



City and County of Swansea

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

Committee Room 5 - Guildhall, Swansea

Wednesday, 28 November 2018 at 2.00 pm

**Present:** Councillor J W Jones (Chair) Presided

**Councillor(s)**  
E W Fitzgerald  
T J Hennegan  
M H Jones  
T M White

**Councillor(s)**  
S J Gallagher  
C A Holley  
P K Jones

**Councillor(s)**  
D W Helliwell  
P R Hood-Williams  
S M Jones

### **Other Attendees**

Councillor Rob Stewart      Cabinet Member for Economy and Strategy

### **Officer(s)**

Phil Holmes      Head of Economic Regeneration and Planning  
Bethan Hopkins      Scrutiny Officer  
Huw Mowbray      Property Development Manager  
Ben Smith      Chief Finance Officer / Section 151 Officer

### **Apologies for Absence**

Councillor(s): G J Tanner  
Co-opted Member(s):  
Other Attendees:

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## **1 Disclosure of Personal and Prejudicial Interests.**

- None

## **2 Public Questions**

- Mr Jones – asked about affordability and questioned the openness of the financial process
- Councillor Rob Stewart explained that reports on finance are made public and access to the information is available at all times online and by accessing public meetings

## **3 Swansea Central Phase 1 Update and FPR7**

- Report makes clear some of the financial implications
- Report indicated was affordable but members would have some difficult decisions on future budgets
- Degree of public sector subsidy needed
- Risks are known and manageable
- There will be opportunity for scrutiny as the process goes along
- Hoping City Deal business case to be signed off early December with money to then flow
- Money goes to regional office (Carmarthenshire) then to approved projects
- Rigid procedures in place to maintain quality and timescales including the Beyond Bricks and Mortar framework
- Some comparisons with larger cities are unfair as population sizes and GVA are very different
- City Deal is a catalyst - creating future projects and opportunities
- More students in the City Centre relieves surrounding areas from HMOs
- Some private accommodation planned to help drive restaurants and shops
- Biodiversity and green infrastructure are very important aspects of the development
- New bridge more suitable and DDA compliant
- Aim is to close the gap on regional financial performance
- Difficulty if the arena doesn't make a profit – large financial risk
- Capital financing charges will increase but looking to limit the impact on frontline services
- Questions over affordability

**4 Exclusion of Public**

**5 Swansea Central Phase 1 Update and FPR7**

- Exempt items discussed

The meeting ended at 4.00 pm

**Chair**