 11 separate officers in 7 different Departments under one management structure providing the potential for greater resilience, improvements in the quality of service and opportunities to generate further fee income. In March 2022, part of the Land Charges service was migrated to the Land Registry as part of a national programme. Swansea was the first Authority in Wales to migrate.

10.0 Operating budget – including budget trend over 3 years, and fee income. Does the planning department retain fee income? Is this used to calculate its operating budget? Has a discrepancy between expected fee income and actuals affected the forward planning or operational activity of the department?

10.1 The operating budget dedicated specifically to the Development Management, Placemaking and Strategic Planning and Natural Environment functions is difficult to establish as staff within the Development Management, Placemaking and Strategic Planning and Natural Environment service areas input into a range of functions including central administration for the department as a whole, rights of way, ecology and AONB functions.

10.2 In terms of Development Management, the cost of the service is heavily reliant on planning application fee income to offset the costs of the service. However, the last three years has seen a reduction in income as illustrated in Table 1 below. Whilst Welsh Government increased planning fees in August 2020, and the number of planning applications received over the period has increased from 2082 in 2018-19 to 2217 in 2022-23, there has been decrease in the amount of fees received. This is because of an increase in the number of householder applications received which generate lower application fees.

Table 1 – Planning Application Fee Income

Income (£)	2018/19	2019/2020	2020/21	2021/22	2022/23
Target	1,072,100	1,073,800	1,080,500	1,212,650	1,297,050
Actual	1,257,249	934,109	916,723	926,812	1,100,870

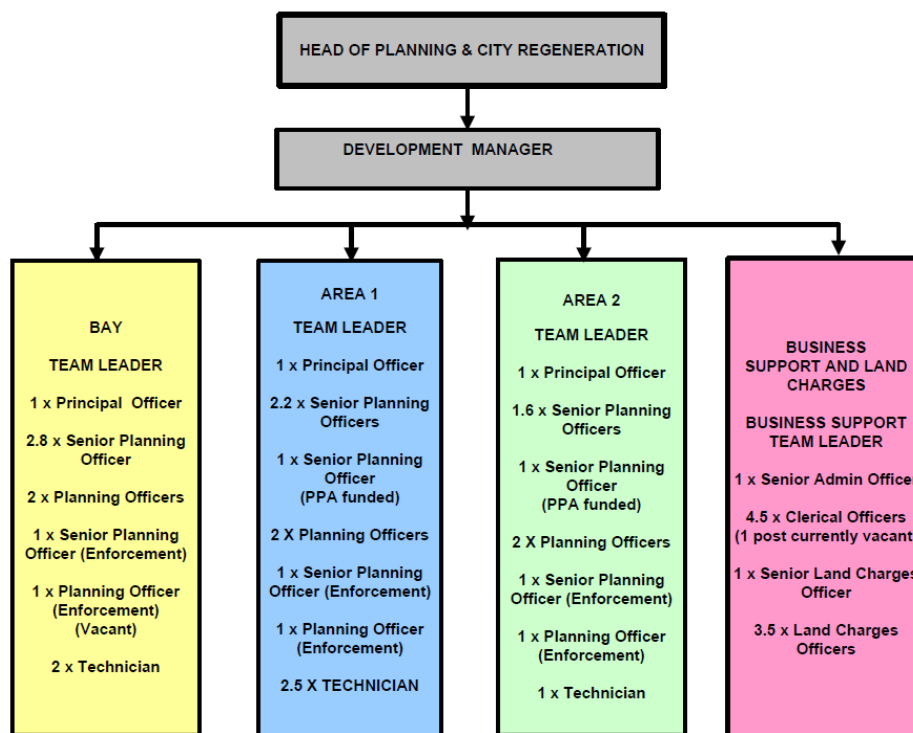
10.3 Fee income is retained within the Development Management budget which is, however, set demanding fee income targets for each financial year to cover a growing proportion of the costs of the Service. Any budget underspend at the end of the

financial year is not carried forward to the following financial year. The cost of providing the service has continued to increase, but as planning application fees have not increased since 2020, the costs of providing the service are not being met through planning fee income. This places a heavy emphasis on unpredictable fee income as a means of sustaining the core business of the Service and represents a significant risk to service delivery should fee income continue to fall. Two full time Senior Planning Officer posts are currently funded by Planning Performance Agreement (PPA) monies. As things stand, there will be insufficient funds available in the PPA budget to fund the two Senior Planning Officer posts for the financial year starting April 2024. This will place additional pressures on the service.

11.0 Staff issues – what is the current staffing level of the department? What are the current plans for staff skills development and succession planning? Are any vacancies being carried? Has the service had to manage with redundancies (with reference to budget section above)? Has a loss of skills through sickness absence or other reasons, adversely affected the department? What are the coping mechanisms for this?

11.1 Development Management consists of 4 teams, comprising three Area Planning Teams, and a Business Support Team incorporating the Land Charges Section

Chart 4 – Development Management



11.3 The Section has previously been restructured and accommodated a number of redundancies with job descriptions rationalised to provide more flexible working. Authority has also been delegated further down the staff structure and through on the job training staff from previously discrete teams carry out a much wider range of functions. In this way the impact of redundancies and budget cuts has been managed to an extent with existing officers absorbing these roles in parallel with the introduction of revised business processes and a review of service delivery options.

- 11.4 Upskilling and reskilling of staff in this way remains an ongoing process but is a robust mechanism to manage the risk to the Service in the face of ongoing budget situation.
- 11.5 Budgetary pressures and recruitment policies have, however, generated clear resilience issues, with a contracting, ageing workforce and reliance on a small number of individual officers in key specialist fields. The Authority is increasingly having to “buy in” services to address specialism gaps.
- 11.6 During the year, a number of vacancies have arisen in the department through a combination of staff resignations, long term sickness and internal promotions. These posts have been filled but this process is lengthy, and posts remain vacant for a significant period whilst the recruitment process is ongoing. These periods of vacancies have created additional workload pressures on staff. In addition, the significant increase in the number of planning applications being submitted over the last three years, has further increases the workload pressure on staff. Temporary staff have been recruited to assist in the short term, although these posts are dependent on funding being available in the future.
- 11.7 In addition, and as stated above, two Senior Planning Officers continue to be funded via fee income generated from Planning Performance Agreements negotiated on a variety of projects. Fee income is now the primary source of funding for the service and as illustrated in Table 1 above can experience significant variations year on year placing the delivery of statutory services at potential risk moving forward. Whilst the costs of providing the service are increasing, there has been no increase in planning fees to meet these increases. The fees are set by Welsh Government at a national level and there is no scope for the Council to increase the fees. Representations have been made to Welsh Government by the Cabinet Member and officers are working with other Authorities to highlight the pressures on services with Welsh Government.

YOUR LOCAL STORY

- 12.0 Workload. What are the current planning pressures the service is facing? What is the status of the LDP? Is development/monitoring/revision proceeding as planned? What is the impact on support of development management services, e.g. for master planning? What is the DM workload per officer?**
- 12.1 Development management pressures stem from an increase in the number of planning and related applications received rising from 1482 in 2012/13 to 2088 in 2020/21 and 2390 in 2021-22. The figure dropped slightly in 2022/23 to 2217. This has had a significant impact on officer workload. The number of planning applications received per case officer (FTE) was 124 per annum in 2020-21. In 2022/23 this was 139. However, it should be noted that at various times during the year, there were vacant posts in the department which meant that in the average number of applications per officer was greater than this. This figure excludes the provision of pre-application advice, input into the change process described above, appeals, enforcement cases, corporate projects and initiatives and policy/SPG formulation.
- 12.2 The number of enforcement cases received was 462 in 2020-21 with 412 received in 2022-23, which coupled with the remnants of an historic backlog of stubborn cases continues to place pressure on the enforcement service when measured against the performance indicators introduced by Welsh Government in 2017. Furthermore, the restrictions brought in to limit the spread of Covid 19 impacted on the speed of investigation of these complaints, and the impact of those restrictions continued to be felt during 2022-23. Enforcement officers currently carry an average caseload of 139 complaints, up from 129 in 2021-22 and 78 in 2018-19

- 12.3 Internal and statutory consultees have had capacity issues over the period. These capacity issues can have a significant impact on the provision of comprehensive and/or timely consultation responses and the efficiency of decision making.
- 13.0 Reference to the Annual Monitoring Report (as an attachment). In the absence of an AMR, the authority should report on its progress towards adoption of the LDP, and any key issues arising in the year.**
- 13.1 The LDP was adopted in February 2019 and provides a clear planning framework to address key issues facing the County. It is underpinned by an extensive and up to date evidence base. The AMR is also being considered on this agenda.
- 14.0 Current projects. Any specific items of research, best practice development or other initiatives being undertaken within the planning service. Examples could include a “development team” approach to major applications, work on a Local Development Order or process reviews.**
- 14.1 Officers meet regularly with Stakeholders to identify issues which may impact on the efficiency of the Development Management Process, including Welsh Government, Internal Departments and Developers.
- 14.2 The promotion of a development team approach lead by officers from the Council’s Development and Physical Regeneration Section (as developer and applicant), externally appointed consultants and officers in the Placemaking and Strategic Planning Team continues to be a highly effective model for the delivery of the Swansea City Centre redevelopment scheme. In development management terms roles were clearly articulated and resourced through the signing of a Planning Performance Agreement which has facilitated the efficient delivery of schemes through the pre-application process with added value and the determination of the resultant applications in a timely manner.
- 14.3 The Council has also established a Developer Forum to improve working relationships with small and medium sized housing developers (SME’s) and address issues which may be frustrating the development process. In this respect two current work streams are ongoing firstly, focussing on providing consistency between planning placemaking policy and highway adoption processes and standards and secondly, on introducing a cross department pre-application advice service which goes beyond the statutory pre-application process that exists.
- 14.4 Officers of the Development Management Team have a significant input into the Council’s ‘More Homes’ project which aims to deliver new affordable housing within Swansea.
- 15.0 Local pressures. Major applications or other planning issues having a disproportionate impact on the efficiency of the service. Could include specific development pressures, enforcement issues such as major site restoration issues, monitoring compliance of conditions with non-devolved consents (e.g. wind energy applications) or applications of national significance (e.g. LNG storage site).**
- 15.1 As detailed above a number of major and strategic sites including the redevelopment of Swansea City Centre have come forward. The approach adopted by the Authority detailed at Section 14 above has facilitated the effective delivery of a number of these

sites in accordance with the “placemaking” policy objectives set out in the LDP and without formal challenge.

15.2 Considerable resources have, however, been dedicated to this process which has only been possible to manage, without impacting on the performance of the Development Management Service as a whole, through the appointment of staff via fee income generated by Planning Performance Agreement (PPAs). As planning applications for these strategic sites have come forward, the scope for further PPAs had reduced. Unless new proposals come forward with PPAs, it will not be possible to retain the temporary posts funded from PPA income. This will place pressure on the service as the reduction in staff set against increased workload will inevitably impact on service delivery.

16.0 Our Performance 2022-23

16.1 In previous years, data has been provided to Local Authorities to allow comparison of our performance and the All-Wales picture. This data has not been available since the Covid pandemic so the APR reports for the last three years have had limited comparison data. The Welsh Government has recently published planning application performance data so this report will provide comparison data where it is available.

16.2 Performance is analysed across the five key aspects of planning service delivery as set out in the Planning Performance Framework:

- Plan making
- Efficiency
- Quality
- Engagement; and
- Enforcement.

16.3 Plan making

16.4 The Swansea Local Development Plan (LDP) was adopted in March 2019 and provides a framework for making decisions on planning applications.

16.5 Efficiency

16.6 In 2022-23 we determined 2052 planning applications compared to 2138 in 2021-22, 83% of which were approved. 96% of all planning applications were determined within the required timescales, compared to the Wales average of 83%. The target for Wales is 80%. Table 2 below provides a comparison of Welsh Local Planning Authorities and demonstrates that our performance remained at a high level. It is noted that this performance has been achieved when dealing with a significantly higher number of applications than all Council’s in Wales except Cardiff.

Table 2 : Percentage of planning applications determined in required timescales

Welsh Local Planning Authority	Percentage determined on time	Total applications determined
Merthyr Tydfil	99.00	287
Vale of Glamorgan	98.00	1142
SWANSEA	96.00	2069
Blaenau Gwent	93.00	272
Caerphilly	93.00	929
Neath Port Talbot	92.00	668
Isle of Anglesey	89.00	800
Powys	88.00	1470
Carmarthenshire	86.00	1523
Ceredigion	84.00	811
Monmouthshire	84.00	1094
Conwy	83.00	886
Denbighshire	74.00	780
Cardiff	73.00	2393
Gwynedd	72.00	1116
Pembrokeshire	72.00	1060
Rhondda Cynon Taff	71.00	1235
Torfaen	69.00	423
Pembrokeshire Coast	67.00	623
Brecon Beacons	67.00	507
Wrexham	66.00	800
Newport	63.00	1051
Bridgend	61.00	786
Snowdonia	31.00	329
Flintshire	Incomplete Data	Incomplete Data

Source : WG Development Management Quarterly Statistics 2022/23

16.7 Welsh Government also provides data on the percentage of planning applications determined within 8 weeks (16 weeks for EIA applications). 78% of all planning applications were determined within the required timescales, compared to the Wales average of 52%. Table 3 below provides a comparison of Welsh Local Planning Authorities and demonstrates that our performance was the best in Wales over the year.

Table 3 : Percentage of applications determined within 8 weeks.

Welsh Local Planning Authority	Percentage determined on time	Total applications determined
Swansea	78.00	2052
Merthyr Tydfil	76.00	287
Conwy	69.00	842
Pembrokeshire	67.00	940
Neath Port Talbot	65.00	648
Rhondda Cynon Taff	65.00	1173
Caerphilly	61.00	906
Carmarthenshire	58.00	1468
Isle of Anglesey	57.00	774
Blaenau Gwent	55.00	267
Gwynedd	54.00	981
Denbighshire	53.00	707
Brecon Beacons	51.00	487
Monmouthshire	51.00	1026
Pembrokeshire Coast	45.00	556
Cardiff	45.00	2303
Wrexham	45.00	756
Torfaen	40.00	391
Vale of Glamorgan	38.00	1124
Powys	36.00	1411
Bridgend	34.00	736
Newport	32.00	982
Ceredigion	26.00	783
Snowdonia	Incomplete Data	Incomplete data
Flintshire	Incomplete Data	Incomplete Data

Wales Average ; 52%

Source : WG Development Management Quarterly Statistics 2022/23

16.8 Major applications

16.9 We determined 21 major planning applications in 2022-23, 17 of which were in required timescales.

Table 4: Percentage of major applications determined within required timescales:

Wales 2018/19	Swansea 2020/21	Swansea 2021/22	Swansea 2022-23
68%	86%	78%	81%

16.10 The figure for 2022-23 shows an improvement on the previous year. The four applications that went over agreed timescales were all reported to committee and as a result went over the agreed timescale.

- The percentage of minor applications determined within the required timescales fell from 95% to 94%;
- The percentage of householder applications determined within the required timescales increased from 98% to 99.3% ; and
- The percentage of other applications determined within required timescales increased from 98% to 98.8%.

These changes reflect normal year on year fluctuations in determination timescales which can be influenced by things such as the number and type of applications being processed at a particular time and staff resources.

16.11 Quality

16.12 In 2022-23, Planning Committee made 33 planning application decisions, which equated to 1.6% of all planning decisions made in the year. This represents an decrease from 44 (2%) in 2021-22. This decrease is primarily due to the number of major applications submitted that met the committee threshold and also in 2021-22, some applications were reported to committee as a departure from the development plan but recommended for approval to support the economy's post Covid-recovery.

16.13 Planning Committee made 1 (3%) decision against officer advice. This equated to 0.04% of all planning application decisions made by the Council going against officer advice.

16.14 In 2022-23 we received 88 appeal decisions against our planning decisions. Of these, the Council's decision was upheld in 58 (66%) of cases, compared to 69% in the previous year. No appeals related to a committee overturn.

16.15 Analysis of the appeals allowed shows that the applications had been refused for the following reason:

- Visual Amenity – 24
- Highway Safety - 1
- Residential Amenity of neighbours– 1
- Amenity for future occupiers- 2
- Highways safety & residential amenity - 1
- Inappropriate development in countryside - 1

16.16 Further analysis of the appeal data shows that one appeal Inspector determined 33% of the appeals for this Council, allowing 45% of the appeals. This contrasts with the remaining appeals considered by other Inspectors where only 27% were allowed.

16.17 The Welsh Government's target for a good Authority is 66% of appeals dismissed so the Council is still performing at this target.

16.18 During 2022-23 two awards of costs were granted against the Council.

16.18 Engagement

16.19 In previous years, data provided to the Council has allowed us to compare engagement with other Authorities. As this data has not been provided for the last few years, this comparison cannot be undertaken. However,

- we allow members of the public to address the Planning Committee;
- The department has maintained a phone service, albeit with reduced hours (10.30am to 3.00pm) due to long-term staff sickness. In addition, case officers have mobile phones and email so can be contacted directly by applicants and agents.; and
- we maintain an online register of planning applications and the online system allows members of the public to view applications, follow progress of the application and submit comments.

16.20 Enforcement

16.21 In 2022-23 we investigated 253 enforcement complaints, 29% of these within 84 days. In 2021-22 we investigated 218 enforcement cases, 32% within 84 days.

16.22 The slight drop in performance in 2022-23 can be attributed to two main factors. Firstly, the backlog created during the Coronavirus pandemic which impacted the ability of enforcement officers to investigate complaints. The backlog increased over the year following the receipt of 412 complaints in 2022-23.

16.23 The second issue relates to staff resources. The departure of a team leader during the year had an impact as other team leaders absorbed his workload until a replacement was appointed. This added to the timescale for progressing cases.

16.24 The average time taken to pursue positive enforcement action was 84.5 days in 2022-23, compared to 99 days in 2021-22.

16.25 Section 106 Agreements

16.26 Section 106 of the Town and Country Planning Act 1990 allows a local planning authority to enter into a legally binding agreement or planning obligation with a landowner as part of the granting of planning permission. They are used where it is considered that a development will have significant impacts on the local area that cannot be moderated by means of a planning condition attached to a planning decision.

16.27 In 2022-23, 11 planning permissions were issued subject to a S106 agreement. These agreements secured the provision of 149 Affordable Housing units and one commuted sum in lieu of affordable housing. In addition, these agreements secured the provision of the following financial contributions as shown in table 5 below:

Table 5: Planning permissions issued 2022-23 subject to S106 agreements:

Site Name	Application Number	S106 Date Signed	Fees			Financial Obligations						TOTAL FINANCIAL OBLIGATION	
			Monitoring Fee	Legal Fee	Local Land Charge	Highways	Education	Ecology	Rights of Way	Parks & Open Spaces	Public Arts		
Site Of Former Canaan Chapel, Foxhole Road, St Thomas, Swansea, SA1 8EG	2019/0001/FUL	22/03/2023	0	2,840	0	25,000	0	0	0	0	0	0	25,000
Land at 2-3 Tontine Street	2020/0059/FUL	10/05/2022	160	500	0	8,000	0	0	0	0	0	0	8,000
Land at The Strand, Swansea	2021/0867/FUL	25/04/2022	1,000	1,000	0	0	0	0	0	0	0	0	0
Land North Of Llewellyn Road	2021/1495/FUL	01/09/2022	15,176	840	0	0	1,372,504	0	0	0	0	0	1,372,504
Land To The South West Of Beili Glas Farm	2021/1820/FUL	08/07/2022	5,872	840	0	63,500	332,200	0	0	30,000	0	0	425,700
Gellionen Ganol Farm, Gellionen Road, Clydach, Swansea	2021/1884/FUL	11/10/2022	0	500	40	0	0	0	0	0	0	0	0
Land North of Rhodfa Fadog, Cwmrhydyceirw	2021/2013/S73	01/09/2022	0	500	0	0	0	0	0	0	0	0	0
Land to the South side of Samlet Road, Llansamlet	2021/3182/FUL	20/09/2022	0	1,000	0	0	0	0	15,000	0	0	0	15,000
26 Eaton Crescent, Uplands	2022/0158/FUL	01/07/2022	0	840	0	0	0	0	0	0	0	0	0
Land at Olchfa Comprehensive School	2022/0249/FUL	17/11/2022	2,910	1,000	0	0	844,028	0	0	0	0	0	844,028
Plots PC And PJ, Land South Of Fabian Way And East Of River Tawe, Swansea	2022/0954/RES	14/03/2023	0	840	0	0	0	0	0	0	0	0	0
		Totals	25,118	10,700	40	96,500	2,548,732	0	15,000	30,000	0	0	2,690,232

16.28 The trigger points for S106 agreements will vary depending on the nature of the planning application and the specific requirements of the agreement. The obligations in respect of a S106 agreement may not be required for a number of years after the grant of planning permission. In 2022-23, 206 affordable units were built as a result of requirements in S106 agreements. In addition, table 6 details the financial obligations received by the Council in 2022-23:

Table 6: Details of monies received in connection with S106 agreements 2022-23

Site Name	Site Ref	Main Beneficiary	Service Level Beneficiary	Contribution Text in Obligation	Amount Due (£)	Trigger Text in Obligation	Total Invoice Amt (£)
Land At Bryn Hawddgar	2006/0650	Highways	Highways and Transportation	2013/0425: means the sum of Eighty Seven Thousand Two Hundred and Sixty Four Pounds Thirty Three pence (£87,264.33) A financial contribution of £80,000.00 to fund improvements to the junction of Gellionen Road Nardre Road/Lone Road in / accordance with a scheme to be agreed with the Head of Transportation and Engineering shall be paid on completion of this Agreement	43,632	2013/0425: to pay Fifty per cent (50%) of Highways Contribution (1) to the Council (in its capacity as local highway authority) in respect of improvements to Gellionen Road Vadre Road and Lone Road Clydach prior to commencement of the development	60,721
Land At Bryn Hawddgar	2006/0650	Monitoring Fee	Economic Regeneration and Planning		4,565	Upon commencement of Development	4,565
Rear of 702 Gower Road, Swansea, SA2 7HQ	2008/0961	Highways	Highways and Transportation	The Owner covenants to pay the Highways Contribution to the Council prior to Occupation of any of the dwellings permitted by	13,000	prior to Occupation of any of the dwellings	13,998

				the Development such payment to be used by the Council for the provision of the Highways Works			
Parc Ceirw, Cymrhydyceirw Quarry	2014/0977	Education	Education	The developer covenants to and with the Council to pay the Education Contribution to the Council in two installments as follows i) £247,500 before the 120th Market Dwelling is Occupied ii) £502,500 before the 150th Market Dwelling is occupied	247,500	payable before the 120th Market Dwelling is Occupied	301,552
Parc Ceirw, Cymrhydyceirw Quarry	2014/0977	Highways	Highways and Transportation	Travel Plan Contribution: means £30,000 towards school specific travel planning including contributing for a walking bus scheme; contributing for improve cycle proficiency training; bike/scoot to school days; providing secure/sheltered scooter and cycle parking; parents' shelter and provision of high visibility wear.	30,000	Before 1st Dwelling is Occupied	33,585

Land at Plot A1, SA1 Waterfront, Swansea	2016/1511	Highways	Highways and Transportation	prior to Occupation of the Student Accommodation and not to Occupy the Student Accommodation until the Highways Contribution has been paid to the Council.	40,000	prior to Occupation of the Student Accommodation	47,846
Sun Alliance House, 166-167 St Helens Road, Swansea, SA1 4DQ	2016/1523	Highways	Highways and Transportation	"Highways Contribution" means the amount of Thirty Nine Thousand Four Hundred and Sixty Pounds (£39,460.00) to upgrade the pedestrian and cycle facilities in the vicinity of the development	39,460	prior to the beneficial occupation of the student accommodation	50,581
Former Pines Country Club	2017/2572 /FUL	Highways	Highways and Transportation	means the amount of Sixty Six Thousand Pounds (£66,000) to be used for road safety and traffic calming measures within the locality of the site and the installation of a new pedestrian crossing across Llangyfelach Road, Treboeth	66,000	prior to commencement of development	82,409
Land off George Manning Way, Gowerton, Swansea	2017/2709 /FUL	Highways	Highways and Transportation	to pay the Council the Highway Contribution prior to the occupation of the 1st residential unit	44,499	prior to the occupation of the 1st residential unit	47,007

Land off George Manning Way, Gowerton, Swansea	2017/2709 /FUL	Education	Education	to pay to the Council the remaining 50% of the Education Contribution on or before Occupation of the twenty-fifth Dwelling	46,674	on or before Occupation of the twenty-fifth Dwelling	49,304
Ty'r Ffynnon, Off Rufus Lewis Av, SA4 4XN	2018/2163 /FUL	Highways	Highways and Transportation	To pay the Highways Contribution to the Council prior to the beneficial occupation of the first dwelling on the site and not to allow the occupation of a dwelling on the site until the Highways Contribution has been paid to the Council	8,131	prior to the beneficial occupation of the first dwelling on the site	8,131
Land off Rhydypanyd Road and Mynydd Gelli Wastad Road, Morriston, Swansea, SA6 5SN	2018/2508 /FUL	Education	Education	to pay the Education Contribution and the TRO Contribution to the Council before the first Residential Unit is Occupied.	51,860	before the first Residential Unit is Occupied.	65,539
Land North of Pennard Road (H5), SA3 2AD	2018/2580 /FUL	Education	Education	to pay the remaining fifty per cent (50%) of the Education Contribution prior to the Occupation of the twenty fifth Dwelling on the Site	79,240	prior to the Occupation of the twenty fifth Dwelling on the Site	88,638

Land at Upper Bank, Nantong Way, Pentrechwyth, SA1 1AA	2018/2692 /FUL	Education	Education	Education Contribution to pay the Education Contribution to the Council on or before Occupation of the thirtieth (30th) Dwelling.	95,000	on or before Occupation of the thirtieth (30th) Dwelling.	116,676
Tyrisha Farm	2018/2720 /FUL	Parks	Waste, Parks and Cleansing	to pay to the Council the Parks Contribution prior to the Occupation of the First Dwelling on Site; not to cause, permit or allow Occupation of the First Dwelling on Site until the Parks Contribution has been paid to the Council	36,000	prior to the Occupation of the First Dwelling on Site	36,529
Land at 2-3 Tontine Street, Swansea, SA1 5BP	2020/0059 /FUL	Legal Fee	Legal and Democratic Services	On or before completion of this Deed, the Applicant shall pay the Council Five Hundred Pounds (£500.00) towards the Council's reasonable legal costs for preparation and completion of this Deed.	500	On or before completion of this Deed	500
Land at 2-3 Tontine Street, Swansea, SA1 5BP	2020/0059 /FUL	Monitoring Fee	Economic Regeneration and Planning	On or before completion of this Deed the Owner shall pay to the Council the sum of One Hundred and Sixty Pounds (£160.00) in respect of the monitoring by the Council of the	160	On or before completion of this Deed	160

				compliance with the terms of this Deed.			
Land at Former Russell House, 31 Russell Street, SA1 4HR, SA1 4HR	2020/2544 /FUL	Highways	Highways and Transportation	Highway Contribution means: £15,000 to be paid by the Owner and used towards the delivery of a designated cycle track on Walter Road	15,000	Prior to the Commencement of Development	17,850
Land South Of Glebe Road	2021/0112 /FUL	Highways	Highways and Transportation	"Highway Contribution" means the sum of Eighteen thousand pounds (£18,000) towards highway improvements comprising the widening and resurfacing of the southern footway on Glebe Road. The footway between the main site access and Greenfield Place, (around 50 linear metres) will be required to be widened into the existing carriageway hatching, and resurfaced with the works, their design and installation carried out by the Council.	18,000	Prior to the occupation of the first dwelling on the Site	18,000

Land at The Strand, Swansea, SA1 1SP	2021/0867 /FUL	Legal Fee	Legal and Democratic Services	Upon completion of this Deed but prior to issue of the Planning Permission the Developer is to pay to the Council its reasonable and proper legal costs of One Thousand Pounds (£1000.00) inclusive of any VAT in connection with the preparation, negotiation and completion of this Deed	1,000	Upon completion of this Deed but prior to issue of the Planning Permission	1,000
Land at The Strand, Swansea, SA1 1SP	2021/0867 /FUL	Monitoring Fee	Economic Regeneration and Planning	On completion of this Deed the Developer shall pay to the Council the sum of One Thousand Pounds (£1000.00) inclusive of any VAT in respect of the monitoring by the Council of the compliance with the terms of this Deed	1,000	On completion of this Deed	1,000
Land at Llewellyn Road, Penllergaer, Swansea	2021/1495 /FUL	Legal Fee	Legal and Democratic Services	Upon completion of this Deed but prior to issue of the Planning Permission the Owner is to pay to the Council its reasonable and proper legal costs of Eight Hundred and Forty Pounds (£840.00) in connection with the	840	Upon completion of this Deed but prior to issue of the Planning Permission	840

				preparation, negotiation, completion and registration of this Deed.			
Land at Llewellyn Road, Penllergaer, Swansea	2021/1495 /FUL	Monitoring Fee	Economic Regeneration and Planning	On completion of this Deed the Owner shall pay to the Council the sum of Fifteen Thousand One Hundred and Seventy Six Pounds (£15,176.00) in respect of the monitoring by the Council of the compliance with the terms of this Deed.	15,176	On completion of this Deed	15,176
Land to the South West of Beili Glas Farm, Loughor, Swansea	2021/1820 /FUL	Legal Fee	Legal and Democratic Services	Upon completion of this Deed but prior to issue of the Planning Permission the Applicant shall pay to the Council its reasonable and proper legal costs of £840.00 (Eight Hundred and Forty Pounds) in connection with the preparation, negotiation and completion of this Deed	840	Upon completion of this Deed but prior to issue of the Planning Permission	840

Land to the South West of Beili Glas Farm, Loughor, Swansea	2021/1820 /FUL	Monitoring Fee	Economic Regeneration and Planning	Upon completion of this Deed the Applicant shall pay to the Council the sum of £5,872.00 (Five Thousand, Eight Hundred and Seventy Two Pounds) in respect of the monitoring by the Council of the compliance with the terms of this Deed.	5,872	Upon completion of this Deed	5,872
26 Eaton Crescent, Uplands, Swansea, SA1 9QL	2022/0158 /FUL	Legal Fee	Legal and Democratic Services	Upon completion of this Deed but prior to issue of the Planning Permission the Applicant shall pay to the Council its reasonable and proper legal costs of £840.00 (Eight Hundred and Forty Pounds) in connection with the preparation, negotiation and completion of this Deed	840	Upon completion of this Deed but prior to issue of the Planning Permission	840
Land at Olchfa Comprehensive School, Aneurin Close and Aneurin Way, Sketty, Swansea	2022/0249 /FUL	Legal Fee	Legal and Democratic Services	Upon completion of this Deed but prior to issue of the Planning Permission the Owners are to pay to the Council its reasonable and proper legal costs of One Thousand Pounds (£1,000.00) in connection with the	1,000	Upon completion of this Deed but prior to issue of the Planning Permission	1,000

				preparation, negotiation and completion of this Deed.			
Total Amount Due					905,790		1,070,159

16.29 When financial contributions are received by the Council, there is a requirement that the monies have to be spent for the purpose specified in the S106 agreement within 5 years of receipt of the final payment. Table 7 demonstrates the monies that have been transferred to the relevant departments for spending:

Table 7: Details of monies requested by other departments for spending

Site Name	Application Number	Main Beneficiary	Service Level Beneficiary	Contribution Text in Obligation	Amount Allocated (including Indexation)	Allocated Date
New Cut Road	2007/2829	Parks/Open Space/Leisure	Waste, Parks and Cleansing	Children's Play Area Contribution" means a sum not exceeding seventy thousand pounds (£70,000) as a contribution towards the costs to be incurred by the Council in providing a children's play area on land adjacent to the Site	£84,000	17/05/2022
Mariner Street	2016/0556	Highways	Highways and Transportation	To pay the Pedestrian Crossing Works Contribution to the Council prior to Commencement of Development.	£36,875	06/06/2022
Mariner Street	2016/0556	Environmental Health	Housing and Public Protection	To pay the Air Quality Monitoring Contribution to the Council prior to the beneficial Occupation of the Student Accommodation in order to measure the air quality impact on the student population and users of the proposed commercial units.	£8,987	07/09/2022

SA1 Plot A1	2016/1511	Highways	Highways and Transportation	<p>Highway Infrastructure Contribution: the sum of £99,000 towards the cost of the following works;</p> <p>a. At the Fabian Way I King's Rd junction - relocation of the Fabian Way pedestrian crossing phase to a more conventional location to the East side of the junction in order to improve pedestrian connectivity.</p> <p>b. At the Fabian Way / King's Road junction - Introduction of bus priority for buses exiting King's Road through the use of pole mounted card reader, to enact priority call for buses serving SA1 In order to Improve public transport.</p> <p>c. Amendments to inbound Fabian Way bus lane through removal of the dedicated bus stage, and remodel the Island to create a give way arrangement to allow buses to reach the front of the queue In order to Improve public transport.</p> <p>d. At the Eastbank Way I Delhi St Junction -</p>	£102,341	23/01/2023
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				modifications to triangular island In centre of junction to allow vehicles from Second Tawe bridge to progress towards Fabian Way when right turn link is full in order to Improve public transport		
Land North of Pennard Rd	2018/2580	Education	Education	to pay the remaining fifty per cent (50%) of the Education Contribution prior to the Occupation of the twenty fifth Dwelling on the Site	£88,638	13/06/2022
					£320,841	

Agenda Item 8



Report of the Convener

Service Improvement, Regeneration and Finance Scrutiny Performance Panel

Annual Review of Work 2023-24

Purpose:	As the municipal year ends, it is good practice to reflect on the Panel's work, experience, and effectiveness.
Content:	A summary of the year's activities and achievements is provided.
Councillors are being asked to:	<ul style="list-style-type: none">• Reflect on the year's work; and• Share ideas to improve the effectiveness of Service Improvement, Regeneration and Finance scrutiny
Lead Councillor:	Councillor Chris Holley Chair / Convener of the Service Improvement, Regeneration and Finance Scrutiny Performance Panel.
Lead Officer & Report Author:	Rachel Percival, Scrutiny Officer E-mail: rachel.percival@swansea.gov.uk

1. Background

- 1.1 As this is the final meeting of this municipal year, the Panel is invited to reflect on the year's scrutiny work, experience and effectiveness. Any ideas that will improve the effectiveness of the scrutiny of Service Improvement, Regeneration and Finance are welcome.
- 1.2 To aid panel members, a summary of the year's work is attached.
- 1.3 Some of the questions the Panel may want to consider:
 - What went well?
 - What did not go so well?
 - Has the Panel's work focused on the right things?
 - What have we learnt that will help us with future scrutiny?

2. Overview

2.1 The Service Improvement and Finance Scrutiny Performance Panel merged with the Development and Regeneration Scrutiny Performance Panel in July 2023.

2.2 The Panel memberships were merged and now has a membership of 17 councillors.

3. Remit of the Panel

3.1 The overarching remit of the Panel is to ensure that the Council's budget, corporate and service improvement arrangements are effective and efficient, acting as a critical friend for the Cabinet and helping to ensure accountability. In addition, this Panel is responsible for ongoing monitoring of Council performance in relation to development and regeneration, including the 'health' of the city centre, wider economic development across Swansea and discussion about progress on the Swansea Bay City Deal.

3.2 The Panel has written to relevant Cabinet Members, to convey its views including suggested action, arising from meeting discussions. Letters, and responses where requested, were reported back to the Panel for comments and discussion as necessary.

4. Supporting Data

4.1 The Service Improvement and Finance and Development and Regeneration Panels met once this municipal year before merging. The Service Improvement, Regeneration Finance Panel have held 10 Meetings. In total these 12 meetings have produced 22 Conveners letters sent to Cabinet Members. Average attendance from the merged Panel over the year has been 75%.

5. Future Work Programme

5.1 Next year's plan will include most of the same performance and finance items it has received in the previous year and additionally a number of annual reports. The Welsh Language Standards and Complaints annual reports are now presented to the SPC. As part of it oversight of Development and Regeneration, the Panel will focus on an area of development 3 times per year and receive a quarterly update on all regeneration projects by email. The future work plan will be discussed at the first Service Improvement, Regeneration and Finance Performance Panel in the new municipal year 2024/2025.

Appended:

A. Completed Work Plan 2023-2024

Appendix A

Service Improvement, Regeneration and Finance Work Plan 2023/24

<p>Meeting 1 Tuesday 10am 27 Jun 2023</p>	<p>Last meeting of Service Improvement and Finance</p> <ul style="list-style-type: none"> • Road Repairs Cllr Andrew Stevens – Cabinet Member for Environment and Infrastructure Stuart Davies – Head of Highways and Transportation Bob Fenwick – Group Leader Highways Maintenance
<p>Meeting 2 Tuesday 10am 11 July 2023</p>	<p>Last meeting of Development and Regeneration</p> <ul style="list-style-type: none"> • Focussed Topic: Project Review - Swansea Arena Cllr Rob Stewart – Cabinet Member for Economy, Finance and Strategy Cllr Robert Francis-Davies - Cabinet Member for Investment, Regeneration & Tourism Lee Richards – City Centre Team Leader /Lisa Mart – Venue Director • Regeneration Programme / Project Monitoring Report Cllr Robert Francis-Davies – Cabinet Member for Investment, Regeneration, Events & Tourism Phil Holmes – Head of Planning and City Regeneration Huw Mowbray - Development and Physical Regeneration Strategic Manager
<p>Meeting 3 Tuesday 10am 5 Sept 2023</p>	<ol style="list-style-type: none"> 1. Revenue Financial Outturn 22-23 and Revenue Outturn 22-23 (Housing Revenue Account) Cllr Rob Stewart - Cabinet Member for Economy, Finance and Strategy Ben Smith – Director of Finance / S.151 Officer 2. Annual Performance Monitoring Report 2022/2023 Cllr David Hopkins – Cabinet Member for Corporate Services & Performance Richard Rowlands – Strategic Delivery & Performance Manager <ul style="list-style-type: none"> • Annual Review of Performance 2022/2023 Cllr David Hopkins – Cabinet Member for Corporate Services & Performance Richard Rowlands – Strategic Delivery & Performance Manager
<p>Meeting 4 Tuesday 10am 26 Sept 2023</p>	<ul style="list-style-type: none"> • Capital Outturn and Financing 2022/23 Cllr Rob Stewart - Cabinet Member for Economy, Finance and Strategy Ben Smith – Director of Finance / S.151 Officer • Quarter 1 2023/24 Performance Monitoring Report Cllr David Hopkins – Cabinet Member for Corporate Services & Performance Richard Rowlands – Strategic Delivery & Performance Manager
<p>Meeting 5 Tuesday 10am 17 Oct 2023</p>	<ul style="list-style-type: none"> • Audit Wales Report – Setting of Wellbeing Objectives Cllr David Hopkins – Cabinet Member for Corporate Services & Performance Richard Rowlands – Strategic Delivery & Performance Manager • Welsh Public Library Standards Annual Performance Report Cllr Elliott King – Cabinet Member Culture, Human Rights and Equalities Karen Gibbins – Library Services Manager Bethan Lee – Principal Librarian
<p>Meeting 6 Tuesday 10am</p>	<ul style="list-style-type: none"> • Q1 Revenue and Capital Budget Monitoring Report – 2023/24 Cllr Rob Stewart - Cabinet Member for Economy, Finance and Strategy Ben Smith – Director of Finance / S.151 Officer

14 Nov 2023	<ul style="list-style-type: none"> ● Regeneration Project(s) Update – Skyline/Copr Bay Cllr Robert Francis-Davies – Cabinet Member for Investment, Regeneration, Events & Tourism Phil Holmes – Head of Planning and City Regeneration
Meeting 7 Tuesday 10am 12 Dec 2023	<ul style="list-style-type: none"> ● Mid Term Budget Statement 2023/24 Cllr Rob Stewart - Cabinet Member for Economy, Finance and Strategy Ben Smith – Director of Finance / S.151 Officer ● Review of Revenue Reserves Cllr Rob Stewart - Cabinet Member for Economy, Finance and Strategy Ben Smith – Director of Finance / S.151 Officer ● Recycling and Landfill - Annual Performance Monitoring Report Cllr Cyril Anderson– Cabinet Member Community Services Chris Howell – Head of Waste Management and Parks Matthew Perkins – Group Leader, Waste ● Audit Wales Report – Digital Strategy Review Andrea Lewis – Cabinet Member for Service Transformation Sarah Lackenby – Head of Digital and Customer Services
Meeting 8 Tuesday 10am 16 Jan 2024	<ul style="list-style-type: none"> ● Budget Proposals 2024/25 – 2027/28 Cllr Rob Stewart - Cabinet Member for Economy, Finance and Strategy Ben Smith – Director of Finance / S.151 Officer ● Q2 Revenue and Capital Budget Monitoring Report 2023/24 Cllr Rob Stewart - Cabinet Member for Economy, Finance and Strategy Ben Smith – Director of Finance / S.151 Officer ● Q2 Performance Monitoring Report 2023/24 Cllr David Hopkins – Cabinet Member for Corporate Services & Performance Richard Rowlands – Strategic Delivery & Performance Manager ● Tourism Destination Management Plan Update Cllr Robert Francis-Davies – Cabinet Member for Investment, Regeneration, Events & Tourism Steve Hopkins – Tourism and Marketing Manager
Meeting 9 Tuesday 10am 13 Feb 2024	<ul style="list-style-type: none"> ● Pre-Decision Scrutiny of Cabinet Reports: Annual Budget Cllr Rob Stewart - Cabinet Member for Economy, Finance and Strategy Ben Smith – Director of Finance / S.151 Officer ● Q3 Revenue and Capital Budget Monitoring Report 2023/24 Cllr Rob Stewart - Cabinet Member for Economy, Finance and Strategy Ben Smith – Director of Finance / S.151 Officer
Meeting 10 Tuesday 10am 12 Mar 2024	<ul style="list-style-type: none"> ● Regeneration Project(s) Update 71-72 The Kingsway Cllr Robert Francis-Davies – Cabinet Member for Investment Regeneration, Events & Tourism Phil Holmes – Head of Planning and City Regeneration ● Achievement against Corporate Priorities / Objectives / Policy Commitments for Development and Regeneration Cllr Robert Francis-Davies – Cabinet Member for Investment, Regeneration, Events & Tourism Phil Holmes – Head of Planning and City Regeneration
Meeting 11 Tuesday 10am 9 Apr 2024	<ul style="list-style-type: none"> ● Annual Review of Wellbeing Objectives Cllr David Hopkins - Cabinet Member for Corporate Services and Performance Richard Rowlands – Strategic Delivery & Performance Manager ● Q3 Performance Monitoring Report 2023/24

	<p>Cllr David Hopkins - Cabinet Member for Corporate Services & Performance Richard Rowlands – Strategic Delivery & Performance Manager</p> <ul style="list-style-type: none"> • Audit Wales Report – “Cracks in the Foundations” Building Safety in Wales <p>Cllr David Hopkins- Cabinet Member for Corporate Services & Performance Carol Morgan – Head of Housing and Public Health</p>
<p>Meeting 12 Tuesday 10am 7 May 2024</p>	<ul style="list-style-type: none"> • Planning Annual Performance Report Cllr David Hopkins – Cabinet Member for Cabinet Member for Corporate Services & Performance Phil Holmes – Head of Planning and City Regeneration Ian Davies - Development Manager Tom Evans – Place making and Strategic Planning Manager • Audit Wales report “Springing Forward” - Workforce Cllr David Hopkins – Cabinet Member for Cabinet Member for Corporate Services & Performance Rachael Davies – Head of HR and Service Centre • Pre Scrutiny of Updated FPR7 for Palace Theatre Refurbishment Cllr Robert Francis-Davies – Cabinet Member for Investment, Regeneration, Events & Tourism Phil Holmes – Head of Planning and City Regeneration

Welsh Housing Quality Standards Annual Update – WHQS has now been achieved therefore there is no update for 23/24 however new WHQS standards are due end of 2024 therefore update on new standards can be given in 24/25.

Annual Complaints Report – Moved to SPC

Welsh Language Standards Annual Report – Moved to SPC

Agenda Item 9



To:
Cllr Robert Francis-Davies
Cabinet Member for Investment,
Regeneration, Events & Tourism

Please ask for:
Gofynnwch am:

Scrutiny

Direct Line:
Llinell Uniongyrochol:

01792 636292

e-Mail
e-Bost:

scrutiny@swansea.gov.uk

BY EMAIL

Date
Dyddiad:

28 March 2024

Summary: This is a letter from the Service Improvement, Regeneration and Finance Scrutiny Performance Panel to the Cabinet Member for Investment, Regeneration, Events and Tourism, following the meeting of the Panel on 12 March 2024. It covers the achievements against Corporate Priorities / Objectives / Policy Commitments and an update on 71-72 The Kingsway. This letter requires a response by 18 April.

Dear Cllr Francis-Davies,

On the 12 March, the Panel met to review achievements against Corporate Priorities / Objectives / Policy Commitments and progress on 71-72 The Kingsway. We are grateful to yourself and officers for their attendance and contributions.

Achievement against Corporate Priorities / Objectives / Policy Commitments

Paul Relf updated us on the various funding support that is available and gave an overview of the achievements in the planning and city regeneration teams.

Update on Developments

We discussed the empty Debenhams site and asked for an update on the progress of finding a tenant, we heard that there is an active steering group looking at all the options and you have offered to provide us with the holding costs. We noted the huge public interest in the site, you mentioned that whilst Debenhams is an important site in the Quadrant the Debenhams closure is not unique to Swansea. We also asked for a timescale on Castle Square and heard that a 12 month construction period will commence later this year.

We were interested in the Civic Centre and the wider work of Urban Splash mentioned in the report. You explained the interplay between sites with the Civic Centre development unable to start till fully vacated but it cannot be vacated until Copr Bay North is complete. We wondered if it the Council were starting to consider a time scale for the Civic Centre and heard that this is a priority site with an estimation of 5 years

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overall. We asked for an indication of a completion date on Copr Bay, whilst a timeline is not yet available we were given assurances that surveys are underway and everything possible is being done to bring this to completion.

We were interested to hear more about the commitment to invest in towns and villages and the officer informed us there are seven district centres each with a draft place making plan with funding available through a number of funding avenues. Officers are working through those schemes as quickly as possible. Active travel is also considered alongside green spaces with a partnership approach.

We were also interested in the progress with Penderyn and heard that they employ 15 full time equivalent posts. You have offered to provide us with visitor numbers. We also raised concern with TAN 15 and the impact on development opportunities along the river Tawe, you told us that the Leader is at the forefront of objecting to TAN 15 and that you have prioritised working with Urban Splash on the St Thomas site.

Hotels

We discussed hotel provision including the potential build on the site next to the Arena and the LC which you envisage to be a 4 star/higher end hotel. We asked if funding might be available from the Welsh Tourist Board, applications for interest are currently being accepted and once more is known you plan to explore gap funding opportunities. We also asked for updates on current hotel provision including the Dragon and Dolphin Hotels, your officer was able to update us that installation of Dragon hotels green living wall will commence shortly, thanks to a Transforming Towns bid and have also offered to update us on the Dolphin Hotel.

Job growth

We asked for more detail to the report regarding the creation of thousands of jobs in Swansea. We noted that figures in the Local Development Plan (LDP) were for the potential to create 13,600 jobs. We heard that the jobs referenced in the report are created with grant support with the number increasing over time, this data is being collected by officers and we would be interested to see this in the near future. Additionally, you explained that the LDP is a changing, evolving, and aspirational document which will be affected by economic change.

We raised concerns about providing space for companies. The report references a desire to attract new companies, we asked what these spaces might be and where they could be located. You responded that the Kingsway is providing much needed office provision along with other sites in the city provided by the private sector. Regarding industrial space, we particularly highlighted the lack of space for manufacturers and expressed concern for the large number of flats going up in the city

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centre. Officers replied informing us that grants are in place to support smaller manufacturers and that funding is being explored for sites which can accommodate manufacturing space around the county on which details can be provided in the near future. We would be interested to see these details when available.

We also raised concerns about job provision through grant schemes and the sustainability of these jobs once funding runs out. Officers assured us that sustainability is considered when awarding the grants and revenue costs are not funded. Grants are there to encourage and support business growth rather than directly funding a job role. Cash flow is scrutinised, and challenge is provided from Business Wales advisors. We would however appreciate more detail on this. You also mentioned small businesses coming out universities, higher and further education and offered to share some case studies with us in the future.

71/72 The Kingsway

Officers provided us with an update on the site which we were pleased to hear is closing in on practical completion with its key objectives to stimulate employment, economic growth and footfall in the city centre and surrounding areas with ongoing formal marketing of the building that will continue until fully let. Discussions with potential tenants continue and it is anticipated that the building will be fully let within a reasonable time scale but not on practical completion.

We asked for clarity on the total City Deal funding given, as the report references the Kingsway development has received 13.7m and we are also aware the Arena has received funding through this. You have offered to provide this. We also asked for an update on the side access to Picton Arcade, we feel this is important for local businesses not to be at risk of losing trade. We were informed that this is still being considered and it is moving forward. We also asked about bicycle storage in the development and heard there is provision as well as a number of electric bike charging points.

We raised concerns about the demand for office space as since the Kingsway site was conceived, other new private development office spaces have also been developed and home working is still very present. We were given assurance that despite hybrid working, businesses are still seeking quality office space as prior to these developments Swansea had almost no grade A office space. The offer will include a choice of spaces of different sizes with reconfiguration possible for flexibility, and in order to bring investment and jobs to Swansea, office space provision is needed and plays a part in the overall revitalization of the city centre. We were assured that all marketing opportunities were explored including a joined up approach to advertise what Swansea can offer.

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Your Response

We welcome your comments on any of the issues raised and request a formal response by 18 April in regard to the following –

- Ongoing holding costs on Debenhams and general update.
- Trading status of the Dolphin Hotel.
- Visitor numbers for the Penderyn Visitor Centre.
- Any further information to demonstrate that jobs created through funding business growth will not be temporary until funding runs out.
- Clarification on the total amount and breakdown of City Deal funding.

If any of these points require a commercially sensitive response this can be sent separately to the letter reply.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Cllr Chris Holley".

Councillor Chris Holley

Convener, Development and Regeneration Performance Panel

✉ cllr.chris.holley@swansea.gov.uk

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Councillor Chris Holley
Convener, Development and Regeneration
Performance Panel

Please ask for: Cllr Robert Francis-Davies
Direct Line: 01792 63 7440
E-Mail: cllr.robert.davies@swansea.gov.uk
Our Ref: RFD/JW
Your Ref:
Date: 16 April 2024

SENT BY EMAIL

Dear Councillor Holley

Thank you for your letter dated 28th March following the meeting of the Scrutiny Panel on 12th March.

As requested, I set out below my responses to the items raised.

Ongoing holding costs on Debenhams and general update

There is no power or water connected at present, so no standing charges apply. Equally through legal direction we are not paying service charge contributions but this will be reinstated once the building is let.

Therefore the business rates are the only current regular outgoings and for the current financial year these are:

- The rates payable for the year 2023/2024 are - £ 231,387.50
- The BID rates for the same financial period are - £4,325.00

In addition we have spent the following:

- Purchase of 50 No. LED lights & stands - £5,989.00 + VAT.
- Reprogram Digital lock to secure the access - £62.00 + VAT.
- Commission a full measured survey/ plans - £6,785.00 + VAT.
- Consultancy fees to 12/2023 - £9,684.60+ VAT.
- Initial design drawings for splitting - £2,450 + VAT.

We have had initial concept plans drawn up for possible ways to split the property these have assisted the marketing of the property. There is a level of interest from retailers and leisure users that we are currently taking forward and hope to be able to update shortly.

Trading status of the Dolphin Hotel.

The Dolphin hotel is open and trading.

Visitor numbers for the Penderyn Visitor Centre

Visitor numbers experienced in the first year is c28,000 pro rata

Any further information to demonstrate that jobs created through funding business growth will not be temporary until funding runs out

We don't fund any staff salary costs, rent or day to day running costs of the business through the SPF-funded business grants. For example, the business growth grant is to fund the introduction of a new product or service that will create or safeguard employment. So the business has to be starting to offer something new to get the grant (not just business as usual).

Clarification on the total amount and breakdown of City Deal funding.

The City deal funding is split across the projects as set out below.

Project	City Deal
Innovation Matrix & Innovation Precinct	£13,441,000
Digital Village (71/72 Kingsway)	£13,711,000
Digital Square (Arena & Hotel)	£22,848,000
Totals	£50,000,000m

I trust these responses are helpful but should you need anything further please let me know.

Yours sincerely



**Y CYNGHORYDD/COUNCILLOR ROBERT FRANCIS-DAVIES
AELOD Y CABINET DROS FUDDSODDI, ADFYWIO A THWRISTIAETH
CABINET MEMBER FOR INVESTMENT, REGENERATION & TOURISM**

Agenda Item 10



Report of the Chief Legal Officer

Service Improvement, Regeneration & Finance Scrutiny Performance Panel – 7 May 2024

Exclusion of the Public

Purpose:	To consider whether the Public should be excluded from the following items of business.		
Policy Framework:	None.		
Consultation:	Legal.		
Recommendation(s):	It is recommended that:		
1)	The public be excluded from the meeting during consideration of the following item(s) of business on the grounds that it / they involve(s) the likely disclosure of exempt information as set out in the Paragraphs listed below of Schedule 12A of the Local Government Act 1972 as amended by the Local Government (Access to Information) (Variation) (Wales) Order 2007 subject to the Public Interest Test (where appropriate) being applied.		
	Item No's.	Relevant Paragraphs in Schedule 12A	
	11	14	
Report Author:	Democratic Services		
Finance Officer:	Not Applicable		
Legal Officer:	Tracey Meredith – Chief Legal Officer (Monitoring Officer)		

1. Introduction

- 1.1 Section 100A (4) of the Local Government Act 1972 as amended by the Local Government (Access to Information) (Variation) (Wales) Order 2007, allows a Principal Council to pass a resolution excluding the public from a meeting during an item of business.
- 1.2 Such a resolution is dependant on whether it is likely, in view of the nature of the business to be transacted or the nature of the proceedings that if members of the public were present during that item there would be disclosure to them of exempt information, as defined in section 100I of the Local Government Act 1972.

2. Exclusion of the Public / Public Interest Test

- 2.1 In order to comply with the above mentioned legislation, the Panel will be requested to exclude the public from the meeting during consideration of the item(s) of business identified in the recommendation(s) to the report on the grounds that it / they involve(s) the likely disclosure of exempt information as set out in the Exclusion Paragraphs of Schedule 12A of the Local Government Act 1972 as amended by the Local Government (Access to Information) (Variation) (Wales) Order 2007.
- 2.2 Information which falls within paragraphs 12 to 15, 17 and 18 of Schedule 12A of the Local Government Act 1972 as amended is exempt information if and so long as in all the circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.
- 2.3 The specific Exclusion Paragraphs and the Public Interest Tests to be applied are listed in **Appendix A**.
- 2.4 Where paragraph 16 of the Schedule 12A applies there is no public interest test. Councillors are able to consider whether they wish to waive their legal privilege in the information, however, given that this may place the Council in a position of risk, it is not something that should be done as a matter of routine.

3. Financial Implications

- 3.1 There are no financial implications associated with this report.

4. Legal Implications

- 4.1 The legislative provisions are set out in the report.
- 4.2 Councillors must consider with regard to each item of business set out in paragraph 2 of this report the following matters:
- 4.2.1 Whether in relation to that item of business the information is capable of being exempt information, because it falls into one of the paragraphs set out in Schedule 12A of the Local Government Act 1972 as amended and reproduced in Appendix A to this report.
- 4.2.2 If the information does fall within one or more of paragraphs 12 to 15, 17 and 18 of Schedule 12A of the Local Government Act 1972 as amended, the public interest test as set out in paragraph 2.2 of this report.
- 4.2.3 If the information falls within paragraph 16 of Schedule 12A of the Local Government Act 1972 in considering whether to exclude the public members are not required to apply the public interest test but must consider whether they wish to waive their privilege in relation to that item for any reason.

Background Papers: None.

Appendices: Appendix A – Public Interest Test.

Public Interest Test

No.	Relevant Paragraphs in Schedule 12A
12	Information relating to a particular individual.
	<p>The Proper Officer (Monitoring Officer) has determined in preparing this report that paragraph 12 should apply. Their view on the public interest test was that to make this information public would disclose personal data relating to an individual in contravention of the principles of the Data Protection Act. Because of this and since there did not appear to be an overwhelming public interest in requiring the disclosure of personal data they felt that the public interest in maintaining the exemption outweighs the public interest in disclosing the information. Members are asked to consider this factor when determining the public interest test, which they must decide when considering excluding the public from this part of the meeting.</p>
13	Information which is likely to reveal the identity of an individual.
	<p>The Proper Officer (Monitoring Officer) has determined in preparing this report that paragraph 13 should apply. Their view on the public interest test was that the individual involved was entitled to privacy and that there was no overriding public interest which required the disclosure of the individual's identity. On that basis they felt that the public interest in maintaining the exemption outweighs the public interest in disclosing the information. Members are asked to consider this factor when determining the public interest test, which they must decide when considering excluding the public from this part of the meeting.</p>
14	Information relating to the financial or business affairs of any particular person (including the authority holding that information).
	<p>The Proper Officer (Monitoring Officer) has determined in preparing this report that paragraph 14 should apply. Their view on the public interest test was that:</p> <ul style="list-style-type: none"> a) Whilst they were mindful of the need to ensure the transparency and accountability of public authority for decisions taken by them in relation to the spending of public money, the right of a third party to the privacy of their financial / business affairs outweighed the need for that information to be made public; or b) Disclosure of the information would give an unfair advantage to tenderers for commercial contracts. <p>This information is not affected by any other statutory provision which requires the information to be publicly registered.</p> <p>On that basis they felt that the public interest in maintaining the exemption outweighs the public interest in disclosing the information. Members are asked to consider this factor when determining the public interest test, which they must decide when considering excluding the public from this part of the meeting.</p>

No.	Relevant Paragraphs in Schedule 12A
15	<p>Information relating to any consultations or negotiations, or contemplated consultations or negotiations, in connection with any labour relations matter arising between the authority or a Minister of the Crown and employees of, or office holders under, the authority.</p>
	<p>The Proper Officer (Monitoring Officer) has determined in preparing this report that paragraph 15 should apply. Their view on the public interest test was that whilst they are mindful of the need to ensure that transparency and accountability of public authority for decisions taken by them they were satisfied that in this case disclosure of the information would prejudice the discussion in relation to labour relations to the disadvantage of the authority and inhabitants of its area. On that basis they felt that the public interest in maintaining the exemption outweighs the public interest in disclosing the information. Members are asked to consider this factor when determining the public interest test, which they must decide when considering excluding the public from this part of the meeting.</p>
16	<p>Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.</p>
	<p>No public interest test.</p>
17	<p>Information which reveals that the authority proposes: (a) To give under any enactment a notice under or by virtue of which requirements are imposed on a person; or (b) To make an order or direction under any enactment.</p>
	<p>The Proper Officer (Monitoring Officer) has determined in preparing this report that paragraph 17 should apply. Their view on the public interest test was that the authority's statutory powers could be rendered ineffective or less effective were there to be advanced knowledge of its intention/the proper exercise of the Council's statutory power could be prejudiced by the public discussion or speculation on the matter to the detriment of the authority and the inhabitants of its area. On that basis they felt that the public interest in maintaining the exemption outweighs the public interest in disclosing the information. Members are asked to consider this factor when determining the public interest test, which they must decide when considering excluding the public from this part of the meeting.</p>
18	<p>Information relating to any action taken or to be taken in connection with the prevention, investigation or prosecution of crime</p>
	<p>The Proper Officer (Monitoring Officer) has determined in preparing this report that paragraph 18 should apply. Their view on the public interest test was that the authority's statutory powers could be rendered ineffective or less effective were there to be advanced knowledge of its intention/the proper exercise of the Council's statutory power could be prejudiced by public discussion or speculation on the matter to the detriment of the authority and the inhabitants of its area. On that basis they felt that the public interest in maintaining the exemption outweighs the public interest in disclosing the information. Members are asked to consider this factor when determining the public interest test, which they must decide when considering excluding the public from this part of the meeting.</p>