



City and County of Swansea

Notice of Meeting

You are invited to attend a Meeting of the

Economy & Infrastructure Policy Development and Delivery Committee

At: Committee Room 5 - Guildhall, Swansea

On: Thursday, 7 December 2017

Time: 2.00 pm

Chair: Councillor Mandy Evans

Membership:

Councillors: N J Davies, L S Gibbard, P R Hood-Williams, O G James, S M Jones, J W Jones, M A Langstone, W G Lewis, P Lloyd, P M Matthews and T M White

Agenda

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|----------|---|--------------|
| 1 | Apologies for Absence. | |
| 2 | Disclosures of Personal & Prejudicial Interests.
www.swansea.gov.uk/disclosureofinterests | |
| 3 | Minutes:
To approve and sign the Minutes of the previous meeting(s) as a correct record. | 1 - 4 |
| 4 | Housing in the City Centre. (Verbal) | |
| 5 | Swansea Bay City Deal - Homes as Power Stations. | 5 - 7 |
| 6 | Workplan 2017/2018. | 8 |

Next Meeting: Thursday, 11 January 2018 at 2.00 pm

A handwritten signature in cursive script that reads 'Huw Evans'.

Huw Evans
Head of Democratic Services
Friday, 1 December 2017

Contact: Democratic Services - 636923



City and County of Swansea

Minutes of the **Economy & Infrastructure Policy Development and Delivery Committee**

Committee Room 5, Guildhall, Swansea

Thursday, 9 November 2017 at 2.00 pm

Present: Councillor V M Evans (Chair) Presided

Councillor(s)

N J Davies
P Jones
W G Lewis

Councillor(s)

L S Gibbard
J W Jones
P M Matthews

Councillor(s)

O G James
M A Langstone

Officer(s)

Caritas Adere
Gail Evans
Allison Lowe
Tracey Meredith

Legal Executive
Principal Regeneration Manager
Democratic Services Officer
Head of Legal, Democratic Services and Business
Intelligence and Monitoring Officer
Director of Place

Martin Nicholls

Apologies for Absence

Councillor(s): P R Hood-Williams, S M Jones, P Lloyd and T M White

24 Disclosures of Personal & Prejudicial Interests.

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

25 Minutes:

Resolved that the Minutes of the Economy and Infrastructure Policy Development & Delivery Committee held on 12 October 2017, be approved as a correct record.

26 River Corridor Opportunities and Development. (Presentation)

The Director of Place reported that he had updated the Committee at its last meeting of the Strategy for the River Corridor that had been based on the document completed by Hyder in 2006, which stated that the vision for the Tawe Riverside Corridor was to “Develop a modern, attractive and vibrant riverside urban area, creating a place where people wish to live, work and visit, capitalising upon and celebrating the Tawe’s unique contribution to the Industrial Revolution”.

To accompany the report provided at the last meeting, Gail Evans, Principal Regeneration Manager then provided a visual presentation, which outlined the work completed to date, the current position and future requirements for each Strategy Area in relation to the following:

- **Morfa Distributor Road** – scheme completed. 1.7 km in length with 3 metre shared use path. Delivered through a phased delivery programme and close liaison with the private sector to secure match funding. The benefits would improve access to jobs and services, open the corridor to development, reduce congestion and air quality problems on the A4067 Neath Road, Hafod and improve walking and cycling links.
- **Hafod Morfa Copperworks** – outlined the history, context and next steps in relation to:
 - The Powerhouse Redevelopment via HLF Enterprise funding decision due in May 2018 with prospective completion date of Autumn 2021 (subject to funding).
 - Hafod Morfa Masterplan – based on Purcell Masterplan 2014. Refreshed Masterplan in development to guide next steps.
- **Skyline Cable Car** – Kilvey Hill to Hafod – decision awaited from the New Zealand based developer.
- **White Rock** – looking at other opportunities in relation to recreation, etc on the Eastside of Swansea.
- **Copper Quarter – Addis Site** – completed and lessons learnt for future developments.
- **Pipehouse Wharf** – Conditionally sold to Coastal Housing Group. The site could contain a mixture of accommodation that addresses housing needs of the local area, as well as a selection of properties providing much-needed affordable housing for the local community. Surveys would take place in the coming months, exploring areas including archaeology and drainage.

She was able to confirm that actions would be taken in relation to comments that Members had raised in the last meeting in relation to:

- The need to incorporate foot / cycling routes on any future development proposals.
- Consideration to be given to enhancing wildlife in the areas.
- Approval / consultation with National Resources Wales for the proposed luge.
- Consultation with users of the riverbank (eg anglers, etc).

She also outlined the further considerations and next steps as follows:

Access and Infrastructure

- Riverside walkway/cycleway- Need to complete riverside walkway and cycleway on the west side of the river, and make appropriate connections to the river front from adjacent communities.
- Eastern riverside/cycleway- Heritage park and wildlife/biodiversity opportunities. Consider appropriate limited scale leisure opportunities on the Eastern side.

- Alternative Park and Ride provision to free up space and the potential for development/enhancement around the Hafod/Copperworks destination.

Leisure and Heritage

- Kilvey Hill- Sustainable approach required to new recreation and leisure uses, improved access and management for the wider area. Consultations being undertaken with NRW and private landowner.
- Funding to secure the future and positive use and maintenance of prominent listed buildings and heritage features.(eg. Match funding HLF bids)
- Infrastructure and Service needs for new development, and flood risk mitigation measures.
- Untapped potential of water based recreation opportunities, heritage and interpretation opportunities. Further consultation proposed and funding opportunities for River pontoon structures.

Development and Environmental Enhancement

- Encouraging appropriate and compatible land uses/mixed uses. Could there be any additional development opportunities?
- Design/layout challenges given the configuration of sites. Any further development opportunities?
- Any requirements for environmental enhancement such as structural planting screening, to improve views and amenity.

Members commented on the items below:

- The need for more employment opportunities for local people via commercial, light industry, mixed use developments in the scheme;
- The need for another river crossing link for pedestrians / cyclists in order to link St. Thomas to the City Centre to avoid the very confusing and sometimes congested River Tawe Bridges.
- Restoring the Bascule Bridges.
- Biodiversity on the Eastern side – eg a Micro eco-park / nature reserve, managed sympathetically and the possibility of involving relevant experts in a study of current plant / wildlife species.
- Further scoping to link in with S.106 agreements to secure access to the Riverside - working with landowners.
- Ensuring that access routes, particularly footpaths / cycle paths are safe for users.
- An access route from Morfa to Whiterock car park.
- Inclusive consultation with all users including anglers, rangers, Wheelrights, users of bridleways, etc.
- Query whether the potential housing redevelopment site could be split up into smaller plots for private purchase eg homeowners who could have their own riverside access for a pontoon (prime land).
- Whether the Housing development would consist of mixed or affordable housing.
- An educational development / gallery for schools to access / study in.
- The need to engage with the local communities in order to avoid isolation in relation to access, parking and infrastructure.

The Chair thanked the Officers for the informative presentation.

Resolved that:

1. The presentation be noted;
2. A copy of the presentation be circulated to Committee Members;
3. Officers proceed with the schemes but if any difficulties arise during the process they be reported back to the Committee for further consideration.

27 Workplan 2017/2018.

The Chair and Director of Place suggested the following amendments to the Work Plan:

07/12/17	Housing in the City Centre	Lee Morgan, Phil Holmes, Huw Mowbray
07/12/17	Homes as Power Stations	Martin Nicholls
11/01/18	Economy	Phil Holmes (& invitation to Business Reps)
08/02/18	Future Transportation Strategy (key aspects, regional feasibility study)	Stuart Davies & Ben George
08/02/18	River Corridor Strategy	Phil Holmes & Huw Mowbray
To be scheduled	City Deal Wind Street – Pedestrianisation	Phil Holmes Lisa Wells

Resolved that the amended Work Plan be noted.

The meeting ended at 3.04 pm

Chair



Briefing note of the Director of Place

Economy & Infrastructure Policy Development & Delivery Committee
7 December 2017

Swansea Bay City Deal - Homes as Power Stations (HAPS)

Purpose of briefing note

To provide the PDDC with overview of the Swansea Bay City Deal Homes as Power Stations project and proposed next steps.

Background

The Homes as Power Stations high level business case was prioritised by the Swansea Bay City Region Oversight Board, and subsequently scrutinised by Welsh Government and UK Government. It was then included in the Swansea Bay City Deal 'Internet Coast' package of 11 projects to deliver the Internet Coast vision.

The Homes as Power Stations project is one of 3 regional projects within the City Deal programme. (Skills and Digital Infrastructure are the other 2 regional projects).

The Swansea Bay City Deal was signed by both governments in March 2017.

The City Deal Governance structure is due to be finalised. In the meantime, project leads are working on developing full business cases in line with the Welsh Government's 5 case business model template.

Need / demand

The project has emanated and has been developed from the need to address:

- The region's housing gap between demand and current rate of build;
- Provision of lower cost energy bills to households and reduce energy demand from grid supply;
- Assisting to alleviate fuel poverty;
- Improve health and wellbeing through affordable warmth and better quality living environment;
- Expand broadband usage and links with user-led energy demand management (smart technology/meters etc.).

Project overview

The lead organisation is Neath Port Talbot CBC on behalf of the region. The project partners include C&C Swansea, Carmarthenshire CC, Pembrokeshire CC, and Swansea University Specific project. RSLs are also involved in the delivery of the programme.

The **aim** of the project is to address fuel poverty through the delivery of a structured and co-ordinated smart carbon positive housing programme.

The SBCR Homes as Power Stations programme will provide new and existing housing with smart, energy efficient solutions combining integrated renewable energy technologies. It aims to 'mainstream' low carbon/energy housing, with understood performance, affordable costs and develop local available technology. The scaling up proposals for the HAPS programme will allow the industry to break away from the one-off demonstration type of approach.

It is proposed that a structured and co-ordinated rollout of smart carbon positive healthy homes will assist in delivering regional and national targets.

The City Region has adopted a stepped approach model for delivering homes as power stations at scale and magnitude.

A number of pilot projects are currently being scoped including one in CCS and Craig Cefn Park for up to 30 units for "retrofit" off gas properties

NPT are also developing new build Pilot development – Neath Hafod site due to be on site end 2017.

National UK Level

Funding package

Total project costs	517,050,000
Comprising:	
City Deal	15,000,000
Private Sector	382,900,000
Other public	119,150,000

Making a difference to local business and local communities:

Outputs / results

The HAPS project will make a difference to local businesses by kick starting a construction programme worth £517,050,000 for a City Deal investment of £15 million (3% of the total programme value) generating an estimated 4,512 new jobs.

It will develop an expansive and technologically advanced and highly skilled large and robust scale supply chain which will ensure a stable industry.

It will establish specialist regional training programme across many disciplines. The HAPS programme will deliver a co-ordinated more professional approach, with QA and feedback,

developing a skilled and informed construction industry and supply chains, which can deliver government targets for new build and retrofit. The HAPS is already working with the Skills and Talent City Deal project to identify future skills needs.

It will create a smart carbon positive foundation for achieving sustainable communities for future generations regionally and nationally.

It anticipates a pro-active approach by Local Authorities to allow the project to scale up and deliver its Objectives through positive Local Authority action.

Firstly, Authorities that build their own housing will move to utilise Homes as PowerStation's as their build model.

Secondly, RSL schemes supported through the strategic Social Housing Grant Programme will move to deliver Homes as PowerStation's.

Thirdly, Local Authority owned land released to the private sector for new build will move to build Houses as PowerStation's.

This will give Authorities an element of control in the delivery of low carbon homes as envisaged.

The HAPS project will make a difference to local communities, as communities will receive the following key benefits from the HAPS programme:

- Cheaper household energy bills;
- Support programme to ensure smart optimisation of household technology – smarter communities;
- Healthier living environment;
- Potential discounted mortgage rates for homes as power stations;
- Lower community carbon footprint;
- Householders protected from future energy price increases.

The HAPS scheme has the potential to achieve the following estimated savings throughout the SBCR region:

Energy - 44,640 MWh/Annum

Cost - £34.4 M/Annum

Next Steps

- Finalise Business case by Dec 2017 and seek approval;
- Engage RSLs in the process 15th Dec 2017;
- Commence CCS pilot Summer 2018;
- Develop longer term programme 2018.

Agenda Item 6



Economy & Infrastructure PDDC – Work Plan for 2017/18

Date of meeting	Agenda items and Format
12/10/17	1. Future Transportation Strategy and Housing (Discussion) – Stuart Davies and Ben George.
09/11/17	1. River Corridor Opportunities and Development – (explore how the revisions to the previous strategy for this area are developing and the opportunities that are emerging). Huw Mowbray/Gail Evans.
07/12/17	1. Housing in the City Centre – Phil Holmes/Carol Morgan/Peter Williams. 2. Homes as Power Stations – Martin Nicholls.
11/01/18	1. Economy – Phil Holmes (Invite business Representatives eg BID)
08/02/18	1. Future Transportation Strategy (key aspects, regional feasibility study). 2. River Corridor Strategy – Phil Holmes/Huw Mowbray
08/03/18	
14/04/18	1. Presentation of draft report/letter for Cabinet Member.

To be scheduled	City Deal. Wind Street Pedestrianisation
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