



Dinas a Sir Abertawe

Cofnodion Cyfarfod y **Panel Perfformiad Craffu – Datblygu ac Adfywio**

Ystafell Bwyllgor 5, Neuadd y Ddinas, Abertawe

Dydd Llun, 27 Ionawr 2020 am 10.00 am

Yn Bresennol: Y Cyngorydd J W Jones (Cadeirydd) oedd yn llywyddu

Y Cyngorydd(wyr)

P Downing
S J Gallagher
C A Holley
P K Jones
W G Thomas

Y Cyngorydd(wyr)

E W Fitzgerald
D W Helliwell
L James
S M Jones
T M White

Y Cyngorydd(wyr)

M H Jones
T J Hennegan

Hefyd yn bresennol

Robert Francis-Davies
Rob Stewart

Aelod y Cabinet dros Fuddsoddi, Adfywio a Thwristiaeth
Aelod y Cabinet dros yr Economi a Strategaeth
(Arweinydd)

Swyddog(ion)

Phil Holmes
Gareth Hughes
Liz Jordan
Huw Mowbray

Pennaeth Cynllunio ac Adfywio'r Ddinas
Prif-reolwr Adfywio Ffisegol
Swyddog Craffu
Rheolwr Datblygu Eiddo

Ymddiheuriadau am absenoldeb

Y Cyngorydd(wy): P M Black a/ac P R Hood-Williams

1 Datgeliadau o fuddiannau personol a rhagfarnol.

Ni ddatgelwyd unrhyw fuddiannau.

2 Gwahardd pleidleisiau Chwip a Datgan Chwipiau'r Pleidiau

Ni wnaethpwyd unrhyw ddatganiadau.

3 Cofnodion y Cyfarfod(ydd) Blaenorol

Cytunodd y panel fod nodiadau'r cyfarfod a gynhaliwyd ar 18 Tachwedd 2019 yn gofnod cywir o'r cyfarfod.

4 Cwestiynau'r Cyhoedd

Nid oedd unrhyw aelodau o'r cyhoedd yn bresennol yn y cyfarfod.

5 Adroddiad Diweddaraf am y Prosiect

Rhoddodd Huw Mowbray, y Rheolwr Datblygu Eiddo, y diweddaraf i'r panel ynghylch y prosiectau adfywio yn Abertawe.

Abertawe Ganolog - Cam 1

- Prif gontract - mae 10% o'r seiliau wedi'u cwblhau. Mae'r prif gontractwr yn cael trafferth dod o hyd i gyflenwyr lleol. Mae cynifer o brosiectau adeiladu'n digwydd yn lleol, nid yw'r contractwyr lleol yn gallu ymdopi. Prif becynnau'n unig sydd wedi cael eu tendro ar hyn o bryd. Caiff pecynnau bach eu tendro yn y 6 i 7 mis nesaf. Hoffai'r panel weld y ffigurau sy'n dangos faint o gyflenwyr lleol a ddefnyddir.
- Mae'r panel wedi gyfer am gopi o'r contract ar gyfer yr arena. Cytunwyd i'w ddarparu ond mae'n gyfrinachol gan fod gan y cyngor Gytundeb Peidio â Datgelu â'r contractwr.
- Wal werdd - Mae'r cais am grant isadeiledd gwyrdd yn symud yn ei flaen. £5 miliwn ar gael i Gymru. Os bydd yn llwyddiannus, bydd yn golygu y gellid defnyddio mwy o blanhigion aeddfed nag a fwriadwyd wrth blannu'r wal werdd.
- Digidol - Dechreuwyd ar ymarfer caffael ar gyfer darparwr band eang newydd. Teimlai'r Panel y dylid fod wedi dechrau ar yr ymarfer hwn yn gynt. Mae'r ceblau sy'n cael eu gosod yn eiddo i'r cyngor felly bydd yn cadw'r gystadleuaeth i fynd ac yn caniatáu i'r cyngor ddewis partner.
- Gwesty - Cyflwynwyd prydles ddrafft i'r darparwr a ffeirir. Mae'r cyngor yn hyderus bod digon o gyllid ar gael am westy, ond maent yn aros iddo gael ei orffen.

Abertawe Ganolog - Canolfan Sector Cyhoeddus

- Canolfan Sector Cyhoeddus - Mae'r panel yn poeni y caiff pobl o ardaloedd eraill yn Abertawe eu symud i'r ganolfan hon. Fe'i hysbyswyd y byddai rhai yn symud, ond y disgwylir deiliaid newydd posib hefyd.
- Trafnidiaeth yng Nghanol y Ddinas - Gofynnodd y panel pryd y byddai'r uwch gynllun yn cael ei gwblhau. Dywedwyd nad oedd yn hyn yn hysbys. Nodwyd dan y risgiau efallai na fyddai digon o leoedd parcio ar gael. Dyma risg allweddol ar gyfer yr arena a'r ganolfan. Polisi cyffredinol y cyngor yw lleihau lleoedd parcio a chreu cynllun trafndiaeth cadarn. Bydd hwn yn brawf go iawn. Bydd angen cynllun teithio cadarn cyn y rhoddir caniatâd cynllunio ar gyfer adeiladu. Hoffai'r panel i Stuart Davies ddod i gyfarfod o'r panel er mwyn iddynt gael dealltwriaeth o'r hyn a fwriedir mewn perthynas â thrafnidiaeth.

Isadeiledd Ffordd y Brenin

- Tirlunio gwyrdd - Rydym yn gwneud cymaint â phosib er mwyn atal pobl rhag mynd i mewn i'r ardaloedd gwyrdd eto.
- Mae pobl yn parcio ar y palmant newydd gan nad oes unrhyw gyrbau. Dylai cyflwyno manau cyhoeddus helpu i atal parcio.
- Mae pryderon ynghylch traffig yn cronni pan fydd gan Ffordd y Brenin un lôn i bob cyfeiriad.
- Mae nifer o leoedd wedi cael eu hadeiladu ar hyd Ffordd y Brenin rhag ofn y bydd cerbyd yn torri i lawr etc.
- Cyfanswm cost y prosiect £12.7m. Mae'n bosib y bydd hyn yn cynyddu gan nad

oedd Dawnus wedi cywiro'r diffygion cyn mynd i'r wal. Gobeithir y bydd bond o £500 mil yn talu am y rhan fwyaf o'r gwaith i atgyweirio'r diffygion. Ar hyn o bryd, mae'r prosiect o fewn y gyllideb ond mae'r arian wrth gefn yn debygol o gael ei ddefnyddio. Byddai'r panel yn gwerthfawrogi gweld manylion y gost derfynol.

Ffordd y Brenin - Strategaeth a Phentref Digidol

- Teimla'r panel ei bod yn bwysig bod gennym gysylltiadau â Phrifysgol Abertawe. Nid yw'r adran yn gweld unrhyw gystadleuaeth â'r Hwb Technoleg gan ei fod ar raddfa wahanol.
- Hoffai'r panel weld Banc Datblygu Cymru'n ymwneud yn fwy â'r ardal. Fodd bynnag, nid yw'n rhad yn nhermau'r cynigion y mae'n ei ddarparu.
- Mae angen cyflwyno'r holl agweddau hyn fel rhan o arolwg cyffredinol o'r ganolfan.

Y Fargen Ddinesig

- Cytunwyd i'r amodau a thelerau.
- Rhyddhawyd £18m i Gyngor Sir Gâr fel yr arweinydd. Bydd Cyngor Abertawe'n derbyn ei gyfran o hyn maes o law. Mae'r panel yn deall y bydd yr arian yn cael ei ryddhau'n raddol dros 15 mlynedd ac nid mewn cyfandaliadau ymlaen llaw. Hyd yma, ni ryddhawyd unrhyw arian gan Abertawe.
- Mae trafodaethau rhanbarthol yn parhau ar sut y caiff y £36m ei dderbyn dros y 10 mlynedd nesaf.

Sgwâr y Castell

- Penodwyd Rheolwr Datblygu.
- Mae trafodaethau'n parhau â CADW i sicrhau nad ydynt yn gwrthwynebu sut y mae'r cyngor yn symud ymlaen.

Felindre

- Adolygu'r strategaeth marchnata.

Adfywio Bae Abertawe

- Nod y prosiect hwn yw atgyfnerthu'r morglawdd.
- Caiff yr orsaf fysus ei hystyried fel rhan o brosiect arfaethedig y morglawdd, oherwydd mae'n debygol na chawn unrhyw gyllid ar gyfer gorsaf os na wneir gwaith i atgyfnerthu'r morglawdd.

Cyllid Allanol

- Blaenoriaeth 4 y Gronfa Datblygu Rhanbarthol - Pryder ynghylch ariannu yn y dyfodol. Bydd ymgynghoriad yn dod o Swyddfa Cyllid Ewropeaidd Cymru - "Buddsoddi Rhanbarthol yng Nghymru yn y Dyfodol", yn ystod mis Mawrth 2020 yn ôl pob tebyg. Defnyddir hyn i ddyrannu cyfran y cyngor o'r gronfa. Awgrymwyd y dylai'r panel ystyried y canlynol.

Camau Gweithredu:

- Rheolwr Datblygu'r Prosiect i ddarparu'r ffigurau (%) ar gyfer y darparwyr lleol a ddefnyddir wrth i brosiect Cam 1 Abertawe ddatblygu.
- Darparu manylion y gost derfynol ar gyfer Isadeiledd Ffordd y Brenin i'r panel.
- Rheolwr Datblygu Eiddo i ddarparu'r contract ar gyfer yr arena i'r panel.

- Ychwanegu Cynllun Trafnidiaeth Canol y Ddinas at y Rhaglen Waith – cyfarfod 18 Mai 2020.
- Dosbarthu ymgynghoriad Swyddfa Cyllid Ewropeaidd Cymru - "Buddsoddi Rhanbarthol yng Nghymru yn y Dyfodol" i aelodau'r panel er gwybodaeth, pan fydd ar gael.

6 **Cyflwyniad: Rhaglen Targedu Buddsoddiad mewn Adfywio - Unedau Preswyl Uwchben Siopau**

Roedd Aelod y Cabinet dros Fuddsoddi, Adfywio a Datblygu a Phennaeth Cynllunio ac Adfywio'r Ddinas yn bresennol i gyflwyno trosolwg o'r Cynllun Grant Byw Cynaliadwy, a ariennir trwy Raglen Targedu Buddsoddiad mewn Adfywio Llywodraeth Cymru, ac i ddarparu enghreifftiau o brosiectau sydd wedi'u cwblhau.

Pwyntiau i'w trafod:

- Arian grant gwerth cyfanswm o £1.175m yn Abertawe dros 3 blynedd, rhwng mis Ebrill 2018 a mis Mawrth 2021
- Arian y grant yw'r isafswm y mae ei angen er mwyn i'r prosiect fynd rhagddo, hyd at uchafswm o 40% o gostau cymwys y prosiect. Nid yw hyn yn effeithio ar y gyfradd rhent a chaiff eiddo eu rhentu ar gyfraddau'r farchnad. Os caiff yr eiddo ei werthu, mae'n rhaid talu'r grant yn ôl yn seiliedig ar amserlenni.
- Bydd y cyngor yn ceisio cynorthwyo mewn unrhyw ffordd y gall. Yn ogystal â grant, bydd yn ystyried benthychiad ar yr eiddo.
- Yn ogystal ag yng nghanol y ddinas, mae cynllun peilot ar waith ar Stryd Woodfield, Treforys.
- Mae'r cyngor yn cynnal trafodaethau â'r Gweinidog ynghylch Cronfa Trefi ar gyfer ardaloedd pellennig ar gyfer siopau sydd wedi cau etc.
- Mae ambell un o'r 6 chynllun sydd i ddod ar raddfa fwy.
- Mae'r cyngor yn hyrwyddo'r cynlluniau. Mae Partneriaeth Adfywio Abertawe yn cytuno â'r cynlluniau.
- Mae'r panel yn hapus iawn â'r cynllun hwn. Mae llawer o eiddo cymdeithasau tai yng nghanol y ddinas a bydd yr eiddo rhentu preifat hyn yn cydbwysu'r sefyllfa felly bydd cymysgedd da yng nghanol y ddinas.

7 **Cyflwyniad: Pentref Digidol - Dyluniadau a Chynlluniau**

Roedd Aelod y Cabinet dros yr Economi a Strategaeth (Arweinydd) a'r Prif Reolwr Adfywio Ffisegol yn bresennol i gyflwyno trosolwg o Ailddatblygu 71 a 72 Ffordd y Brenin, sy'n brosiect Bargen Ddinesig Ranbarthol Abertawe.

Pwyntiau i'w trafod:

- Mae'r panel yn teimlo bod angen i Iard Picton for yn rhan o'r cynllun teithio a dylid cyfyngu'r mynediad ar gyfer dosbarthu nwyddau i amserau penodol er diogelwch.
- Hoffai'r panel weld blaenau siopau ar yr Iard ac ar y llwybr trwy Stryd Rhydychen.
- Bydd gan yr adeilad mewnol manau gwaith ac ardaloedd cyfarfod addasadwy fel ei fod yn addas ar gyfer cymysgedd o fusnesau o feintiau gwahanol.
- Bydd cawodydd a chyfleusterau storio yn yr adeilad ar gyfer beicwyr.
- Mae gan y panel bryderon gan fod llawer o swyddfeydd o safon yn cael eu

hadeiladu yn Abertawe. Bydd angen arian i'w cynnal ac mae'n annhebygol y bydd digon o rent i dalu am y costau cynnal yn ystod y blynyddoedd cyntaf. Mae Aelod y Cabinet yn hyderus y bydd digon o bobl yn barod i'w rhentu er mwyn bwrw ymlaen â'r prosiect hwn.

- Nid yw lefel bresennol y rhent yng nghanol y ddinas yn fasnachol ddichonadwy. Rydym yn ceisio codi hynny. Ar hyn o bryd, caiff y bwlch ei lenwi gan arian y Fargen Ddinesig.
- Dylid dyfarnu'r contract erbyn diwedd y flwyddyn hon. Amcangyfrifir cost o £30m ar gyfer y prosiect hwn.

8 **Cynllun Gwaith 2019/20**

Ystyriwyd y rhaglen waith gan y panel.

Camau Gweithredu:

- Ychwanegu sesiwn friffio ar y Cynllun Teithio at gyfarfod 18 Mai 2020.

Daeth y cyfarfod i ben am 12.15pm.

**To/
Councillor Robert Francis-Davies
Cabinet Member for
Investment, Regeneration and
Tourism**

BY EMAIL

*Please ask for:
Gofynnwch am:*

*Direct Line:
Llinell Uniongyrochol:*

*e-Mail
e-Bost:*

*Date
Dyddiad:*

Overview & Scrutiny

01792 637314

scrutiny@swansea.gov.uk

26 February 2020

Summary: This is a letter from the Development and Regeneration Scrutiny Performance Panel to the Cabinet Member for Investment, Regeneration and Tourism following the meeting of the Panel on 27 January 2020. It covers Targeted Regeneration Investment Programme – Residential Units above Shops.

Dear Councillor Francis-Davies

We would like to thank you and Phil Holmes for attending to present an overview of the Sustainable Living Grant Scheme, which is funded through the Welsh Government Targeted Regeneration Investment Programme, and provide examples of completed projects. We appreciate your engagement and input.

We are writing to you to reflect on what we learnt from the discussion, share the views of the Panel, and, where necessary, raise any issues or recommendations for your consideration and response.

We heard that £1.175m is the total grant pot in Swansea over 3 years, April 2018 – March 2021.

We also heard that the grant award is the minimum amount needed for a project to proceed, up to a maximum of 40% of eligible project costs. We were informed that this does not affect the rate of rent and properties will be rented at market rates. Also, if the property is sold, the grant has to be paid back based on timescales.

We heard that the Council will try and help in any way it can and as well as a grant, it will consider a loan on the property.

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We were pleased to hear that as well as the schemes in the City Centre, there is a pilot scheme in Woodfield Street, Morriston.

We were informed that the Council is in talks with the Minister about a Towns Fund for outlying areas for closed shops etc and we would like to be kept updated on this.

We raised a query as to whether there are any schemes on a bigger scale and were informed that some of the upcoming six schemes are on a bigger scale.

We heard that the Council promotes the schemes and Swansea Regeneration Partnership agrees the schemes.

We expressed our pleasure with this scheme and discussed the fact that there are many housing association properties in the city centre and these private rentals will balance it up so get the right mix in the city centre.

Your response:

We hope you find this letter useful and informative. We would welcome your comments on any of the issues raised but please note that, in this instance, a formal response is not required.

Yours sincerely,

A handwritten signature in black ink, appearing to be "Jeff Jones", written in a cursive style.

Councillor Jeff Jones
Convener, Development and Regeneration Performance Panel
✉ cllr.jeff.jones@swansea.gov.uk

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**To/
Councillor Rob Stewart
Cabinet Member for Economy and
Strategy**

*Please ask for:
Gofynnwch am:*

*Direct Line:
Llinell Uniongyrochol:*

*e-Mail
e-Bost:*

*Date
Dyddiad:*

Overview & Scrutiny

01792 637314

scrutiny@swansea.gov.uk

26 February 2020

BY EMAIL

Summary: This is a letter from the Development and Regeneration Scrutiny Performance Panel to the Cabinet Member for Economy and Strategy following the meeting of the Panel on 27 January 2020. It covers the Dashboard Report and the Digital Village.

Dear Councillor Stewart

We would like to thank you, Phil Holmes, Huw Mowbray and Gareth Hughes for attending to present these items and respond to the Panel's questions. We appreciate your engagement and input.

We are writing to you to reflect on what we learnt from the discussion, share the views of the Panel, and, where necessary, raise any issues or recommendations for your consideration and response.

Dashboard Report

We received the usual monitoring update on the regeneration projects in Swansea. We are pleased by the progress on these projects overall but we do have some observations we would like to share with you.

Swansea Central Phase 1

Main contract – We were informed that 10% of ground works have been completed. We heard that the main contractor is having trouble finding local suppliers as there is so much building work going on locally that local contractors do not have any

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capacity. We were informed that only major packages have been tendered so far and that small packages will be tendered in the next 6 to 7 months. We would like to see the figures (%) for local suppliers used as Swansea Phase 1 project progresses.

We requested, once again, to see a copy of the contract for the arena. It was agreed that this will be provided, and we noted that it is confidential as the Council has a Non-Disclosure Agreement with the contractor.

Green wall – We heard the application is progressing for a green infrastructure grant and that £5m is available for Wales. We heard that if successful, it will enable more mature plants to be used in green wall planting than otherwise planned.

Digital – We heard the procurement exercise has commenced for a new broadband provider. We felt this exercise should have commenced earlier. We heard that the cabling being installed is the Council's so will keep competition going and allow the Council to choose partner.

Hotel – We heard the draft lease has been issued to the preferred developer and that you are confident funding is there for the hotel but are waiting for it to be finalised.

Swansea Central – Public Sector Hub

Public Sector Hub – We expressed concern that people from other parts of Swansea will be moved into this hub. We were informed there may be some which move but you also expect some potential new occupiers.

City Centre Transport – We queried when the masterplan will be completed. We were informed this is not known. In the report under risks it says there may not be enough parking available. We feel this is a key risk for the arena and the hub. We heard that the Council's general policy is to reduce parking and have a robust transport plan and that this will be a real test. We heard a robust travel plan will be needed before planning consent is given to build. We would like Stuart Davies to come to the Panel to get an understanding of where we are with the transport plan. We have scheduled this for the Panel meeting on 18 May 2020.

Kingsway Infrastructure

Green landscaping – We heard that as much as possible is being done to prevent people entering green areas again.

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We raised that concern that people are parking on new paving as there are no curbs. We were informed that the introduction of public realm should help stop parking.

We expressed our concern about a build-up of traffic with the Kingsway having one lane in each direction.

We heard that a number of spaces have been built in along the Kingsway in case a vehicle breaks down etc.

We were informed that the project total cost is circa £12.7m and that the contractual works cost may increase as a consequence of the original contractor Dawnus going into administration and employment of Griffiths the second placed tenderer. We heard that Dawnus failed to correct defects before going into administration but that the Council took out a bond against such a situation arising (in the region of circa £500k), and this provides a significant buffer against the additional costs of repairing the defects. We also heard that final costs are not yet known and will be known following a commercial assessment at the end of the project. Currently the project is within budget but the contingencies are likely to be drawn down. The Panel would welcome sight of the final cost details.

Kingsway – Strategy and Digital Village

We feel it is important to have links in place with Swansea University. We were informed that you do not see any competition with the Tech hub as they are on a different scale.

We stated that we would like to see the Welsh Development Bank have more involvement in the area. However we were informed that it is not cheap in terms of the offers it provides and that all these aspects need to be brought in as part of the overall survey of the hub.

City Deal

We were pleased to hear that terms and conditions have been agreed.

We heard that £18m has now been released to Carmarthenshire Council as the lead and that Swansea Council will receive its share of this in due course. We understand that the release of the City Deals monies will be drip fed over 15 years and not in lump sum advance payments, but to date no monies have been released. We also heard that there are ongoing regional discussions about how the £36m will be received over the next 10 years.

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Castle Square

We were informed that a Development Manager has been appointed and that we are having on-going discussions with CADW to ensure they do not object to how the Council moves forward.

Felindre

We heard that the marketing strategy is being reviewed.

Swansea Bay Regeneration

We heard that this project is about reinforcing the sea wall and that Mumbles bus station will be considered as part of the proposed sea wall project, as the Council will probably not get any funding for the bus station without sea wall reinforcement being carried out.

External Funding

RDF Priority 4 – We expressed concern about future funding. We were informed that consultation will be coming out from WEFO – “Future Regional Investment in Wales”, probably sometime in March 2020 and that this will be used to allocate the Council’s share of the fund. It was suggested that the Panel looks at this.

Digital Village – Designs and Plans

We received a presentation giving an overview of Swansea Regional City Deal project, 71 and 72 The Kingsway Redevelopment.

We feel Picton Yard needs to be part of the travel plan and access for deliveries needs to be restricted to certain times for safety.

We would like to see shop frontage on the Yard and on the walk through to Oxford Street.

We heard that the internal building will have adaptable work spaces and meeting areas so is suitable for a mix of different size businesses.

We were pleased to hear that there will be showers and storage facilities in the building for cyclists.

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We expressed concern as a great deal of quality office accommodation is being built in Swansea and it will cost money to run and it is unlikely in the first few years to have enough rental to cover running costs. You told us that you have confidence there will be enough occupancy to proceed with the project.

We heard the current level of rent in the city centre is not commercially viable and you are trying to drive this up. We also heard that the gap is currently being filled with City Deal money.

We were informed the contract should be awarded by the end of this year. £30m is the estimated cost for this project.

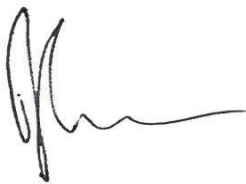
We also received an update from Cllr Robert Francis-Davies on the Targeted Regeneration Investment Programme and we will be writing to him separately on this.

Your response:

We hope you find this letter useful and informative. We would welcome your comments on any of the issues raised, but in this instance, a formal written response is not required. However, please provide the following:

- Figures (%) for local suppliers used as Swansea Phase 1 project progresses.
- Copy of the contract for the arena.
- Final cost details for the Kingsway Infrastructure when available.

Yours sincerely,



Councillor Jeff Jones
Convener, Development and Regeneration Performance Panel
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