



Dinas a Sir Abertawe

Hysbysiad o Gyfarfod

Fe'ch gwahoddir i gyfarfod arbennig

Y Cabinet

Lleoliad: Siambr y Cyngor - Neuadd y Ddinas, Abertawe

Dyddiad: Dydd Iau, 29 Tachwedd 2018

Amser: 3.00 pm

Cadeirydd: Cynghorydd Rob Stewart

Aelodaeth:

Cynghorwyr: M C Child, W Evans, R Francis-Davies, D H Hopkins, A S Lewis, C E Lloyd, J A Raynor, M Sherwood a/ac M Thomas

Hefyd yn gwahodd: Cynghorwyr J E Burtonshaw & E J King

Mae croeso i chi ddefnyddio'r Gymraeg. Os dymunwch ddefnyddio'r Gymraeg, rhowch wybod i ni erbyn canol dydd ar y diwrnod gwaith cyn y cyfarfod.

Agenda

Rhif y Dudalen.

1. Ymddiheuriadau am absenoldeb.
2. Datgeliadau o fuddiannau personol a rhagfarnol.
www.abertawe.gov.uk/DatgeliadauBuddiannau
3. Adroddiad(au) Arweinydd y Cyngor.
4. Cwestiynau gan y cyhoedd.
Rhaid i'r cwestiynau ymwneud â materion ar ran agored agenda'r cyfarfod, ac ymdrinnir â hwy o fewn 10 munud.
5. Hawl i holi cynghorwyr.
6. Craffu Cyn Penderfyniad - Diweddariad ar Gam 1 Cynllun Abertawe Ganolog a'r FPR7.
7. Diweddariad ar Gam 1 Cynllun Abertawe Ganolog a'r FPR7. 1 - 51
8. Gwahardd y cyhoedd. 52 - 55
9. Hawl i holi cynghorwyr.

10. **Craffu Cyn Penderfyniad - Diweddariad ar Gam 1 Cynllun Abertawe Ganolog a'r FP**

11. **Diweddariad ar Gam 1 Cynllun Abertawe Ganolog a'r FPR7.**

56 - 58

Cyfarfod Nesaf: Dydd Iau, 13 Rhagfyr 2018 ar 12.00 pm

Huw Evans

Huw Evans

Pennaeth Gwasanaethau Democrataidd

Dydd Mercher, 21 Tachwedd 2018

Cyswllt: Gwasanaethau Democrataidd - Ffon: (01792) 636923

Agenda Item 7.



Cabinet Member for Economy & Strategy

Special Cabinet - 29 November 2018

Swansea Central Phase 1 Project Update and FPR7

Purpose:	To provide an update on Phase 1 of the Swansea Central scheme and to seek budget authorisation to proceed with delivery in accordance with Financial Procedures Rules.
Policy Framework:	Swansea Local Development Plan: Deposit Plan, Swansea Unitary Development Plan (2008), Swansea Central Area Regeneration Framework (2016)(SCARF), Corporate Priority Creating a Vibrant and Viable City and Economy
Consultation:	Finance, Legal, Access to Services.
Recommendation(s):	Cabinet are recommended to: <ol style="list-style-type: none">1. Approve an additional budget of £3m to allow the detailed design to progress so that the project can achieve cost certainty.2. Note that the current overall forecast budget figure is £130m.3. Grant delegated powers to the leader, deputy leader and Section 151 Officer for a further £6.9m to continue with enabling works prior to the main contract start, once further certainty over funding and affordability is achieved.4. Approve the necessary additional revenue resources required to progress the scheme and confirm the capitalisation of appropriate officers working on the scheme wherever possible to fund delivery.
Report Author:	Huw Mowbray
Finance Officer:	Ben Smith
Legal Officers:	Tracey Meredith / Debbie Smith
Access to Services Officer:	Catherine Window

Introduction

- 1.1 This report builds on previous cabinet reports of 15th June 2017 and 16th March 2017 and 18th August 2016 and 17th March 2017 and July 2018.
- 1.2 Swansea Central Phase 1 is the key project within the Council's Corporate Plan objective to transform and create a vibrant and viable City & Economy. The project design is also fully compatible with Welsh Government's adopted policies and best practice on place making, economic regeneration, and reflects the objectives identified in the Well-being of Future Generations Act, A prosperous Wales and other relevant guidance.
- 1.3 Despite this ambition and the improvements across the city, Swansea and especially the city centre, has declined. The key reasons for undertaking this project are:-
 - Addressing a lack in footfall in the city centre.
 - Encouraging living and working in the city
 - Creating a major new Leisure Destination for the city.
 - Delivering new Conference Facilities
 - Bringing significant Public Realm enhancements
 - Improved connectivity between the City and the bay
 - Uncompromising design quality to drive up design ambition in Swansea.
 - Implementation of the Digital Strategy
 - Major Qualitative improvement in city parking facilities
 - Creating jobs and increasing GDV
 - Acting as Catalyst for future city-wide development
 - Stimulating private sector investment in the city.
- 1.4 The council undertook a Retail capacity Study through The Strategic Insight Company which concluded that due to economic and viability issues the private sector will not invest in major regeneration projects in Swansea at this time. In addition the report clearly set out the overwhelming need for change, however Swansea has a major opportunity with an identified £158m trading gap of spend that is leaking out of Swansea that could claw back spend lost to other areas through successful regeneration. Therefore doing nothing is not an option as Swansea's decline would inevitably continue.
- 1.5 The combination of investing capital in skills and infrastructure is the only way to avoid this spiral of decline The Digital Village and Digital Square projects are therefore the capital priorities required to deliver a step change in the city and avoid the spiral of decline for the city.
- 1.6 The Swansea Central Phase 1 project will deliver a 3500 capacity arena with digital facade, 'digital square', car parking, coastal parkland, commercial units, residential units, and pedestrian bridge connecting the development from the to the south of Oystermouth road and is set to create significant economic benefits of circa £11.9m net GVA per annum for the city and create 380 net FTE new jobs, excluding construction jobs, as well as improving Swansea's future prospects for growth. This investment will provide the catalyst and momentum to inspire confidence in the City's future and will help lever

future private sector investment as part of Swansea Central Phase 2 and longer term additional income for the council which will help offset borrowing. Computer generated Images of the completed scheme are attached at Appendix A.

- 1.7 Significant progress has been made on this project and the fundamental milestones of a planning consent, an anchor in terms of ATG as an operator and a contractor are in place. The final element is funding and this report would provide the financial resources to get to a fixed price construction contract and provide the funding for further early works once key parameters are in place.
- 1.8 The overall scheme will deliver income from car parks, housing, restaurants and shops which will not only deliver a long term income stream for the council which will help repay borrowing, and will also catalyse other investment which will drive further economic investment in the city.

2.0 Policy Position Swansea Central Phase 1

- 2.1 The policy background that influences future economic growth is the **Swansea Central Area Regeneration Framework** (February 2016). The aim of the Regeneration Framework is to make Swansea's Central Area an attractive destination for people to live, work and visit to create footfall through the creation of a vibrant mix of leisure, cultural, retail, office and residential uses. Swansea is identified within the Framework as the economic driver for the Swansea Bay City Region, with the Central Area providing the 'public face' of Swansea and offering significant potential to create and stimulate further economic growth.
- 2.2 The Framework states that Swansea is not currently meeting its potential: *"it suffers from a small resident population; a limited number of jobs; poor quality office accommodation which delivers low rents; low footfall; a limited retail offer with significant vacant floorspace; and the lack of major attractions to make it a destination"*. This has led to perceptions of the Central Area as being tired and dated. However, the Regeneration Framework also outlines the significant potential of the Central Area, particularly in terms of providing a platform for growth in key sectors such as creative industries, professional business services and ICT. Growth in these sectors, both in terms of GVA and new jobs, is further supported by the Regional Economic Regeneration Strategy for Swansea Bay which included economic forecasting work. The city centre is identified as a key location to support growth in these sectors and the resulting agglomeration benefits that accrue. Recent Centre for Cities research also supports this approach to diversifying city centres and unlocking their potential. The recent decline of the retail sector means that the traditional retail scheme is not deliverable and Swansea must consider the key elements of a new retail/leisure scheme including local retailers and restaurants to utilise the catalytic effect of the Phase 1 project.
- 2.3 To achieve the vision for the Swansea Central Area of creating *"a mixed-use location with a strong retail, commercial and leisure heart supported by a vibrant resident population"*, the framework sets out a number of strategic

objectives. As with the City Region Economic Strategy, these are closely aligned with the Swansea City Regeneration Programme and include: building a competitive economy, supporting the development of existing and new sectors; creating a high quality regional shopping centre, with leisure and mixed uses, and a high quality environment; establishing a destination city that will attract new residents, businesses, investment and visitors; and affirming Swansea's role as a major UK regional city, which has a strong cultural identity and heritage reflected in its Central Area. These objectives, and up to date market intelligence, will inform the production of the development masterplan for Swansea Central 2, which will be used to secure significant private sector mixed use investment in the city centre. The council has approved a budget of £850k to work up the scheme to a point the site can be marketed to secure a private sector delivery/investment partner.

3. City Deal

- 3.1 The council approved the submission of a city deal bid with this specific project at its cornerstone which was determined to be the most appropriate intervention to regenerate, catalyse further regeneration and halt the decline of the city and surrounding region. Core to this was the creation of the digital arena. A number of projects were considered including major retail led scheme however the retail market at that time was significantly weakening and advice from Cushman Wakefield identified that such a scheme was not deliverable in the current economic climate. The independent economic analysis carried out by market leading economists, The Amion Consulting report demonstrated that the arena project would generate significant economic benefits and create further occupier and investment demand for a phase 2 mixed use project to include leisure, retail and other uses. It is envisaged that the resulting uplift in GVA created by phase 1 will make phase 2 significantly more attractive to private developers and investors, however, viability can only be determined following a procurement exercise and gap funding may still be required from Welsh Government given the market failure that exists in the regional economy.

- 3.2 The Swansea Bay City Region has signed a City Deal with both Welsh and UK governments. The proposals put forward by Swansea aim to facilitate the growth of higher value activities particularly in Tech businesses through office development with a digital theme and an indoor Arena for music, comedy and conferencing, all to increase footfall and encourage more living and working in the city centre in line with the recommendations of SCARF. This builds on the city's two universities and growing technology capability within the City. The CCS project objectives are: -
 - a. To create 100,000 sq. ft. of tech-offices at Kingsway – Digital Village.
 - b. A digital arena, hotel and public realm at Swansea Central - Digital Square.

- 3.3 The Council approval of the city deal was based on the draft and now advanced five case business model, which has been submitted to UK and Welsh Governments and has received significant scrutiny particularly around the need to demonstrate the overall economic benefits generated by the project. This deal, which intervenes to address market failure, is now in the process of being

finalised with both UK and Welsh Governments. The business plan has been reviewed by Cushman & Wakefield as a critical friend to confirm the deliverability of the scheme, and the validity of the commercial assumptions.

- 3.4 Digital smart city technologies are key in looking towards the future. There is a cross cutting City Deal Digital project and officers are working with the City Deal Digital project team to ensure Swansea benefits from this project. Whilst this project is currently undeveloped, it is likely to include the creation of a 5G test bed and additional investment in digital infrastructure via the Local Full Fibre Network funding programme.
- 3.5 It should be noted that whilst the Council has the ability to borrow money, there are a number of competing priorities including the 21st Century Schools programme. If the Council is to borrow for projects then there must be prioritisation of capital spend, and sufficient headroom created in terms of revenue savings to pay for increased capital financing costs and all risks must be managed in line with the Council's fiduciary duty always set a balanced budget.
- 3.6 To deliver the project the council must continue in its role of developer in order to ensure the project is given the best possible chance of being delivered and resources must be focused on priorities.

4. The Need for an Arena

- 4.1 Both technology based businesses and the University have highlighted a need for a digitally enabled conference and events space in the City Centre. Swansea University have identified a need for conference space for medical technology conferences as there is currently no space of sufficient size in the region. Discussions with Tech companies identified the need for a digitally enabled conference, exhibition and events space for 700 people plus a display floor, which does not exist in Swansea, to bring international technology conferences to the city. Events and seminars are fundamental to the day to day business of tech industries, and the ability to bring serious investors and entrepreneurs to talk in a top class digital environment will give Swansea's technology based businesses a major advantage. Tech businesses run major international events, such as the world renowned South by South West in Austin, Texas which brings together interactive media, film and music conferences and festivals which has a significant impact on the local economy. Having a digital arena would enable Swansea to host international technology conferences and events, and raise the profile of the City, Region and Country.

5. Digital Square - Arena Project

- 5.1 To widen the leisure/ entertainment offer in Swansea, and meet the demand for conference and events space the council's development manager Rivington Land and specialist Arena advisers IPW have undertaken a full feasibility study on the Arena, including analysis of competitors, which concluded that there is a gap in the market for this type of facility in Swansea. Market testing with arena operators through the procurement process for an

operator concluded that 3,500 capacity was the optimum for the arena in Swansea.

- 5.2 Once developed, an arena's overall benefit to the city will be very significant, as a key attractor, and 'anchor occupier', and this should feed in to enhanced demand, and hence rental value and investment yields, for commercial leisure occupiers, and indeed other city center uses. It also creates a need for hotels and restaurants, to meet the requirements of business and entertainment tourism linked to the Arena. The hotel development has been extensively marketed by agents JLL with the benefit of gap funding from Visit Wales in order to attract a 4* hotel offer for a 50 year plus lease. Significant interest has been shown and final Bids are awaited from developers and associated hotel operators the shortlisted parties which will result in significant private sector investment. Discussions are also underway with transport providers to ensure adequate public transport and park & ride provision.
- 5.3 A report by Arena specialist IPW analysed the need for an arena and the optimum size of an arena in Swansea. Their report identified that the operational viability and demand for an arena in Swansea was positive however the delivery of an arena would require public centre support. IPW identified that the appropriate capacity was 3000. During the OJEU procurement process all bidders identified their requirements for a 3500 capacity arena and therefore the council responded to the market and increased the aimed capacity to 3500.
- 5.4 The Digital Arena will provide a high tech facility that would be capable of holding major digital events, including worldwide computer gaming competitions and other digital and data driven events, alongside more traditional live theatre and concert events. The arena will be located within a new cutting edge Digital Square in Swansea City Centre to create a distinctive and unique destination. The Digital Arena will provide the digitally enabled conference and events space required by Swansea's tech businesses and Universities, and help revitalise the environment and leisure offer of Swansea city center to attract and retain people and businesses in the City Centre. A hotel will also form part of the development, to meet the requirements of business and entertainment tourism linked to the Arena.
- 5.4 The Arena includes the following key modes and facilities:
- 3,500 capacity mode for a seated and standing entertainment event
 - 2,200 capacity mode for a fully seated entertainment or large business event
 - 750 capacity auditorium for medium conferences and business events
 - 1,450sqm of exhibition space on the arena event floor
 - Additional complementary exhibition space available on concourses
 - A variety of meeting rooms
 - Foyer space and foyer café.

- 5.5 It can be seen from the mix of facilities above, that the Arena will be capable of hosting small, medium and large-scale events through its combination of meeting rooms, ancillary spaces, exhibition areas and auditorium options. It will also be capable of accommodating both formal and informal meetings and networking usage and which we expect to be particularly suitable for the local tech companies, for example through the use of the foyer café.
- 5.6 A critical and attractive feature for local tech companies will be the digital capabilities of the Arena spaces, including dense WIFI coverage and innovative digital features. From our analysis of demand, we are confident that the digital infrastructure will encourage usage by tech companies and make it a natural home for digital innovation and creative thinking linked to the Digital Village.
- 5.7 The Digital Square Arena proposals have been developed in consultation with local tech businesses and Swansea's Universities to meet their needs for new floorspace and conference & events space.

6. ATG

- 6.1 An OJEU procurement process recommended the appointment of ATG the world's leading theatre group to run and manage the operation of the arena. A legal contract has now been signed and ATG will enter into a 30 year FRI lease once the arena construction is completed. ATG are now fully involved in the design process are bringing their knowledge and experience to bear on the arena layout and operational needs.

7. Arena's as drivers of wider city center regeneration

- 7.1 Entertainment venues such as Petco Park in San Diego and Staples Centre, among other venues in the USA, have been credited as the catalysts for regeneration projects in their cities, attracting investment including new hotels, bars and restaurants, revitalising their surrounding neighborhood's/ districts and reshaping public perception. The Swansea Arena will provide a unique regional offer that has the potential to act as a catalyst for regeneration in the city and region.
- 7.2 UK cities have started to see similar benefits from arenas and performance venues as regeneration drivers and anchors with the potential to attract 250,000+ people per annum. This footfall means new demand for hotel rooms, complementary entertainment and dining, and acts as a business attractor. This has recently been seen in Hull where the council have funded a 3500 capacity arena.
- 7.3 In a number of UK cities, arenas have stimulated major city centre regeneration. I would particularly highlight the following examples, as the two recently delivered arenas in England.
- 7.4 Leeds, capacity 13,500 and therefore is significantly larger than the proposed Swansea arena plays host to a variety of high profile concerts, shows, corporate and sporting events has stimulated significant regeneration of what

is now the Arena Quarter (<https://arenaquarter.com/>) in Leeds city center. This was developed by the council in conjunction with commercial partners.

- 7.5 In the period running up to the Arena's opening, the northern side of the Merrion Centre was completely transformed into a food and leisure hub and the new Ibis Styles Leeds City Centre Arena Hotel was delivered as part of the transformation.
- 7.6 Arena & Convention Centre Liverpool attracts over 600,000 visits annually, hosts a range of entertainment and conference/ exhibition events in its 10,000 capacity arena, 1,250 capacity conference space. It forms part of a landmark regeneration project on the Liverpool waterfront, alongside the historic Albert Dock and the World Heritage site at Pier Head. While the venue has enabled the city to become one of the UK's major conference destinations, it has also levered in a significant amount of private capital for residential, hotels, including a Pullman 5*, serviced apartments, restaurants and other developments anchored by this key development.

8. Arena economic impact

- 8.1 In addition to their potential ability to stimulate wider regeneration, the economic benefit that can be derived from arena/ conference and performance events extends from direct and indirect spending by visitors to encouraging return visits, from knowledge transfer to businesses and enhanced national/ international profile, and from job creation to overall city positivity and perceptions.
- 8.2 Several UK cities have sought to quantify the impact that new arenas and conference venues have on the local and regional economy. Examples of these projections include:
- ACC Liverpool (10,000 capacity main venue): Annual economic impact of £204m (2016/17); Total impact since opening (2008) now c. £1.5bn
 - First direct Arena, Leeds (13,500): Annual economic impact of £25m+
 - Motorpoint Arena, Nottingham (10,000): Annual economic impact of c. £45m
 - Bradford Odeon (4,000): Annual economic impact (projected) of c. £9m.
 - Hull Performance Venue (3,500): Annual net additional impact (projected) £13.7m GVA
- 8.3 In addition to these direct impacts, we also consider there to be a number of additional potential benefits for cities, including their ability to place themselves in global conversations through hosting conferences/ exhibitions and some of the softer effects of creating an appealing overall leisure offer that both attracts and retains businesses and a high-quality workforce.
- 8.4 The number of events per annum at the Digital Arena has been based on information received from the preferred operator, while average attendance per event has been taken directly from the IPW feasibility study (2016), as summarised in Table 5.1.

Table 5.1: Events and projected attendance (per annum)

	Forecast number of events per annum	Average attendance per event	Total forecast attendance
Concerts and other shows	155	1,373	212,800
Exhibitions	6	1,080	6,480
Conferences and banquets	24	346	8,300
Total*	185	-	227,580

8.5 Assumptions regarding the origin and type of visitors (day or staying) have been used to provide a profile of the overall number of visitors projected for the Arena each year. For concerts and other shows it is assumed that 80% of visitors will come to Swansea just for the day, while the remaining 20% will stay overnight. In relation to exhibitions, conferences and banquets, the split is 60% and 40% staying. This is consistent with other research for the conference market. The increased number of overnight stays will provide new business opportunities and improved profitability to existing hotels and B&Bs in the area, adding to the vibrancy of the City.

8.6 These assumptions have been based on a range of sources, including Swansea visitor data and conference and arena related tourism research. **Table 5.2: Profile of visitors**

Day – no. of visitors	Staying – no. of visitors	Day – % of visitors	Staying – % of visitors
Concerts and other shows	175,560	37,240	82%
Exhibitions	3,888	2,592	60%
Conferences & banquets	4,980	3,320	60%
Total	184,428	43,152	81%

8.7 Constructions phase impacts

8.8 The Council has significant experience in maximising social benefits from construction projects via its Beyond Bricks & Mortar team that are fully engaged in this project. In addition, the regional skills project, which is one of the eleven city deal projects, is also advising on labour market opportunities. This links to the Welsh Government’s Well-being of Future Generations Act requirements, which have been comprehensively addressed during the planning process of the project. It has been estimated that the proposed development could involve approximately £72 million of construction related expenditure. Based on average turnover to job benchmarks from business population data for Wales, this expenditure would support 831 person years of construction related employment (the equivalent of 831 people being employed on a full-time basis for 12 months). On the basis of the standard

convention that each permanent job equates to ten person years of temporary employment, this would be equal to 83 FTE jobs. After adjusting for deadweight, displacement and multiplier effects (see Appendix A for a breakdown of the additionally assumptions applied to each project), it is estimated that Swansea Central Phase 1 would support the creation of 798 net additional person years of construction employment in Swansea. Based on Census origin destination data, some 558 of these person years of employment would be taken-up by Swansea residents.

- 8.9 The total net additional GVA impact associated with the construction phase, derived from the estimates of net additional employment, would amount to approximately £35.4 million within the Swansea economy. The project would also be expected to deliver an estimated 3,905 net additional person weeks of construction related training targeted at the long term unemployed and economically inactive.

Table 5.3: Construction phase impacts

	Swansea	City Region	Wales
Gross employment (person years)	831	831	831
Net additional employment (person years) – workplace based	798	756	665
Net additional employment (person years) – resident based	558	680	631
Net additional GVA (cumulative)*	£35.4m	£33.6m	£29.5m
Net additional person weeks of training**	3,905	4,755	4,412

8.10 Operational phase impacts – employment and GVA

- 8.11 A number of assumptions have been made about a potential staffing structure for the Digital Arena, which suggests direct on-site employment associated with the operation of the facility of 33 FTE jobs. The hotel would be expected to generate a further 75 FTE jobs on-site, based on employment density benchmarks. In addition, there would be an estimated £15.4 million of off-site visitor and operator/event organiser expenditure per annum in the local economy, supporting the creation of 311 FTE jobs. This brings the total gross employment impact in Swansea to some 419 FTE jobs. As with the construction phase, adjustments have been made for deadweight, leakage, displacement and multiplier effects to calculate the net additional

impact – in total, the project is City and County of Swansea Economic Impact Assessment of Swansea City Centre Regeneration Programme Final Report September 2017. The Council’s Beyond Bricks & Mortar team would ensure that local people have full access to the opportunities created by the investment.

- 8.12 projected to create 469 net additional FTE jobs, of which 375 FTE jobs would be taken-up by Swansea residents. This would drive a net additional GVA impact of approximately £11.9 million per annum within the local Swansea economy.

Table 5.4: Operational phase impacts – employment and GVA

Swansea	City Region	Wales	
Gross employment (FTE jobs)*	419	453	488
Net additional employment (FTE jobs) – workplace based	469	365	82
Net additional employment (FTE jobs) – resident based	375	347	82
Net additional GVA per annum**	£11.9m	£9.1m	£2.2m

9. Project Update

- 9.1 The project has continued to progress in line with programme since the last Cabinet report in June 2018 which approved an additional £5,535,393 of funding towards Stage 4 of the project (detailed design and ‘Early Works’). This takes the overall approved budget to date to £14,618,000
- 9.2 The ‘Early Works’ which include highway improvement works to Wellington Street in preparation for the main build have now commenced on site. The work is being carried out by a framework contractor, outside the main contract. Work will be carried out until end October and will re-commence in January.
- 9.3 Following a procurement process, Ambassador Theatre Group have entered into an agreement with the Council to sign a 30 year lease to manage and operate the Arena.
- 9.4 A procurement exercise has been undertaken and a tender evaluation panel recommended selecting Buckingham as the main building contractor, the evaluation was based on a cost plan prepared by the council’s consultant team. Over the next six months, the project team will work through Stage 4 detailed designs with the contractor to establish

fixed costs for the project under a PCSA period until April 2019. There will also be a start on site in May 2019 and completion in Q4 2020. This will be followed by six months commissioning of the arena by ATG with a staged opening.

- 9.5 RIBA Stage 3 design work is being finalized and the Reserved Matters Planning consent was approved on October 2nd for Phase 1 which provides a detailed planning approval for Phase 1. The planning consent was secured under the new Welsh Planning act and therefore significant consultation has been undertaken on the scheme together with consideration of all the themes of the Future Generations and Wellbeing Act. It is clear that this project is a once in a generation opportunity to improve inward investment, impact on wider regional economic activity including private sector hotel development and the subsequent delivery of Swansea central phase 2.
- 9.6 There are a number of issues that have impacted on the current budget cost that are set out in this report. A budget review has been undertaken to ensure that as accurate a budget cost as possible at this time can be presented in this report for approval. However the final cost figure will not be known until April/May 2019.
- 9.7 Procurement of a developer and operator for the proposed hotel and a purchaser for the residential elements of the scheme continue. A Visit Wales grant is being pursued aiming to ensure a 4* full service hotel can be delivered.
- 9.8 The scheme will deliver 944 new car parking spaces on site across the two new multi-story car parks plus 300 extra park and ride spaces at Fabian Way. Accounting for the removal of the 340 temporary car parking spaces at St Mary's, which is part of the development footprint, then the net number of spaces remains unchanged and provides sufficient capacity and future proofing for the Swansea Central Phase 2 development. The development of the car-parks will be phased including keeping St David's MSCP open until the new North MSCP is constructed to maximize the number of available spaces at any time. However, there will be a limited time during the construction period when car parking spaces will be reduced until both new car parks are completed and operational, temporarily affecting car parking income.
- 9.9 There are currently 275 trees on the Swansea Central Phase 1 site. The development has been designed to retain as many of these trees as possible meaning that 75 of them will remain in situ. At the end of the development, there will be a net increase in the number of trees with at least 250 on site and 54 of the existing trees being translocated to an alternative suitable site. Every effort has been made to retain trees wherever possible within the scheme. Where trees are to be removed a conscious effort has been made to replace on at least a one to one basis and in turn increase the bio diversity of Swansea City Centre including a new coastal parkland, a significant new city center park to enhance the city center offer and to encourage city center living and support connecting the city to the sea. If the scheme was reduced in size and capacity to retain an even greater number of trees then ATG would withdraw and the scheme would fail as they require an arena of sufficient critical mass to

operate profitability. In addition a new planning application would be required.

- 9.10 A £6.2m loan to support the project has been agreed with Welsh Government at 0% interest fully repayable over 20 years. £5.5m has been received with the remaining balance being drawn down this financial year. Other sources of public sector funding are awaited, including £22m City Deal; £2.4 Active Travel Grant application made; gap funding from Visit Wales to support for the hotel development. In addition, the sale of residential land will generate a capital receipt.

10. Project Budget Requirements

- 10.1 The council has authorised budget of £14,618,000 to date which covers expenditure up to the end of RIBA Stage 4.

- 10.2 Stage 4 will run from October 2018 until April 2019. During this time, the project team will work with the Contractor to prepare detailed designs for construction and establish a final fee and capital budget cost for RIBA Stage 5 (construction) which can then be reported to committee.

- 10.3 As the scheme design has evolved the sequence of works has had to be amended and the following main works need to be brought forward to enable the construction works to start on site. The key issues that have affected the budget are

- Works to the Revetment Wall
- Utilities orders / Diversions
- Design work for Bridge
- Digital consultant
- Wayfinding
- Church Hall relocation Costs
- Loges
- Tesco Rights of Light Compensation
- Contractor Programme

- 10.4 The current programme is start on site for main works contract on 24th May 2019 with PC during the first or second week in December 2020. However, to achieve this early enabling work must start on site at the end of January 2019. The cost of these early works is an additional £3m for design to get to a fixed price in April/May plus further early works of £6.9m which includes, ordering piling rigs, work to stabilise the revetment wall, ordering sub stations to enable service diversions. These are not additional costs. On the assumption that the recommendations are agreed the likely implication is a delay to the enabling works resulting in a knock on effect on the overall programme of 2-4 months.

- 10.5 In light of paragraph 11.3 a budget cost review has been undertaken by the council's cost consultants. The previously reported scheme cost of £124,709,571 was a budgetary figure based on Stage 2 design. The cost review has led to a current cost of £129,795,000. This increase is due largely to increase in cost of security elements of the scheme following the Manchester Arena incident and unforeseen works required to stabilize the Revetment Wall.

This revised budget includes contingency and is being further reviewed throughout Stage 4 detailed design with advice from the contractor aiming to achieve savings utilising the most efficient and cost effective methods of construction to get back to as close to the £124.7m original budget figure as possible.

- 10.6. A further report will therefore be brought to cabinet in April/May seeking approval to the remainder of the firmed up budgets required for the scheme to proceed.
- 10.7 The capital costs include a contingency of c. 7.5% of the adjusted construction cost which is recommended at this stage of the design process taking into account the remaining risks.
- 10.8 In order to offset the amount of capital the council are required to find there are financial contributions which are being progressed including the City Deal which will potentially provide £22.4m towards the capital cost. Additionally a sale of the residential element of the scheme will create a capital receipt. Also a grant application is being prepared towards the cost of the bridge which could further reduce the council's capital contribution if successful. Again the outcome of this element will be reported back to committee. Until these are secured predominantly all financing will remain unsupported borrowing.

11. Financial Implications

- 11.1 The current cabinet approval for work up costs and Wellington Street works is £14,618,000 up to and including RIBA Stage 4 of the project. The total project cost currently estimated at £129,795,000 for fees, contingency and construction however this will be reviewed through the Stage 4 design process which we are now entering with engagement with the contractor. Once affirmed a further report will be brought to approve the final scheme cost.
- 11.2 Subject to UK and Welsh Government approval (sign off awaited) £22.4m of the scheme cost will be funded by the City Deal, thereby reducing the Council's net contribution by this figure. The Council's contribution could be further reduced by the capital receipt received from the disposal of the residential element. Grant applications are also being submitted which if approved could further reduce the Council's contribution.
- 11.3 The Arena is being let for a 30 year period to Ambassador Theatre Group who will be responsible for FRI terms of the arena itself. The residential and retail elements of the scheme will be let on similar terms. However, the remainder of the development including the car parks, bridge, coastal parkland, digital square, public realm areas and events programme will require an annual maintenance and a management revenue budget. The final budget cost of this is yet to be established and an accurate estimate will be determined over the course of the coming months as the detailed design progresses. However initial indications show that the likely revenue income from ATG and for the increased returns from the car park offer would offset any ongoing revenue "running" costs and sinking funds for maintenance. Confirmation of

this will have to be provided in the final FPR report prior to main scheme commencement.

- 11.4 On this basis that would leave a public sector subsidy for the overall scheme to meet the capital financing costs broadly as follows:

Indicative capital financing subsidy at current pool loan rates and current MRP

	18-19	19-20	20-21	21-22	22-23*
	£m	£m	£m	£m	£m
Total financing	0.176	2.058	7.108	10.332	10.332
City Deal Grant	0	-1.5	-1.5	-1.5	-1.5
Loan Repay	0	0	0	0.3	0.3
Local subsidy	0.176	0.558	5.608	9.132	9.132

*Ongoing cost – note this should reduce following Council’s review of the MRP policy in December and once new borrowing is undertaken the overall pool rate cost of borrowing will also reduce. Figures are expected to reduce by around 25%.

- 11.5 A public sector overall subsidy is wholly to be expected. The very nature of a City Deal and a co-investment in wider spillover benefits by the UK and Welsh Governments, and local authorities to pump prime future direct and indirect private sector investment in the City is because of existing market failure: without it there would be insufficient a case to proceed. The wider public sector, as well as Council, must take a lead to stimulate regeneration. That decision in principle has already been taken, with unanimous Council approval of the City Deal.
- 11.6 This is the third interim report on the scheme and spending commitments are having to be made before any revenue certainty, before any capital financing revenue certainty, overall affordability certainty and before any City Deal grant certainty.
- 11.7 The sums proposed on an interim basis are very substantial and thus financial risk increases at each stage of approval. The Section 151 Officer therefore has to stress test for the unlikely “worst case scenario”.
- 11.8 In extremis, if for any reason schemes could not progress and all spend to date, plus now sought, was deemed ultimately abortive capital costs to be written off to revenue, it would exceed the totality of General Fund Reserves and clearly breach the Council’s fiduciary duty. That is one of several reasons why the capital equalisation reserve was established by Council on top – predominantly to smooth future costs of the whole scheme when it fully progresses – but also to provide “insurance” in the worst case scenario. It is intended that the capital equalisation reserve is actually used to offset some of the future costs as shown in the capital financing table above, even further.

- 11.9 The Section 151 Officer is required to determine a source of funding for the scheme as it is not in the existing capital programme. This is almost exclusively unsupported capital borrowing at present with the promise of some future offset from City Deal grant, capital receipts and some limited future net revenue income streams. There may be opportunity to reduce unsupported borrowing assumptions if future capital grants are received or additional capital receipts generated. The total amount envisaged over two years is substantial and is, for example, more than 50% of the entire value of unsupported borrowing undertaken by ALL Welsh local authorities in 2017-18. The level of ongoing risk and magnitude of the decision is therefore very substantial and must be fully borne in kind when making any decision to proceed.
- 11.10 Any capital spending within the envisaged affordability envelope in the medium term is predicated on creating the necessary headroom to increase overall capital financing costs by approximately 50% and making all current and planned future revenue savings to achieve that headroom. Deviation from that plan will limit the ability to finance the future capital ambition. There is already substantial current adverse deviation from the revenue planning assumptions in the current year of over £8m per annum, as reported to Cabinet, most of which will roll forward as a future pressure into 2019-20.
- 11.11 The current planning assumption is that in agreeing these step phases all necessary action will be taken at officer and member and Cabinet level to assure and ensure no material deviation from revenue savings plans in the current and all future years to enable capital to proceed in stepwise fashion as requested.
- 11.12 Whilst neither the Section 151 officer or Cabinet may bind or fetter future decision of Council, the decision to proceed “locks in” yet more spend that must be ultimately financed. Given the outlook for public finances over the longer term, where real term cuts remain the order of the day, failure to fully offset that locked in spend with other savings would itself increase the likelihood of the section 151 Officer forming an opinion that future resources could fall short of future expenditure.
- 11.13 The Section 151 Officer also has to form a view as to the reasonableness and value for money of the proposals’ in discharging his fiduciary duty to council taxpayers. The proposed level of local public subsidy is very substantial but less than the envisaged economic benefits set out in the report and on that basis it can be considered justified. The financial cost to the Council of supporting this scheme’s financing costs over other revenue spending is a matter of policy decision by Cabinet today and Council in future budget decisions.
- 11.14 Equally the Section 151 Officer is mindful that the scheme is progressing though a UK and Welsh Government five case business model assessment process and if deemed satisfactory to national and sub national governments from a value for money point of view then it should also be the case for the local authority.

- 11.15 The Section 151 Officer would remind however, that the respective contributions are significantly different in scale (the Council is putting in the majority of financing and takes all the risks – the UK and Welsh Government contribution is a potentially fixed sum, the Council's is not yet fixed, given capital cost certainty has not been reached, nor interest rate certainty, nor ongoing revenue cost certainty, nor ongoing overall affordability certainty (future budget decisions)).
- 11.16 This interim report does significantly help move the scheme along to the last developmental stage and at the point of the future final report we should have capital cost certainty, an ability to lock in at known interest rates, a more fully developed revenue business case, a budget and medium term financial plan agreed by Council, including the savings to afford the financial borrowing envelope in full, an agreed UK and Welsh Government business case, an offer of City Deal funding with known terms and conditions and flowing grant payments. All of which would then significantly and substantially de-risk the project from the current position, where this Council is delivering on its strategy for regeneration and necessarily leading and shaping from the front, and thus currently taking 100% of the risk.
- 11.17 The Section 151 Officer is satisfied, on balance, that it is reasonable to progress to the next stage, accepting the attendant risks, as part of the Council's strategic, place shaping and community leadership roles in regeneration for the City. Effectively it means Council leads on the pump priming of the wider pump priming from City Deal and elsewhere to drive the longer term economic benefits envisaged and halt the otherwise inevitable economic decline presented in the report.
- 11.18 This project is about the public sector intervening in its city due to market failure to stop further decline, put Swansea on the map and look to stimulate further private sector investment in the future.

12 Legal Implications

- 12.1 The Council will continue to work with their development partner Rivington Land throughout the project. The Council's framework contractor is being used to deliver the 'Early Works' which have already commenced on site.
- 12.2 The Council will need to ensure that at all times it complies with its Contract Procedure Rules and European procurement legislation as appropriate together with the terms and conditions of any offer of grant funding.
- 12.3 The Council will need to ensure that appropriate documentation is in place to protect its interests including warranties, bonds and appropriate forms of contract security. Arrangements should be in place to ensure good governance of the project; to monitor relationships between the Council and its external advisers, consultants and contractors; to manage risk and to monitor outcomes.

13. Resources and Capitalisation

- 13.1 The Swansea Central phase 1 scheme provides an opportunity to capitalise the salaries of the staff who are working on this scheme. The staff currently working on this scheme will need to time record their hours on the scheme to clearly record the time spent on the scheme. The staff resource will vary as the scheme progresses and the estimated potential for capitalisation is set out below.
- 13.2 It is in the council's interest to capitalise the time spent by staff which can then be utilised to support scheme delivery.

Grade	Time spent on scheme	Salary	Cost	On cost at 36.5%	Total to be capitalised p.a.
Grade 12	45%	£50,631	£22,784	£8,316	£31,100
Grade 11	90%	£45,669	£38,818	£16,669	£55,487
Grade 10	50%	£40,858	£20,429	£17,833	£38,262
Grade 10	90%	£40,858	£36,772	£13,421	£50,193
Grade 9	50%	£36,153	£18,076	£6,597	£27,673
Total core funded posts					£202,715
Grade 8	90%	£31,401	£28,260	£10,314	£38,574
Grade 8	35%	£31,401	£10,990	£4,011	£15,001
Grade 10 (H)	40%	£40,858	£16,343	£5,965	£22,308
Total non-core					£75,883
Total core and non-core funded					£278,598

- 13.3 The City Deal project is being administered by Carmarthenshire County Council who have established a regional office. In order to finance the regional approach to managing the city deal each council has agreed to fund £50k p.a. towards the costs. This funding has been agreed for 2016/17, 2017/18 and 2018/19 but needs including in future revenue budgets. Costs to date have been funded from the Contingency Fund. In addition £450,000 of officer costs were provided for in revenue in 2017-18 also funded by the Contingency Fund. Going forward as set out in this report, officer costs will be capitalised wherever practicable and reasonable

14. Benefits

- 14.1 Swansea Central Phase 1 will contribute towards addressing the Council's Corporate Priority of creating a vibrant and viable city and economy.
- 14.2 Swansea recognises the need to claw back the identified trading gap of £158m currently being lost to other areas outside of the city. This project once delivered

will have a fundamental impact in addressing this by creating a step change for Swansea as a city acting as a catalyst for other projects and private sector investment.

- 14.3 Swansea Central Phase 1 will create significant economic benefits for the city, £11.8m per annum during its operation and the creation of 500 jobs. In addition the arena will stimulate demand for Swansea Central Phase 2 and has a significant link with other projects such as the Digital Village on the Kingsway. It will increase investor confidence in Swansea and stimulate private sector development on other sites in Swansea. It will also support existing businesses through increasing footfall and add to the already strong cultural assets of the city, providing jobs and growth for future generations.
- 14.4 The scheme creates a new park which has been developed in line with the Future Generations Act themes and will help create the environment to stimulate people being able to live and work in the city
- 14.5 The scheme will create a national PR interest which will raise the profile of Swansea on a national basis and help catalyse future private sector investment.

15. Risks

- 15.1 Due to the financial viability the private sector will not invest in major regeneration projects in Swansea, therefore public sector intervention is critical if this project is to be delivered. Therefore Councils in similar cities around the country are investing or planning to invest in their cities to secure their future and stop decline. There is a risk that in doing nothing Swansea will decline further and the corporate priority of creating a vibrant and viable city and economy will not be met.
- 15.2 There is a risk of the accuracy of overall scheme costs as they are based on the current level of available design information and associated costs estimated by a Quantity surveyor. To address this the council is now engaging with the selected contractor to refine the costs during Stage 4 as part of the PCSA period over the coming six months. A further report will be brought once the final contract sum is estimated in April/May 2019.
- 15.3 The council needs to comply with its obligations to ATG in the agreement otherwise they could withdraw, resulting in the loss of the essential expertise required to successfully run the venue. This expertise is not available in house.
- 15.4 There are other risks which could impact the project. These include the arena operator responding to design evolution in a timely manner and the right to light claim process.
- 15.5 It is not recommended to commence Stage 4 / PCSA until all tier 1 appointments are agreed with the council and sub consultants.
- 15.6 There is a risk that as we are still in procurement that the Hotel and Residential elements of the scheme could be delayed or these elements not proceed.

- 15.7 A level of contingency needs to be retained going in to RIBA Stage 4. It is recommended that 7.5% contingency is retained to mitigate against risk which is included in the budget figures.
- 15.8 When the project substantially starts on site the management and audit governance in order to expend the total project cost expenditure will be critical. A property qualifies resource needs to join the team to undertake this role as it is essential that contracted payments are made on time.
- 15.9 There is a risk that the Council does not have sufficient resources to complete the scheme given the spending commitment is being sought ahead of the necessary budget savings needed to facilitate headroom for the scheme to proceed. Should this point of insufficient resources ever be reached a Section 114(3) notice would be inevitable and the reputational and financial consequences catastrophic.

16.0 **Equality and Engagement Implications**

- 16.1 The Council is subject to the Public Sector Equality Duty (Wales) 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 Act.
 - 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.

Our Equality Impact Assessment process ensures that we have paid due regard to the above.

An Equality Impact Assessment has been opened and is attached as an appendix.

- 16.2 Ongoing monitoring will be undertaken to ensure that the needs of groups identified in the EIA are fully considered throughout the project and particularly on completion of detailed design, prior to implementation.
- 16.3 A communication plan has been developed to ensure engagement with stakeholders at key points throughout the project by utilizing project website, target e-mails, letters, press release and social media. A series of consultation events have been held inviting groups and general public to view and feedback on the scheme. Engagement and activities with youth groups and schools also being undertaken to encourage youth participation.

Background Papers: None

Appendices:

Appendix A - Scheme Images

Appendix B - EIA

Appendix A: Scheme Images

Swansea Central Phase 1



Arena



Digital Square



Coastal Park

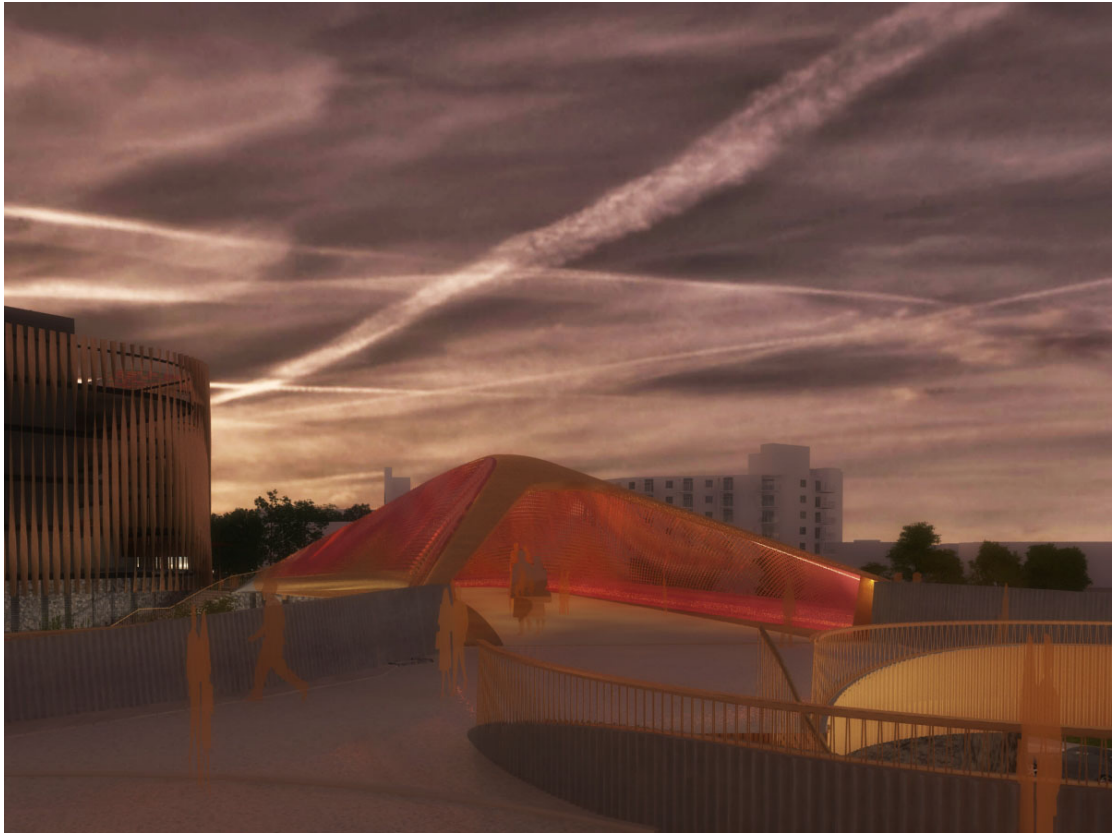


Coastal Park



Bridge





?

Equality Impact Assessment (EIA) Report – 2017/8

This form should be completed for each Equality Impact Assessment on a new or existing function, a reduction or closure of service, any policy, procedure, strategy, plan or project which has been screened and found relevant to equality.

Please refer to the 'EIA Report Form Guidance' while completing this form. If you need further support please contact acesstoservices@swansea.gov.uk.

Where do you work?
Service Area: Regeneration
Directorate: Place

(a) This EIA is being completed for a:

Service/ Function	Policy/ Procedure	Project	Strategy	Plan	Proposal
<input type="checkbox"/>	<input type="checkbox"/>	√	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

(b) Please name and describe here:

Swansea Central Phase 1 Development

This EIA will cover the first Phase of the Swansea Central development which will be located on the South of Oystermouth road on the existing LC Car Park and will consist of:-

- Arena
- Car park
- Bridge over Oystermouth Road
- Park Land

The proposed Arena will be situated aside the proposed Hotel. The venue will be approx. 8,300 m² and will host a range of concerts, comedy shows, musicals, and sports events such as boxing, exhibitions and conferences. Similar sized arenas being developed across UK including Hull Venue, O2 Indigo London and Edinburgh Playhouse and will become part of a new circuit of mid-scale venues. There will be a bridge connecting the Arena to the other side of Oystermouth road creating suitable and safe access and exit. There will also be car parking situated on the existing LC car park under a newly developed Parkland area in the Arena parameters.

City Deal funding has been secured in principle (subject to a 5 case business model) to deliver the Phase 1

We have procured ATG as the operator and they were engaged in July 2017 following a Cabinet approval June 2017

(c) It was initially screened for relevance to Equality and Diversity on: 6th June 2017

(1st report approved by HoS 9th June 2018)

√(d) It was found to be relevant to...

Children/young people (0-18).....	√	Sexual orientation.....	√
Older people (50+).....	√	Gender reassignment.....	√
Any other age group	√	Welsh language.....	√
Disability	√	Poverty/social exclusion	√
Race (including refugees).....	√	Carers (including young carers).....	√
Asylum seekers.....	√	Community cohesion	√
Gypsies & Travellers.....	√	Marriage & civil partnership	√

Religion or (non-)belief..... ✓
Sex..... ☒

Pregnancy and maternity..... ☒

**(e) EIA Lead Officer
Service**

Name: Chantel Ellis

Job title: Programme Support Officer

Date: 18th September 2018

(f) Approved by Head of

Name: Phil Holmes

Date: 28th September 2018

Section 1 – Aims (See guidance):

Briefly describe the aims of the initiative:

What are the aims? It is still no clear if the EIA is solely about the Arena or the other aspects also

The Arena forms part of the wider Regeneration Strategy. Regeneration as part of the Swansea Central Area Framework and the Corporate Aim of creating a vibrant and viable city and economy.

- To create an Indoor Arena for concerts, conferences, events and sufficient parking (one area and parkland area being alongside the Arena which is currently the LC Car Park) to create car parking and also a connecting bridge over Oystermouth road.
- The Phase1 development will enable future integration of the city centre to the Waterfront – Linking the City Centre experience to the Sea.
- Create a first class environment with economic benefits for the city that positively impact on peoples decisions to visit and live in the city.
- To transfer risk of operation to tenant for a period of 30 years.
- Enable enhanced Social Cohesion
- Foster good relations between different groups
- Reduction in Social exclusion
- Contribute to the goals of the Future Generations act 2015, Equality Act 2010 and Planning Policy Wales.2018
- Will create opportunities for conferencing linked to the University.

Residents living in the city and surrounding areas will have a major performance venue on their doorstep and will no longer have to travel to other cities to see touring arena shows.

The arena will bring millions of pounds annually in additional spend to the region from business activity, increased hotel occupancy and other related spend.

Who has responsibility?

Rob Stewart – Leader
Robert Francis Davis – Councillor
Phil Roberts – Chief Executive
Martin Nicholls – Director
Phil Holmes – Head of Services
Huw Mowbray - Development and Physical Regeneration Manager
Lee Richards/Katy Evans
Regeneration Team
Planning Team
Finance Team
Procurement Team
Highways Team
Legal Team
Culture and Tourism Team

Who are the stakeholders?

All residents of and visitors to Swansea as well as local businesses and other organisations based in the area

Section 2 - Information about Service Users (See guidance):

Please tick which areas you have information on, in terms of service users:

- | | | | |
|-----------------------------------|--------------------------|----------------------------------|--------------------------|
| Children/young people (0-18)..... | ✓ | Carers (inc. young carers) | ✓ |
| Older people (50+) | ✓ | Race | ✓ |
| Any other age group (18+) | ✓ | Religion or (non-)belief | ✓ |
| Disability | ✓ | Sex | <input type="checkbox"/> |
| Gender reassignment | <input type="checkbox"/> | Sexual orientation | <input type="checkbox"/> |
| Marriage & civil partnership..... | ✓ | Welsh language | ✓ |
| Pregnancy and maternity | <input type="checkbox"/> | | |

Please provide a snapshot of the information you hold in relation to the protected groups above:

From Census Data 2011

The usually resident population of Swansea was 239,023 in 2011, an increase of 15,500 or seven per cent since 2001

Children /Young People

Of this population around 17% (41,400) are aged under 16.

Any other age group/older people (50+)

Nearly one in five (18 per cent, 42,800) of Swansea residents were aged 65 or over

Disability

In 2011 Swansea had a higher percentage of residents with a long term health problem or disability, at just under a quarter of all people (23.3%, around 55,700); slightly above the Wales average (22.7%). This proportion has fallen slightly since 2001 (24.7%).

Race/Religion

In terms of ethnicity, the census recorded that 94% of Swansea's usually resident population were white (around 224,700 people). The proportion of non-white ethnic population in Swansea has increased from 2.2% in 2001 (around 4,800 people) to 6.0% in 2011 (14,300), with the largest non-white ethnic groups in Swansea now Chinese (2,052 people, 0.9%) and Bangladeshi (1,944, 0.8%).

Fifty-five per cent (131,451) of Swansea residents stated Christian as their religion in 2011, a 16 percentage point drop since 2001. Over one third (34%, 81,219) of the population in Swansea stated they had no religion in 2011, up from around 44,000 in 2001. The largest minority religion in Swansea is Muslim (5,415, or 2.3% of all people).

In 2011, 7.2% (17,233) of people in Swansea were born outside the UK, an increase of 3.6 percentage points (around 9,300 people) on 2001.

Marriage & civil partnership

A higher proportion of residents aged 16 and over are single in 2011 than 2001 (up from 29.7% to 36.7%). Conversely, a lower proportion was married in 2011 (43.8%) than in 2001 (50.1%). The numbers and proportions separated or divorced have also increased over the ten year period.

Welsh language

2011 Census Key Statistics: Table
QS207WA: Welsh language skills (detailed)

All usual residents	W06000011: SWANSEA		WALES	
	Numbers	Percentage	Numbers	Percentage
All categories: Welsh language skills	239,023	100	3,063,456	100
No skills in Welsh	193,938	81.1	2,263,975	73.9
Can understand spoken Welsh only	12,906	5.4	162,859	5.3
Can speak Welsh: Total	26,532	11.1	568,500	18.6
Can speak but cannot read or write Welsh	4,839	2.0	85,605	2.8
Can speak and read but cannot write Welsh	2,703	1.1	45,767	1.5
Can speak, read and write Welsh	18,668	7.8	431,759	14.1
Can speak and other combinations of skills in Welsh	322	0.1	5,369	0.2
Can read but cannot speak or write Welsh	3,969	1.7	44,327	1.4
Can read and write but cannot speak Welsh	1,372	0.6	18,742	0.6

Swansea Visitor data/Tourism 2018 (Increases)

Total economic impact of tourism £M 417.85
 % change on 2016 (£'s 2017) 1.7%

Total visitor days (Millions) 8.06
 % change on 2016 2.0%

Staying visitor days (Millions) 4.99
 % change on 2016 3.3%

Total visitor numbers (Millions) 4.64
 % change on 2016 1.0%

Number of staying visitors (Millions) 1.57
 % change on 2016 2.9%

Number of day visitors (Millions) 3.07
 % change on 2016 0.0%

Number of FTE jobs supported by tourism spend 5,704
 % change on 2016 0.5%

Below are the Characteristics of the visitors to Swansea:-

Little change in visitors to Swansea Bay

As evident in the below tables, there is little significant difference in the type of visitors heading to Swansea Bay, Mumbles and Gower, compared to three years ago.

Marital status**Marital status % of interviews 2015 % of interviews 2012**

Married or equivalent 75% 75%

Single, never married 15% 15%

Widowed / divorced / separated 9% 10%

Refused 1% 0%

Swansea Bay attracts a high proportion of people in a relationship, with three quarters of visitors to Swansea Bay are married, or equivalent, which is the same proportion reported in 2012.

In addition, 15% are single and 9% are widowed, divorced or separated.

Social class**Social class % of interviews 2015 % of interviews 2012**

ABC1 69% 70%

C2 18% 17%

DE 12% 13%

Refused 1% 0%

The majority (69%) of visitors to Swansea Bay are ABC1 – this is not significantly different to 2012.

Gender**Gender % of interviews 2015 % of interviews 2012**

Male 50% 51%

Female 50% 49%

There remains an even split of male and female visitors to Swansea Bay.

Age

The age of visitors to Swansea Bay has not changed significantly in the last three years. A large proportion (58%) of visitors are aged between 35 and 64, but fewer visitors at either end of the age scale, with 7% aged 16 to 24 and 5% over 75 years old.

Welsh language

Welsh Language % of interviews 2015 % of interviews 2012

Yes – fluently 5% 6%

Yes – not fluently 9% 9%

No 86% 85%

Most (86%) visitors to Swansea Bay do not speak Welsh. Only a very small proportion (5%) speak fluent Welsh, and 9% speak the language, but not fluently.

Illness and disability

Long-standing

illness/disability/infirmity % of interviews 2015 % of interviews 2012

Yes 9% 11%

No 91% 89%

The vast majority (91%) of visitors do not have any long-standing illness, disability or infirmity. Those that do (9%), 80% say that it limits their day-to-day activities in some way.

Age % of interviews 2015 % of interviews 2012

16-19 2% 3%

20-24 5% 5%

25-34 13% 14%

35-44 19% 20%

45-54 20% 20%

55-64 19% 19%

65-74 16% 16%

75+ 5% 3%

Ethnicity

Ethnicity % of interviews 2015 % of interviews 2012

White 96% 96%

Asian or Asian British 1% 1%

Chinese or other ethnic group 1% 1%

Black or Black British 0% 1%

Mixed / other 1% 1%

Nearly all (96%) visitors to Swansea Bay are white British or another white background.

Residency

Residency % of interviews 2015 % of interviews 2012

Wales 50% 42%

Rest of UK 41% 46%

Overseas 9% 12%

- There has been an increase in Welsh residents taking a holiday or short break
- in Swansea Bay, with half (50%) of visitors in the area making the trip from
- elsewhere in the country compared to 42% in 2012
- Fewer visitors are from the rest of the UK (41% compared to 46% in 2012) and overseas (9% compared to 12% in 2012).
- Large proportion (85%) of overseas visitors reach Britain by plane, an increase on 2012 (72%).

Any actions required, e.g. to fill information gaps?

No Actions required at present.

Section 3 - Impact on Protected Characteristics (See guidance):

Please consider the possible impact on the different protected characteristics.

	Positive	Negative	Neutral	Needs further investigation
Children/young people (0-18)	→ ✓	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Older people (50+)	→ ✓	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Any other age group	→ ✓	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Disability	→ ✓	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Race (including refugees)	→ ✓	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Asylum seekers	→ ✓	<input type="checkbox"/>	✓	<input type="checkbox"/>
Gypsies & travellers	→ ✓	<input type="checkbox"/>	✓	<input type="checkbox"/>
Religion or (non-)belief	→ ✓	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sex	→ ✓	<input type="checkbox"/>	✓	<input type="checkbox"/>
Sexual Orientation	→ ✓	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gender reassignment	→ ✓	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Welsh Language	→ ✓	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poverty/social exclusion	→ ✓	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carers (Inc. young carers)	→ ✓	<input type="checkbox"/>	✓	<input type="checkbox"/>
Community cohesion	→ ✓	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marriage & civil partnership	→ ✓	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pregnancy and maternity	→ ✓	<input type="checkbox"/>	✓	<input type="checkbox"/>

Thinking about your answers above, please explain in detail why this is the case.

Children and Young People

The new developed area will provide more for young people to do within the City Centre – events that they can enjoy and socialise with others. Throughout the phase 1 development the programme will adhere to the Future Generations Act and ensure that children and young people are considered throughout for their future.

It will hopefully hold Welsh Cultural events which will be educational for young people.

The development will also create more open space for children and young people to enjoy. There will be a Parkland created next to the Arena in the existing LC car park which will incorporate play spaces which will be age specific.

Any other age group/older people (50+)

The Phase 1 development will provide more for these age groups to enjoy within the City Centre - events that they can enjoy and socialise with others. Providing more open space for these groups to enjoy. More parking facilities, ease of access over the connecting bridge and more open space to enjoy and utilise for socialising etc.

The design will also comply with the Planning Policy Wales (PPW) in that it is to provide safe public spaces and ensure ease of access to all – older members of the public can feel at ease in attending events due to ease of access into and out of the building.

Disability

We are engaging with the Disability Liaison Group on a regular basis – in terms of accessing the impact (refer to the following Engagement section.)

The development of Phase 1 will be fully accessible to disabled people. It's also being designed accordingly to the PPW which ensures that ease of access for all and ensuring safe public spaces. This includes access to the Arena, the bridge, exiting the car park and the parkland area.

An Access Consultant sits on the design team to provide advice throughout the Phase 1 design process. Along with this a Design and Access Statement was developed for the Planning application and which has to be adhered to. (Report available on request). This report covers such areas as:-

- Access issues
- Continual review of design to ensure the disability agenda remains key in the design process
- Adopt a Pan Disability Approach –Considering the needs of all disabled groups equally

Regarding the access to the Phase 1 development the pedestrian, cycle and vehicle routes have been considered with their associated bridges, crossings, controls, gradients and materials, but as the design develops the requirements for people with hearing, visual and learning disabilities will equally be considered to ensure that all disability groups are equally considered in the detailed design

The Phase 1 development review has also looked at:-

- Kerbs
- Paving

- Tactile warnings and Tactile paving
- Crossing controls
- Signage and Wayfinding
- Public Seating
- Street Furniture
- External Lighting
- Lifts and Stairs

Disabled parking will be considered in the Car Parking Strategy

Statement of Intent - It is the design team's intention to produce a design for Phase 1 which satisfies a pan disability approach and all best practice guidance with the result that the new development incorporates the broadest possible needs of the disabled community of Swansea and the larger demographic which will visit the development.

Gender Reassignment/Sexual Orientation

Once the arena is open, engagement between the operator ATG and the LGBT Liaison Group can ensure that they would benefit from nights when the arena is hosting acts which would appeal to the 'gay community'.

After consultation with LGBT Forum Oct 2016 it was stated that some members of the group feel that they have to avoid public places like the Arena and Hotel because of the lack of gender neutral toilet facilities – The Arena will be providing these facilities so this group can be ensured that they will feel comfortable attending events that the Arena will offer.

The Arena will also provide conference facilities and event areas which will be open to everyone to take advantage of.

The Phase 1 development will have state of the art CCTV and the Crime Prevention Officers are involved in the design process to enable this group to avoid homophobic abuse.

Marriage & Civil

The new developed Arena and Parkland of the Phase 1 will possibly hold ceremonies such as these which would give people in this group more choice.

Race/Religion

The Phase 1 development will provide a place of entertainment and the Parkland greenspace for all groups of the community to get together and build relationships and it will contribute to Social Cohesion within the City Centre.

Welsh Language

We have approached the Welsh Commissioner and have received the following response:-

As ATG will be leasing the arena rather than running it on our behalf the WL standards are not relevant.

However, they would urge us to ensure that ATG and the new arena promote and facilitate using Welsh.

The Commissioner has a promotion team that work closely with businesses and 3rd sector organisations to increase the use of Welsh . The team can offer help and advice to companies such as ATG to help them to complete a promotion plan. The team also offer a

proof reading service to organisations in the private and 3rd sector to help them to make use of Welsh.

Poverty and Social Exclusion/Community Cohesion

The new development will enable Community Cohesion in bringing together different groups within the City Centre and elsewhere. It will also affect Poverty and Social Exclusion in that it the Arena will provide events that some members of the community before could not afford to attend as the costs of travel to other venues would increase the cost. Social Exclusion as a result would decrease as the venue will offer those who were previously disadvantaged to feel more included within what's going on in the City Centre.

Section 4 - Engagement:

Please consider all of your engagement activities here, e.g. participation, consultation, involvement, co-productive approaches, etc.

Chantell, I am still confused if this EIA is about the Arena only, if yes that the information within the EIA and this section should only relate to the arena not the other aspects

What engagement has been undertaken to support your view? How did you ensure this was accessible to all?

We made this consultation accessible to all in that we had the audio loop available and the offer of sign language and Welsh translation was also available on request. All literature was also produced in Welsh and English.

As part of the reserved matters planning application for Phase 1 of the scheme a public consultation event was held exhibiting the detailed design proposals for the Arena, the bridge, the car park and the parkland with activity being undertaken to publicise the event to a range of stakeholders. A series of meetings were also organised between the project team and special interest groups, to ensure a thorough consultation was undertaken.

The programme was designed to comply with national policy and guidance promoting pre-application consultation.

It was also designed to comply with the latest Planning Policy Wales documentation.

In addition to the public exhibition, the project team encouraged individuals to provide formal feedback on the proposal via forms made available at the event, at special interest meetings, and on the Swansea Central website. Steps were taken to ensure engagement with the community was continued after the event, with a dedicated project email address and Freepost mailing address made available for correspondence purposes. The public exhibition materials were also made available on the Swansea Central website to allow those who were unable to attend the event to provide informed feedback.

The exhibition attracted 223 attendees. The project team received formal feedback from 78 members of the local community in the course of carrying out the above public engagement.

The project team collated 52 completed feedback forms over the course of the exhibition, with a further 26 received via the project's Freepost address and the development's website. In total, 78 feedback forms were collected and the findings detailed in this report.

The key objectives of the consultation were:

- To engage with the local community in accordance with both national planning policy and local guidance.
- To properly explain the proposed detailed design proposals and lay out the potential benefits of the scheme.
- To give local residents and stakeholders the opportunity to provide direct feedback and ask questions regarding the proposal.
- To ensure the local community was informed of the various channels through which people could voice their opinions on the proposal, primarily through feedback questionnaires, but also by directing questions towards project team members in attendance, a dedicated email address, and a Freepost mailing address.

Public exhibition

The exhibition was held at St David's Church Hall. This is next door to St David's Church, which is immediately adjacent to the application site. This venue was chosen on account of it being easy to find, its proximity to the project site, and equal access considerations.

The event was held on Friday 15 June and ran all day from 9.30am to 8pm in order to ensure that as many interested parties as possible would be able to attend at a time convenient to them. Please see images of the exhibition at Appendix 1.

Publicity

A number of channels were utilised in order to ensure the event was well publicised in compliance with the aforementioned policy and guidance as well as in English and Welsh. The following activities were undertaken with this in mind:

- Two half-page press adverts and online advertising
- Flyers distributed locally
- Development website updates
- Individually addressed letters sent via post (appendix 3)
- An advert on the Castle Square big screen

Two half-page adverts were placed in the 4 June and 13 June editions of a local news publication - the *South Wales Evening Post*. These also appeared as banners online. The adverts provided key information regarding the exhibition including the location, date, and time in both English and Welsh. The advert also provided contact details for the project team and invited the local community to share its views on the proposals.

A flyer was delivered by hand by members of the project team to relevant interest groups and businesses in the area. The flyer provided key information regarding the exhibition including the location, date, and time in English and Welsh. The flyer also provided contact details for the project team and invited the local community to share its views on the proposals.

The Swansea Central development website (swanseacentral.info) provided key information regarding the exhibition including the location, date, and time in Welsh and English. The site also provided contact details for the project team and a full downloadable version of the boards available two days before the exhibition. The website also invites the local community to share its views on the proposals with an electronic version of the feedback form available two days before the exhibition.

An advert was also placed on the Castle Square big screen. The advert provided key information regarding the exhibition including the location, date, and time in both Welsh and English. The advert also provided contact details for the project team and invited the local community to share its views on the proposals.

What did your engagement activities tell you? What feedback have you received?

The consultation strategy was devised in three 'phases' in order to best inform the general public about the scheme, while also providing opportunities to engage closely with special interest groups and explain the detailed design proposals.

The first phase consisted of meetings with interested stakeholder groups, this included a cabinet members briefing, as well as meetings on an individual basis with neighbours. A series of meetings were also set up with special interest groups to discuss key elements of the project.

Meetings with stakeholder groups

The scheme was presented to members on Wednesday, 6 June. Key areas that were discussed included public realm, particularly trees, transportation, construction timelines and costs. The project team were able to answer all queries or revert back to any outstanding concerns.

The following groups were also met with on an individual basis with the following feedback and responses.

Consultee	Issues and response
Museum	Generally very supportive of the scheme, some queries were raised about temporary parking space during construction, which were discussed in great detail.
Tesco	As a key neighbouring retailer, Tesco were talked through the scheme and were generally supportive.

St David's Church	The Canon was presented the scheme and is generally supportive. The Canon was only concerned that facilities currently available on site continue to be available and the project team is looking in to making provision for these. Feedback forms were left with the Canon to complete. Several feedback forms were also received from members of the congregation at St. David's, and are analysed in Section 4.0.
Quadrant	A meeting took place to update the Quadrant on the plans and follow up meetings are being arranged to accommodate the needs of those tenants most impacted.

There was a total of five special interest sessions over the course of Thursday 14 June and Friday 15 June. These focused on trees, transport, local residents, community groups and business and civic society. Invites were sent to relevant groups for each session in English and Welsh. There were also English and Welsh speakers available at each session as well as a hearing loop, which was used at the community group session.

The trees consultation took place on Thursday, 14 June. Representatives of various tree groups were invited and two representatives of Swansea Trees attended. The attendees were keen to see as many trees saved as part of the development as possible, which the project team is working hard to achieve. However, they were pleased with the coastal parkland areas.

A consultation took place with transport groups invited, including taxi companies, bus companies and highways. A representative of the bus station attended to hear the proposals and was generally supportive.

A separate consultation event took place with Marina Residents in the evening of Thursday 14 June to provide maximum opportunity for those working to attend. Over 20 people attended the meeting, including Directors of the Residents' Group. Concerns were raised around access to the Dock Wall, anti-social behaviour in new parkland and illegal parking. The project team advised they will engage with relevant public services to ensure there is adequate surveillance. The project team is continuing an ongoing dialogue with residents to ensure they are kept updated throughout the planning process and, if planning is achieved, construction and beyond.

On Friday, 15 June a special interest session was held with various local community groups in an area adjacent to the main exhibition. Invitees included representatives of disability groups, cycling and Mother & Baby groups. Only the disability groups attended with four representatives. The groups welcomed the pedestrianised routes – particularly the bridge and covered areas along the route, although there were concerns about how cyclists would be encouraged to dismount. There were requests for charging points for disability scooters, which the project team will now incorporate by motorcycle parking and close to lifts.

The final special interest group was Civic Society and Business Groups. There was one representative from the LC, whose main concern was ample parking for all visitors. The project team will continue to liaise closely with LC on how the current, temporary and future parking provision will work for all stakeholders.

The Schools engagement will be detailed in section 6.

The following section presents the data collected from the feedback channels open to the public. Most of this was via feedback forms filled in at the public exhibition by people in attendance, with a small proportion of those received later via the Freepost address. All respondents have had the chance to review the information presented about the proposals either in person or online.

In total, 78 completed feedback forms were submitted to the project team. The feedback collated from these forms is displayed and analysed in the following section.

Of the 78 completed forms returned to the project team, 52 were received during the course of the public exhibition. A further three were returned via the Freepost mailing address, and 23 were completed online, as set out in the below table.

Feedback forms

Collected at exhibition	52
Returned by post	3
Submitted online	23
<i>Total</i>	<i>78</i>

The feedback forms provided the opportunity for the project team to collect both qualitative and quantitative data about people's responses to the application.

Respondents were asked to think about a number of statements, and state in each case whether they agreed or disagreed, or did not know. These statements related to separate aspects of the proposed design for Phase 1, together with the temporary landscape and recreational uses. If they expressed an opinion on the statement, they were asked whether they felt strongly or not about their opinion.

Respondents were also given the opportunity to provide any other comments that they considered relevant or would like to make. These have been analysed after the quantitative questions below.

The total number of answers for each question varies, as some respondents omitted some. The total number of answers collected for each question is noted above the respective question where applicable.

Question one asked whether respondents agreed with the statement 'I am in favour of the detailed design proposals for Phase 1', and was completed by 77 of 78 respondents. The results were as follows:

Strongly agree, 38
Agree, 21
Disagree, 8
Strongly disagree, 2
Don't know, 8

As can be seen from the figures above, the detailed design proposals for Phase 1 received substantial support from those who had viewed them. They were supported by 59 of 77 respondents (77%), with almost half of all respondents saying that they strongly agreed with the statement.

Only 13% of respondents did not agree that they were in favour, with only two of those strongly disagreeing.

Eight respondents (11%) did not know whether they agreed with the statement.

Question two asked whether respondents agreed with the statement 'I am in favour of the design for the new 3,500-capacity indoor digital arena', and was completed by 77 of 78 respondents. The results were as follow:

Strongly agree, 45
Agree, 15
Disagree, 5
Strongly disagree, 4
Don't know, 8

'I am in favour of the design for the new 3,500-capacity indoor digital arena'

Don't know 8
Strongly agree, 45
Agree, 15
Disagree, 5
Strongly disagree, 45

As can be seen from the figures above, the design of the digital arena was supported by 60 of 77

respondents (80%), with almost three-fifths of all respondents saying that they strongly agreed with the statement.

Only nine respondents (12%) did not agree that they were in favour, with only two of those strongly disagreeing.

Eight respondents (11%) did not know whether they agreed with the statement.

Question three asked whether respondents agreed with the statement 'I am in favour of the design of the pedestrian bridge over Oystermouth Road', and was completed by 77 of 78 respondents. The results were as follows:

Strongly agree, 45
Agree, 11
Disagree, 6
Strongly disagree, 6
Don't know, 9

As can be seen from the figures above, the design of the pedestrian bridge was supported by 59 of 77 respondents (77%), with almost three-fifths of all respondents saying that they strongly agreed with the statement.

Only 12 respondents (16%) did not agree that they were in favour, with six of those strongly disagreeing.

Nine respondents (12%) did not know whether they agreed with the statement.

Question four asked whether respondents agreed with the statement 'I am in favour of the design of the residential, restaurant, retail, and car park building on the city centre side', and was completed by 77 of 78 respondents. The results were as follows:

Strongly agree, 35
Agree, 21
Disagree, 8
Strongly disagree, 35
Don't know, 10

As can be seen from the figures above, the design of the residential, restaurant, retail and car park building was supported by 56 of 77 respondents (73%), with almost half of all respondents saying that they strongly agreed with the statement.

Only 11 respondents (14%) did not agree that they were in favour, with three of those strongly disagreeing.

Ten respondents (13%) did not know whether they agreed with the statement.

Question five asked whether respondents agreed with the statement 'I am in favour of the design of the landscaping for the arena side of the development and digital plaza', and was completed by 77 of 78 respondents. The results were as follows:

Agree, 19
Disagree, 7
Strongly disagree, 39
Don't know, 9

As can be seen from the figures above the design of the landscaping for the arena side of the development and digital plaza was supported by 58 of 77 respondents (75%), with more than half of all respondents saying that they strongly agreed with the statement.

Only ten respondents (13%) did not agree that they were in favour, with three of those strongly disagreeing.

Nine respondents (12%) did not know whether they agreed with the statement.

Question six asked whether respondents agreed with the statement 'I am in favour of the temporary landscape and recreational uses proposed for the city centre side of the development', and was completed by 76 of 78 respondents. The results were as follows:

Strongly agree, 36
Agree, 18
Disagree, 4
Strongly disagree, 4
Don't know, 14

As can be seen from the figures above, the temporary landscape and recreational uses proposed for the city centre side of the development were supported by 54 of 77 respondents (71%), with more than half of all respondents saying that they strongly agreed with the statement.

Only eight respondents (11%) did not agree that they were in favour, with three of those strongly disagreeing.

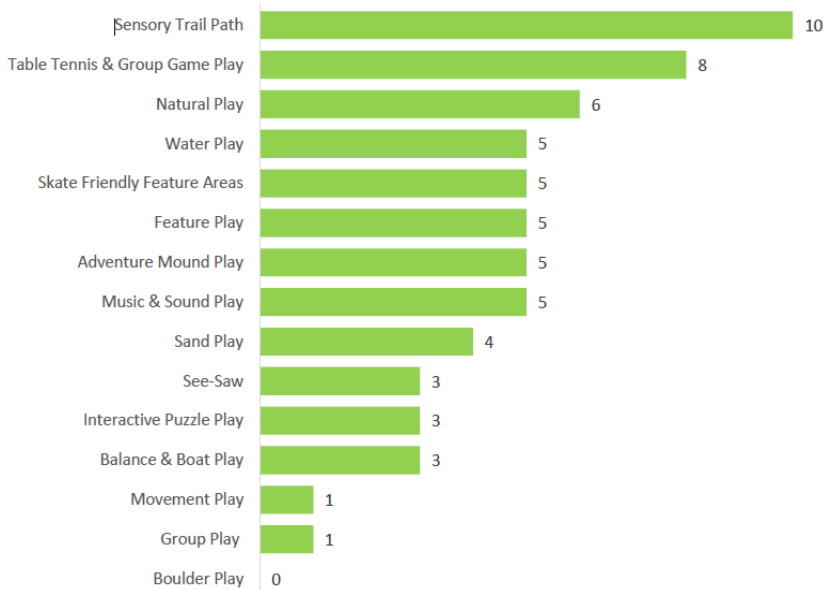
A higher proportion of respondents said that they did not know whether they agreed than with any other statement. While this question had a lower proportion saying that they agreed than the other five, this was because its 14 respondents (18%) who did not know whether they agreed was higher; not because of higher levels of opposition.

The below table summarises the themes raised by more than one respondent, and the number of times that they were mentioned. The number does not add up to 78, as each comment made was counted separately, so individual respondents have frequently contributed multiple times

Comment	Frequency
General support	14
Need to cater for parishioners at St. David's Church	8
Would like to see more trees/planting/green space	8
Needs better connections to the city centre	6
Suggestions for promoting local heritage	4
Need to take account of equalities and wellbeing issues	4
Phase 2 of the development should follow quickly	3
Praise for landscaping proposals	3
General opposition	2
Noting that Swansea's Grand Theatre must remain	2
Concerns about local amenity for neighbouring residents	2
Concerns about excessive retail development	2
Suggestions for new retailers	2
There should be more car parking in the proposals	2
Concerns about increasing congestion	2
There should be less car parking in the proposals	2
There should be clearer cycle routes	2

There were two interactive boards at the exhibition requesting public feedback. One on which play they would like to see, specifically aimed at children and their parents. The second was on what uses people would like to see on the temporary landscaping.

Parents of children



A sensory trail path was the most popular choice with 10 people selecting it, following by table tennis and group game play with eight people. Boulder play was the least popular with nobody selecting it. The project team have noted these responsibilities for when play is developed.

There were also a few post-its added to the board with other suggested play, including accessible play equipment – which was voted for twice. There was also a suggestion that any skate park should be separated from the public. This feedback has been noted by the project team.

The board asking for suggestions of uses for the temporary landscape area included the following responses, along with the number of times it was suggested. Please see appendix 9 for a picture of the board with feedback.

Comment	Frequency
Relocating smaller businesses	4
Pop-up containers	3
Public screen/projector	2
Reflective garden	2
Cafes	2
Day centre for the visually impaired	1
Social centre	1
IT facilities	1
Fountains	1
Event space	1
Accessible parking	1
Basketball team	1
Open space	1
Solar panels on all buildings	1
Science zone	1

Energy reductions	1
Boules	1
Table tennis	1
Free church parking	1
Play area	1
Lighting displays	1
Speakers' corner	1

Only a handful of suggestions were made more than once, these included relocating smaller businesses, pop-up containers, public screen, reflective garden and Cafes. The project team have noted all these suggestions and will review in light of other facilities in Swansea to ensure the temporary landscape is adding to the city.

In addition to the public exhibition, there has also been a programme of schools engagement (feedback detailed in section 6)

How have you changed your initiative as a result?

Responses to feedback

The project team has carefully considered all of the feedback received during the community engagement process.

Issue raised during engagement

Applicant response

The proposals

General support

The project team has noted and is encouraged by the high level of general support expressed for the proposals.

Phase 2 of the development should follow quickly

While this application relates solely to Phase 1 of the approved outline scheme, the Council has noted the support for the second phase. Progress on Phase 2 will depend on whether Phase 1 is approved.

General opposition

There was a very low level of criticism of the scheme, but some people were generally opposed, the specific elements they relate to are detailed below.

Transport & access

Needs better connections to the city centre

Transport and access issues were settled as part of the outline application, and are not within the purview of the reserved matters application. However, improved bus facilities are part of the wider development proposals, and the development would also be expected to increase demand, which the Council's highways team would review with bus operators.

There should be more car parking in the proposals

The level of car parking was determined by the outline application. A transport assessment was undertaken to support the planning process, and has concluded that the level of parking proposed, which broadly maintains existing levels in the city centre, will be sufficient for current and projected future needs.

Concerns about increasing congestion

While transport issues were determined as part of the outline application, it is worth noting that the transport assessment undertaken to support that concluded that the development would not have a significant adverse effect on the road network.

There should be less car parking in the proposals

In order to meet current policy requirements, we could not reduce the amount of car parking on the site.

There should be clearer cycle routes

The cycle routes are marked as part of the application, and we are committed to making the development cycle-friendly.

Public realm

Would like to see more trees/planting/green space

The project team noted the public support for more trees and green space in the development. The proposals should lead to an increase in the amount of usable public landscaped space in the area, and have been carefully considered. They will continue to be reviewed should the development progress.

Praise for landscaping proposals

Local issues

to cater for parishioners at St. David's Church

The project team welcomes the support for the proposals.

The church hall is proposed to be located in a new building in approximately the same location as it is now. The size and layout of the hall would be based on the requirements of the church and a temporary hall will be provided near the Church during demolition and construction periods. The proposals will maintain access to the church for parking, accessibility an

Concerns about local amenity for neighbouring residents

Minimising the impact on existing local re extremely important, and the developme have been approved at outline stage if th to be possible. Surveys have been under establish that levels of noise, light and ot amenity issues do not affect residents ur

Retail

Concerns about excessive retail development

Independent studies have shown that there is capacity for additional retail in Swansea. The introduction of fresh, carefully considered retail would help to rejuvenate areas by bringing in more shoppers. Any empty units are likely to be occupied by other retailers who are looking for more economic space.

Suggestions for new retailers

These have been noted by the team.

Wellbeing

Need to take account of equalities and wellbeing issues

The team is taking on board this feedback and will be making specific amends to the designs, such as charge points for mobility scooters.

Design

Suggestions for promoting local heritage

The designs take into account local heritage and this has been amplified where possible.

Leisure

Noting that Swansea's Grand Theatre must remain

This does not fall within the scheme's domain and as far as the project team is aware there are no plans for it to close.

Economic

Would like to see local contractors used

There will be a number of local employment opportunities during construction and beyond.

Any actions required (e.g. further engagement activities, mitigation to address any adverse impact, etc.):

Further consultation to be carried out at the next stage.

Ongoing liaison with the Julie Humphries and the Welsh language team

Section 5 – Other impacts:

Please consider how the initiative might address the following issues - see the specific Section 5 Guidance

Foster good relations between different groups	Advance equality of opportunity between different groups
Elimination of discrimination, harassment and victimisation	Reduction of social exclusion and poverty

Please explain any possible impact on each of the above.

This scheme will have a positive impact on the above as it will be a place to bring the general public together and different communities together. It will give the residents of Swansea and visitors to the area the opportunity of experiencing concerts and events which they may not have had the means to do so in the past. Along with the new Arena the public will also be able to enjoy the wider experience of new shopping, more green spaces, more restaurants etc. and importantly appreciate the new linkage from the City Centre to the Sea.

The Arena will have CCTV installed and regular meetings take place with the police regarding reduction in crime etc. The Arena including all event and conference areas will be fully accessible.

What work have you already done to improve any of the above?

Beyond Bricks and Mortar have contributed to Tender documentation for the procurement of the Arena operator as they will have on the hotel, bridge, Parkland and car park.

In a recent Focus Group consultation event one concern was raised over shared spaces– An accessibility consultant has been appointed to ensure that all areas of the design will meet the requirements for the whole spectrum of potential users. Accessible routes and step free access are important considerations throughout the public realm and building entrances. Vertical movement is provided by stairs and ramps. This also contributes to the main objectives of the PPW by ensuring ease of access for all.

The play strategy will be designed to enable all ages and abilities of children to use the facilities and will be accessible to all socio-economic backgrounds. ATG have also detailed in their procurement documentation that they will be going out to schools to run different workshops which will enable all children to enjoy this experience.

programme one of the key objectives of this Economic Impact Assessment are as follows is to consider whether the economic benefits generated by the Swansea Central scheme are well aligned with the economic and social needs of the local area.

The report also details:-

SUSTAINABILITY STRATEGY

Emphasis is also placed on reducing inequalities and poverty. The strategy states that a mix of housing opportunities should be provided and the development should be designed for the needs of all communities. To tackle ill health, proposals should mitigate air quality issues and provide green open space, which will also promote good health and well-being.

A changing places facility will be provided within the Arena which will enable people to access a changing area which will accommodate their needs.

Is the initiative likely to impact on Community Cohesion? Please provide details.

The Arena will encourage wider use of the Centre of Swansea from all of Swansea's communities and also encouraging all communities to engage with each other and Also all feedback from these communities will be taken into account in the design details.

How does the initiative support Welsh speakers and encourage use of Welsh?

All of the signposting approaching Swansea Arena will be in Welsh and English.

Guidance from the Welsh Commissioner - it is stated in the Welsh Language Standards (Number 1) Regulations 2015 that:

(1)(5) According the these regulations-

(a) references to any activity carried out by a body, or to any service which is provided by a body, are to be read as if they include a reference to that activity being carried out **on behalf of the body**, or to that service being provided on behalf of the body, by a third party under arrangements made between the third party and the body;

(b) pursuant to that, unless there is a compliance notice to provide evidence to the contrary, a body will have failed to conform to a standard in relation to an activity which it has arranged to be carried out, or a service which it has arranged to be provided, by a third party if that activity or that service has not been carried out or provided according to the standard.

The above clause means that the body must ensure that any service which is provided or any activity which is carried out on its behalf by a third party conforms with the standard(s) which pertain to that service or that activity. The type of relevant arrangements can include arrangements made through a contract or partnership.

The Welsh Language Commissioner has a Welsh language promotion team which works closely with third sector businesses and organisations to increase their use of the Welsh language. The team can offer advice and support to companies such as ATG to assist them in completing a Welsh language promotion plan, which is a way of planning their use of the Welsh language with an emphasis on trying to increase that use over time. The team also offers a proof-reading service which assists organisations in the private sector or the third sector in a practical way as they start to make use of the Welsh language.

The Arena will be able to promote Welsh culture in holding events. There could possibly be the opportunity to work with the local Fforwm Iaith or Menter Iaith Abertawe.

Actions (to mitigate adverse impact or to address identified gaps in knowledge).

Ongoing liaison with the Welsh language promotion team which works closely with third sector businesses and organisations to increase their use of the Welsh language. The team can offer advice and support to companies such as ATG to assist them in completing a Welsh language promotion plan, which is a way of planning their use of the Welsh language with an emphasis on trying to increase that use over time. The team also offers a proof-reading service which assists organisations in the private sector or the third sector in a practical way as they start to make use of the Welsh language. Each organisation has an allowance of up to 1000 words.

Chantel to attend regular Engagement Team meetings to obtain feedback and process continuity.

Section 6 - United Nations Convention on the Rights of the Child (UNCRC):

Many initiatives have an indirect impact on children and you need to consider whether the impact is positive or negative in relation to both children's rights and their best interests. Please read the UNCRC guidance before completing this section.

Will the initiative have any impact (direct or indirect) on children and young people (think about this age group holistically e.g. disabled children, those living in poverty or from BME communities)? If not, please briefly explain your answer here and proceed to Section 7.

Improving the City Centre and its offer for future generations.

All initiatives must be designed / planned in the best interests of children and young people.

Best interests of the child (Article 3): The best interests of children must be the primary concern in making decisions that may affect them. All adults should do what is best for children. When adults make decisions, they should think about how their decisions will affect children. This particularly applies to budget, policy and law makers.

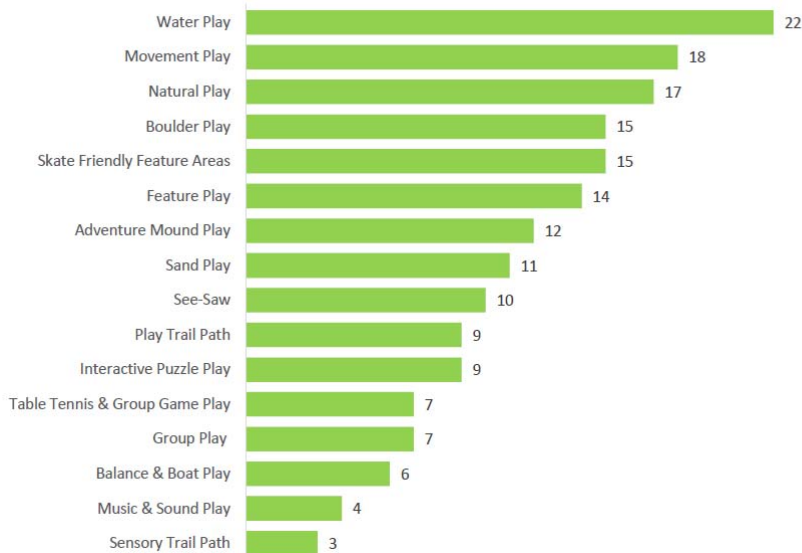
Please explain how you meet this requirement:

Schools were sent tasks to complete on what they would like to see from the Phase 1 development.

Feedback from

A response was received from Glyncollen Primary School, where 24 pupils took part in an exercise looking at the proposals, and considering what play options they would like, what temporary activities they supported, and what sort of acts they would prefer to see in the arena.

The first task asked pupils to say which play options they would like to see. They were allowed to vote for as many of the options as they would like. The results are shown in the table below:



Pupils also suggested swings, a mountain bike track, and trampolining. The project team has gratefully received all of these suggestions, and the results of the voting above have been noted.

In the second task, pupils were asked to suggest temporary activities that they would like to see on the city-centre side of the site. Suggestions included:

- Pop-up cafe/food truck
- Mini golf
- Dodgeball
- Ice cream vans
- Bouncy castle
- Water balls
- Volleyball
- Circus skills activities

In the third task, pupils were asked what they would like to see happen at the arena in future. Suggestions included:

- Musical theatre
- Comedy
- Pop concerts
- Circus
- Music festival (big weekend)
- Stunt show (freestyle BMX)

The exhibition team has noted the responses alongside the play responses from the exhibition, which were very helpful, and they will be considered as planning for the development continues, should planning be achieved.

The project team is also holding monthly meetings with the play team who were involved in helping to arrange the above event.

Actions (to mitigate adverse impact or to address identified gaps in knowledge).

Further consultation for Children’s Rights Team, Youth Support Services and Schools and Play Team

Section 7 - Monitoring arrangements:

Please explain the monitoring arrangements for this initiative:

Monitoring arrangements: Each stage will include an EIA update
Actions: Update report

Section 8 – Outcomes:

Having completed sections 1-5, please indicate which of the outcomes listed below applies to your initiative (refer to the guidance for further information on this section).

- | | |
|-------------------------------------------------------------------|--------------------------|
| Outcome 1: Continue the initiative – no concern | √ |
| Outcome 2: Adjust the initiative – low level of concern | √ |
| Outcome 3: Justify the initiative – moderate level of concern | <input type="checkbox"/> |
| Outcome 4: Stop and refer the initiative – high level of concern. | <input type="checkbox"/> |

For outcome 3, please provide the justification below:

For outcome 4, detail the next steps / areas of concern below and refer to your Head of Service / Director for further advice:

Section 9 - Publication arrangements:

On completion, please follow this 3-step procedure:

1. Send this EIA report and action plan to the Access to Services Team for feedback and approval – accesstoservices@swansea.gov.uk
2. Make any necessary amendments/additions.
3. Provide the final version of this report to the team for publication, including email approval of the EIA from your Head of Service. The EIA will be published on the Council's website - this is a legal requirement.

EIA Action Plan:

Objective - What are we going to do and why?	Who will be responsible for seeing it is done?	When will it be done by?	Outcome - How will we know we have achieved our objective?	Progress
To update this report with consultation Feedback.	Chantel Ellis	End Feb 2018	Consultation feedback	Closed
Arrange second phase consultation events.	Steve Bryson/Chantel Ellis/Claire Howells	Post Outline Planning Application	Consultation feedback	Closed
To update this report with Amion's Economic Impact Assessment.	Chantel Ellis	May 2018	Information from Amion report input into this document	Closed
Add Welsh Guidance when made available.	Chantel Ellis	May 2018	Guidance will be attached	Closed
Second phase consultation will be carried out w/c 11 th June 2018 which will also include a CYP consultation exercise.	Chantel Ellis	June 2018	Consultation feedback will be received	Closed
Second phase consultation and CYP feedback will be fed into this report.	Chantel Ellis	August 2018	Feedback will be added to the report and approved	Closed

Agenda Item 8.



Report of the Chief Legal Officer

Special Cabinet – 29 November 2018

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
	9-11	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, Cabinet 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:</p> <p>(a) To give under any enactment a notice under or by virtue of which requirements are imposed on a person; or</p> <p>(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>

Agenda Item 11.

By virtue of paragraph(s) 14 of Schedule 12A
of the Local Government Act 1972
as amended by the Local Government (Access to
Information) (Variation) (Wales) Order 2007.

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