



City and County of Swansea

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

Committee Room 5 - Guildhall, Swansea

Wednesday, 7 November 2018 at 10.00 am

Present: Councillor J W Jones (Chair) Presided

Councillor(s)
E W Fitzgerald
C A Holley
S M Jones

Councillor(s)
S J Gallagher
M H Jones

Councillor(s)
D W Helliwell
P K Jones

Officer(s)

Bethan Hopkins
Phil Holmes
Huw Mowbray

Scrutiny Officer
Head of Planning and City Regeneration
Development and Physical Regeneration Strategic
Manager
Economic Development and External Funding Manager

Paul Relf

Apologies for Absence

Councillor(s): T M White

1 Disclosure of Personal and Prejudicial Interests.

- None

2 Minutes.

- Approved

3 Project Update Report

- Some technical details being looked for scheme designs in Swansea Central Phase 1
- Right to light issues being resolved for Marina residents
- Improved Marina access going forward
- Two people have left the team and this impacts resource
- Housing bids are Housing Association
- 13 parties interested in hotel – this needs to be 4 star
- The new bridge will have a gentle slope and be very accessible and a design focal point
- Budget issues are being resolved but this will be an ongoing process

- Big scheme which includes Beyond Bricks and Mortar
- Kingsway moving forward on track to complete
- Future proofing to allow for fibre optic cable laying
- Kingsway on budget – some WEFO funding
- Suggested an article outlining what a 'digital village' is for the public benefit
- Suggested look at City Resilience Standards
- Green infrastructure will form part of the design – creating environment and diversity thereof is crucial
- NRW leading on green infrastructure policy
- A benefit of the WBFGA
- Creating a new link to Oxford St via the old Oceana site
- Letting strategy of the building should be looked at as a whole
- Need a lifecycle strategy for businesses in Swansea
- Awaiting response on business case from government
- The Council borrows the money upfront so the projects are going ahead
- City Deal is a mechanism to deliver priorities
- Timescale for completion is 2020 with the arena in 2021
- Potential connection through existing arcade to the digital village – potential risk to the current shops
- Skyline project moving forward
- Swansea Council providing services to the boundary of the project
- No discussion as yet with Duke of Beaufort over fees for access
- Some issues in relation to flood risk which is now being looked at with NRW
- Bats in the current Copperworks building will be appropriately housed in bat houses before any work is undertaken – also taking into account lighting issues here
- Sewage for Penderyn resolved – larger development on the site will need further sewage works
- Skyline have good environmental representatives
- Anticipate Q1 2019 for Castle Square appointment
- Leases discussed for Felindre which should encourage further development
- Creates jobs and the building design will be good
- Long stay car park remaining initially then relocated if site develops in future
- Felindre planning application received

4 Penderyn Development - An Overview

- Copper was an important part of the development of Swansea
- Number of grade 2 listed buildings on the site
- The walls of the Powerhouse building are in good condition and capable of restoration
- Heritage Enterprise Scheme funds the conservation deficit on the building with expectation a private occupier will be on site
- Catalyst to develop other buildings
- Awaiting final confirmation of funding
- Should create jobs – 19.5 posts
- Functioning distillery, shop, exhibition area, barrel store and masterclasses available

- Match funding from Council in place
- Early Autumn 2019 on site
- Penderyn owners knew of site some time ago
- Need commercial element to sustain the project
- Council contributed £1.7 m to scheme and visitors will be charged for visits to the facility. The range of charges to be agreed between Penderyn and the LA.

5 Work Plan 2018/2019

- Audit items to be slotted in after report goes to SPC

6 Exclusion of Public

7 Penderyn Development - An Overview

- Exempt items discussed

The meeting ended at 11.45 am

Chair