

## **Panel Perfformiad Craffu – Datblygu ac Adfywio**

**Lleoliad:** Ystafell Bwyllgor 5, Neuadd y Ddinas, Abertawe

**Dyddiad:** Dydd Llun, 27 Ionawr 2020

**Amser:** 10.00 am

**Cynullydd:** Y Cynghorydd Jeff Jones

**Aelodaeth:**

Cynghorwyr: P M Black, P Downing, E W Fitzgerald, S J Gallagher, J A Hale, D W Helliwell, T J Hennegan, C A Holley, P R Hood-Williams, L James, M H Jones, P K Jones, S M Jones, W G Thomas a/ac T M White

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### **Agenda**

**Rhif y Dudalen.**

- 1 Ymddiheuriadau am absenoldeb.**
- 2 Datgeliadau o fuddiannau personol a rhagfarnol.**  
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- 3 Gwahardd pleidleisiau Chwip a Datgan Chwipiau'r Pleidiau**
- 4 Cofnodion y Cyfarfod(ydd) Blaenorol** **1 - 9**  
Derbyn cofnodion y cyfarfod(ydd) blaenorol a chytuno eu bod yn gofnod cywir.
- 5 Cwestiynau'r Cyhoedd**  
Rhaid i gwestiynau fod yn berthnasol i faterion ar yr agenda ac ymdrinnirâ nhw o fewn cyfnod o 10 munud.
- 6 Adroddiad Diweddaraf am y Prosiect** **10 - 24**
  - Phil Homes – Pennaeth Cynllunio ac Adfywio'r Ddinas
  - Huw Mowbray - Gwasanaeth Adfywio Economaidd A Chynllunio
- 7 Cyflwyniad: Rhaglen Targedu Buddsoddiad mewn Adfywio - Unedau Preswyl Uwchben Siopau** **25**
  - Y Cyng. Robert Francis-Davies – Aelod y Cabinet dros Fuddsoddiad, Adfywio a Thwristiaeth
  - Phil Holmes – Pennaeth Cynllunio ac Adfywio'r Ddinas

- 8 **Cyflwyniad: Pentref Digidol - Dyluniadau a Chynlluniau** **26**
- Y Cyng. Rob Stewart - Aelod y Cabinet dros yr Economi a Strategaeth (Arweinydd)
  - Phil Holmes – Pennaeth Cynllunio ac Adfywio'r Ddinas
  - Gareth Hughes - Prif Reolwr Adfywio Ffisegol
- 9 **Cynllun Gwaith 2019/20** **27 - 28**

**Cyfarfod nesaf:** Dydd Mawrth, 18 Chwefror 2020 ar 2.00 pm

*Huw Evans*

**Huw Evans**  
**Pennaeth Gwasanaethau Democrataidd**  
**Dydd Llun, 20 Ionawr 2020**

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**Cyswllt: Craffu 637314**

# Agenda Item 4



City and County of Swansea

## Minutes of the Joint **Scrutiny Performance Panel – Development & Regeneration and Service Improvement and Finance**

Committee Room 5, Guildhall, Swansea

Monday, 18 November 2019 at 10.00 am

**Present:** Councillor C A Holley (Chair of Service Improvement and Finance Panel) Presided

### **Councillor(s)**

P M Black  
W G Thomas  
T J Hennegan  
L James  
S M Jones  
T M White

### **Councillor(s)**

P Downing  
S J Gallagher  
J W Jones  
M H Jones  
I E Mann

### **Councillor(s)**

E W Fitzgerald  
D W Helliwell  
P R Hood-Williams  
P K Jones  
B J Rowlands

### **Other Attendees**

Robert Francis-Davies  
Rob Stewart

Cabinet Member - Investment, Regeneration & Tourism  
Cabinet Member - Economy & Strategy (Leader)

### **Officer(s)**

Phil Holmes  
Liz Jordan  
Huw Mowbray  
Phil Roberts  
Ben Smith  
Debbie Smith

Head of Economic Regeneration and Planning  
Scrutiny Officer  
Property Development Manager  
Chief Executive  
Chief Finance Officer / Section 151 Officer  
Deputy Chief Legal Officer

### **Apologies for Absence**

Councillor(s): D W W Thomas

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

No disclosures of interest were made.

## **2 Prohibition of Whipped Votes and Declaration of Party Whips**

No declarations were made.

## **3 Minutes of Previous Meeting(s)**

The Panel agreed the minutes of the meetings on 17 July and 31 July 2019 as an accurate record of the meeting.

#### **4 Work Plan 2019/2020**

The Panel considered the work programme.

The Digital Village item has been rescheduled to 27 January 2020 meeting.

#### **5 Dashboard Report**

Huw Mowbray, Property Development Manager gave a 'by exception' update to the Panel on the regeneration projects in Swansea.

##### Phase 2

- Progressing works
- Masterplan produced
- Looking at delivery report in due course.

##### Kingsway – Strategy and Digital Village

- Moved back a cycle as new SUDS causing problems.
- Moving forward starting letting discussions.
- Need to look at income and getting large anchor tenants. There is positive interest.
- Should be finished first quarter 2020.

##### Marketing Strategic Sites

- Looking for major development partner
- Investment in arena project will act as catalyst for future projects.

##### Other

- Castle Square – Should have information on designs in first quarter of next year
- Palace Theatre – Secured £4.9m WEFO grant. Will hopefully open 2022/23
- Skyline - To be formally decided if it would go over the Tawe.
- Landore Park and Ride relocation – looking at various options.

#### **6 Pre-Decision Scrutiny: Swansea Central Phase 1 - Final Delivery Report**

The Cabinet Member for Economy and Strategy (Leader), the Cabinet Member for Investment, Regeneration and Tourism and key officers attended the meeting to present and discuss Swansea Central Phase 1 Final Delivery Report.

Based on its discussions the Panel agreed views and recommendations to make to Cabinet.

Panel highlighted the following issues:

1. The Panel acknowledge the detailed reports and the extensive information contained within them. Unfortunately, the Panel had very little time to examine in great detail. The Panel also expresses its gratitude for the attendance and

input of the Leader, Cabinet Members and key officers involved in the preparation of the reports and delivery of the project.

2. The Panel note the scope of the proposed development and acknowledge the need for the regeneration of the city centre and this as part of the plan for the surrounding area. The proposals for the greening of the city centre and the focus on the importance of promoting biodiversity as part of the development is welcomed by the Panel.
3. The scale of the capital investment proposed by the Council is significant. It is a very large amount of finance to be borrowed with very limited methods of repayment. The Panel is grateful for the clarification given by officers in relation to the affordability of the project. However Panel note that the expenditure of public monies inevitably means that the tax payers of the city have a significant interest in the success of this project, as the effect on the council's revenue account could mean resources being used for the borrowing and not for its core services. Therefore, the Panel welcome the detail provided on the generation of various income streams which will hopefully have a positive effect in mitigating impact of the financial burden in future years. Over the next 6 years the effects on the revenue will be met by the capital expenditure fund which has been built up over the last few years.

Following on from this meeting:

- The Convener of the Panel will attend Cabinet on the 21 November 2019 to outline the Panel's views and a letter will be sent to the Cabinet Member.

## **7 Exclusion of the Public**

Panel voted and agreed on exclusion of public from the meeting during consideration of item 9, as it involves likely disclosure of exempt information. Relevant paragraph of Public Interest Test is 14.

## **8 Pre-Decision Scrutiny: Swansea Central Phase 1 - Final Delivery Report**

The Panel continued discussion of the report in closed session.

The Panel's views and recommendations will be discussed at Cabinet on 21 November 2019 and a letter sent to the Cabinet Member.

The meeting ended at 12.30pm.

**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 636292**

**scrutiny@swansea.gov.uk**

**27 November 2019**

**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 18 November 2019. It covers the Dashboard Report and Swansea Central Phase 1 Final Delivery Report.

Dear Councillor Stewart

The Panel met on 18 November to discuss the Dashboard Report and undertake pre-decision scrutiny on Swansea Central Phase 1 Final Delivery Report before going to Cabinet on 21 November 2019. We would like to thank you, Cllr Francis-Davies, Phil Roberts, Ben Smith, Phil Holmes and Huw Mowbray for attending to present the 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. The main issues discussed are summarised below:

**Dashboard Report**

We received a 'by exception' update on the regeneration projects in Swansea. The Panel is pleased with progress on the projects overall but do have some observations to make to you.

With regard to Phase 2, we heard that works are progressing and that the Masterplan has been produced. We look forward to seeing the delivery report in due course.

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Regarding the Kingsway – Strategy and Digital Village, we were informed that this has been moved back a cycle as the new SUDS are causing some problems but that it should be finished in the first quarter of 2020 and there will be an announcement shortly. We heard that officers are moving forward and starting letting discussions and were told that officers need to look at income and getting large anchor tenants. We were pleased to hear that there is positive interest in this.

Regarding the Marketing of Strategic Sites, we heard that officers are looking for a major development partner and that investment in the arena project will act as a catalyst for future projects.

Regarding other projects we heard that we should have information on designs for Castle Square in the first quarter of next year; the Palace Theatre has secured a £4.9m WEFO grant and will hopefully open in 2022/23; it is yet to be formally decided if the Skyline would go over the River Tawe; and officers are looking at various locations for the Landore Park and Ride relocation.

### **Pre-Decision Scrutiny: Swansea Central Phase 1 Final Delivery Report**

This item was discussed in both open and closed session.

You informed us that if the Authority doesn't invest in this project it will lose what it is planning to invest in the second phase and that a number of private projects are going ahead because of future proposals.

We heard that Transport for Wales are publishing proposals for a South West Wales Metro and that you would like to see this as project 12 in City Deal.

You informed us that you have requested to the Welsh Government that current loans are converted into grants.

We noted that the Authority has paid £120m back on loans since 2012 and queried if any programme of repayments include repayment of capital. Officers confirmed that it does and that this is a standard process of repaying capital as in previous years.

We noted that £18m has already been released by the Welsh Government for City Deal. You informed us that the way the money was released was different to the original profile and that this project will get the 'lion's share' of this first £18m but that follow on monies will be available to any projects and that negotiations continue with

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Welsh Government but that how the money is used once in City Deal is up to the joint committee.

We raised the issue that point 8.4 in the papers is misleading. Officers confirmed that all of the money will be borrowed by the Authority and that the grant will be received in instalments to help meet borrowing costs.

We discussed how the site currently has low ecological impact and the Panel was impressed with what is proposed in meeting the biodiversity commitment and note the achievement of the greening proposals set out in this scheme.

We raised the issue about the digital skin on the arena and queried if a maintenance plan is in place. We were informed that there is and that the lights are low power and have a long life and that officers have tried to offset this with other measures.

We raised that issue that the proposals are based on very low levels of interest rates and asked what contingencies have been put in place if interest rates should rise. We were informed that the low level interest rates are fixed for the borrowing period for the £90m already borrowed.

We raised the concerns about the use of 5G in the future and were informed that the expert advice from Public Health Wales and Public Health England is that there are no significant health risks from 5G.

We raised our concerns about the impact of the arena on the Grand Theatre and other venues in Swansea and were informed that the arena will host shows and events that cannot be housed in the Grand Theatre or other venues and that the venues will be complimentary.

We discussed the Wales Audit Letter and our concerns about their warning about levels of borrowing and that the Authority had not made the savings it had previously agreed. You told us that you felt the comments in the letter were misplaced and ill judged by the auditors as it is beyond their remit and that they had not seen the information in front of us that the panel meeting. You went on to say that you are confident that the Authority will be in a balanced position concerning outturn in this year's budget and that you hope for better settlements from the Welsh Government in coming years.

We voiced our concern about the significant increase in energy use as a result of these projects. We queried how much of the energy for this project will be renewable and you stated that it will be in our normal energy mix which is part

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renewable. You agreed to try and provide the Panel with more information on how much will be renewable.

We were informed by the Section 151 Officer that the amount of the capital equalization reserve is a decision for Cabinet but that they took the Section 151 Officer's advice. The Section 151 Officer confirmed that he is happy with the use of the capital equalization reserve as stated in the report.

We queried how many jobs will be created within the arena itself. Officers agreed to provide the Panel with this information based on full time equivalents.

Based on our discussions the Panel agreed the following views and recommendations to make to Cabinet:

1. The Panel acknowledge the detailed reports and the extensive information contained within them. Unfortunately, the Panel had very little time to examine in great detail. The Panel also expresses its gratitude for the attendance and input of the Leader, Cabinet Members and key officers involved in the preparation of the reports and delivery of the project.
2. The Panel note the scope of the proposed development and acknowledge the need for the regeneration of the city centre and this as part of the plan for the surrounding area. The proposals for the greening of the city centre and the focus on the importance of promoting biodiversity as part of the development is welcomed by the Panel.
3. The scale of the capital investment proposed by the Council is significant. It is a very large amount of finance to be borrowed with very limited methods of repayment. The Panel is grateful for the clarification given by officers in relation to the affordability of the project. However Panel note that the expenditure of public monies inevitably means that the tax payers of the city have a significant interest in the success of this project, as the effect on the council's revenue account could mean resources being used for the borrowing and not for its core services. Therefore, the Panel welcome the detail provided on the generation of various income streams which will hopefully have a positive effect in mitigating impact of the financial burden in future years. Over the next 6 years the effects on the revenue will be met by the capital expenditure fund which has been built up over the last few years.

Your response:

The Convener of the joint scrutiny panel attended Cabinet on 21 November to outline the Panel views on Swansea Central Phase 1 Final Delivery Report. We ask that

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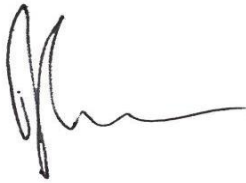
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you also provide a formal written response to this letter and provide information on the amount of renewable energy used for the arena and the number of jobs the arena itself will provide based on full time equivalent posts, by Wednesday 18 December 2019.

Yours sincerely,



**Councillor Chris Holley**  
**Convener, Service Improvement and Finance Performance Panel**  
✉ [cllr.chris.holley@swansea.gov.uk](mailto:cllr.chris.holley@swansea.gov.uk)



**Councillor Jeff Jones**  
**Convener, Development and Regeneration Performance Panel**  
✉ [cllr.jeff.jones@swansea.gov.uk](mailto:cllr.jeff.jones@swansea.gov.uk)

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# Agenda Item 6



## Report of the Convener for the Development and Regeneration Performance Panel

Development and Regeneration Scrutiny Performance Panel – 27  
January 2020

### Project Update 'Dashboard' Cover Report

|  |  |
|--|--|
| <b>Purpose:</b>                          | The Project Update Report will provide information and updates on regeneration projects in Swansea   |
| <b>Councillors are being asked to:</b>   | Review the departmental 'Dashboard' report and feedback any comments to the relevant Cabinet Member. |
| <b>Lead Councillor:</b>                  | Councillor Jeff Jones Convener of the Development and Regeneration Performance Panel                 |
| <b>Lead Officer &amp; Report Author:</b> | Tel: 01792 636292<br>E-mail: Bethan.hopkins@swansea.gov.uk   |

#### 1. Background

- 1.1 The Development and Regeneration Scrutiny Performance Panel meets bimonthly to review the 'health' of the City Centre and regeneration projects within Swansea.
2. As part of the monitoring aspect of the Panel, a departmental 'Dashboard' report is made available for review and scrutiny.
  - 2.1 This report contains updates on various projects throughout Swansea and provides detail and timelines where relevant.
3. The Panel are asked to review the report and ask any questions which they may have on the information provided.
  - 3.1 The Panel can then follow up the meeting with a letter to the relevant Cabinet Member to ask questions and make further comments.

**4. Legal Implications**

4.1 There are no legal implications.

**5. Financial Implications**

5.1 There are no financial implications.

**Background papers:** None

**Appendices:** None

# Scrutiny

Dashboard Report  
January 2020



# Swansea Central - Phase 1

|            |            |        |          |
|------------|------------|--------|----------|
| RAG Status | Timescales | Budget | Resource |
|            | Green      | Green  | Amber    |

| Progress highlights  | Actions to be completed for next CRPB  |
|--|--|
| <ul style="list-style-type: none"> <li>▪ <b>Main Contract – progress update.</b> <ul style="list-style-type: none"> <li>➢ <b>Commenced start on site 27<sup>th</sup> November.</b></li> <li>➢ 82 week programme –practical completion June 2021-On programme.</li> <li>➢ Buckingham site set up will be complete this month. Piling commenced for residential block. Both sites being cleared. Hoarding almost complete, graphics will be attached by end of month.</li> <li>➢ .</li> </ul> </li> <li>▪ <b>Design/construction-</b> <ul style="list-style-type: none"> <li>• <b>Bridge</b> – origami swan design being progressed</li> <li>• <b>More Poetry block</b> – soft strip in progress.</li> <li>• <b>Green wall</b> design progressing. –Opportunity for planting more mature greenery through Green infrastructure grant. Application being progressed</li> <li>• <b>Wellington street</b> – Awaiting tesco landlord consent – Welsh water requesting further work on completed area.</li> <li>• <b>Church Hall</b> – Design progressing and ideas shared with church who were supportive. Proposal to be shared next month.</li> </ul> </li> <li>▪ <b>Milestone dates</b> <ul style="list-style-type: none"> <li>• North side St Marys car park and Bridge over Oystermouth closed 6<sup>th</sup> January</li> <li>• Bridge will be removed weekend 1<sup>st</sup> &amp; 2<sup>nd</sup> February..</li> <li>• Albert row restrictions for approx. 8 weeks whilst gas main installed.</li> </ul> </li> <li>▪ <b>Hotel-</b> <ul style="list-style-type: none"> <li>• Draft lease to be issued to preferred developer. <b>hotel brand confidential at this stage.</b></li> </ul> </li> <li>▪ <b>Digital</b> <ul style="list-style-type: none"> <li>• Procurement exercise has commenced to obtain options for wifi, cctv, phase 1 and wider city..</li> </ul> </li> <li>▪ <b>Comms –</b> <ul style="list-style-type: none"> <li>➢ Press release regarding removal of bridge and temp road closure on night of Sat 1<sup>st</sup> January prepared.</li> <li>➢ Weekly newsletter on construction shared with BID and uploaded to CCS webpage</li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li>▪ Removal of Oystermouth road footbridge</li> <li>▪ Draft lease to be sent to hotel developer</li> <li>▪ Hoarding graphics to be attached</li> <li>▪ Continue to work up stage 4 North Block design and main scheme design</li> <li>▪ Internal meeting to discuss maintenance, running costs, events and lifecycle costs and management plan.</li> <li>▪ Ongoing discussions with Church, LC &amp; Waterfront Museum</li> <li>▪ Progress negotiations on digital and CCTV connectivity for day 1 and wider connectivity. But also procure wider options.</li> <li>▪ Progress and finalise Residential agreement.</li> </ul><br><p><b>Risks</b></p> <ul style="list-style-type: none"> <li>▪ Insufficient grant/gap funding for the Hotel. .</li> <li>▪ Digital Strategy - Procurement issues linked to new Broadband provider.</li> <li>▪ Tesco agreement for access works.</li> <li>▪ Resource to respond in a time to address any contract requests for information</li> <li>▪ Making payments on time to avoid costly interest charges</li> <li>▪ Public transport strategy needs to be progressed.</li> </ul><br><br><br> |

# Swansea Central - Public Sector Hub, St. David's Square, and UK Government Hub

| Timescales | Budget | Resource |
|------------|--------|----------|
| Green      | Amber  | Amber    |

## Progress highlights

## Actions to be completed

### Public Sector Office Hub

- Report being drafted to request work up costs for Hub and business case to support potential relocation of Civic Centre service to appropriate locations.
- Initial financial appraisal drafted,
- Works for Civic Centre relocation being considered, including initial staff consultations
- Business case for relocation of Civic Centre functions being considered.

### St David's Square

- Potential new public square at the centre of the Swansea Central Phase 2 site and connecting public realm to phase 1, public sector hub and UK Gov hubs
- To be delivered alongside the Public Sector Hub.

### UK Government Hubs

- Discussions with potential occupiers has indicated a preference for phased delivery of the hubs. Requiring an initial 6,000sqm in the first hub,
- Ongoing discussions on lease terms

Receive Rivington land report.  
Consider way forward.

## Key Risks

- 1. City Centre Transport.** Masterplan cannot deliver large parking provision required under current parking policy,
- 2. SUDs.** Failure to gain SABs will prevent development progressing
- 3. Delivery Funding.** Way forward and options being considered.



# Kingsway – Infrastructure & Public Realm

## Phase 2: Main Contract Works

Timescales

Budget

Resource

Green

Amber

Green

### Progress highlights

- Completed contract signing.
- Cordouroy granite landscape features and green landscaping (temporary and otherwise) installed before Christmas - remaining features to be installed between January to March 2020.
- RAG Status – Timescale Remains on green for Spring completion, Budget position remains on amber as additional costs have been incurred since original contract but final outturn subject to review, Resource now green as the project is fully resourced.
- Communications - work ongoing to:
  - highlight Union St closure;
  - flag up the Spring traffic-switch (date will be released once further certainty on this date is known);
  - prepare for the 'switch' (schedule for public/business engagement, support materials)

### Actions to be completed

- Reconvene stakeholder meetings.

### Key Risks

- Any change in the design of The Kingsway Infrastructure Project will have implications on programme and delivery
- The agreed budget contingency must be protected during the project lifetime to guard against compensation events and unforeseen

# Kingsway – Strategy & Digital Village

| Timescales | Budget | Resource |
|------------|--------|----------|
| Amber      | Amber  | Amber    |

| Progress highlights | Actions to be completed for next CRPB |
|---------------------|---------------------------------------|
|---------------------|---------------------------------------|

## Review of The Kingsway & Orchard Street Strategy

- Awaiting outcome of car parking strategy prior to recommencing work on this.
- Delay any further action(s) until outstanding car parking matters resolved.

## 71and72 The Kingsway

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>▪ Design and layout agreed.</li> <li>▪ Planning submission process commence January 2020.</li> <li>▪ The viability and letting strategy is being progressed aiming to be presented during April, 2020 to justify investment with gap-funding sought through City Deal, and to justify the business case for any additional borrowing requirement.</li> <li>▪ Revised Business Case being worked up by External Funding on The Kingsway Infrastructure Project..</li> <li>▪ Working with Cushman’s the team is continuing to engage with prospective tenants and operators which will culminate in viability and letting strategy referenced above.</li> <li>▪ Further engagement with Hacer ongoing to resolve land transfer and other matters, as they progress their planning application.</li> </ul> | <ul style="list-style-type: none"> <li>▪ Presentation to Design Commission for Wales 23/01/20.</li> <li>▪ Obtain SABS officer approval for SUDS</li> <li>▪ Confirm Green Space Factor Tool met</li> <li>▪ Pre-app consultation to commence by end of January.</li> <li>▪ EIA to be approved</li> <li>▪ Formal approval obtained to appoint an advisor @wired Score’ to provide a digital rating which will assist in attracting tenants.</li> </ul> |
|--|---|

## 232/233 Oxford Street Demolitions

- |   |       |
|---|-------|
| <ul style="list-style-type: none"> <li>▪ Complete.</li> </ul> | None. |
|---|-------|

## Key Risks

### Digital Village

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>▪ Implementation strategy for branding &amp; identity development, and letting strategy to be agreed following receipt of Stage 2 report.</li> <li>▪ <b>The outcome of the viability &amp; letting strategy could delay procurement of the works contract.</b></li> <li>▪ Governance and operational model yet to be defined. Model selected will influence timeline (for example procuring an operator), and supporting business case.</li> <li>▪ HACER proposals for Picton Yard, may have some impact on the Digital Village scheme - to be determined.</li> <li>- If SUDS cannot be agreed by SABS officer prior to submission of planning application then this</li> </ul> |  |
|--|--|

# City Centre Marketing of Strategic Sites JV

RAG Status

Timescales

Budget

Resource

Green

Green

Green

## Progress highlights

- Launch events to be held in Swansea and MIPIM are being arranged.
- Ongoing discussions with DIT relating to preparation of promotional material for MIPIM
- Discussions with DIT, Capital Region, Western Gateway, DWF, Cushman Wakefield about promoting the opportunity at various stands and events at MIPIM.
- SQ documents being updated following comments from wider team - ongoing.
- Ongoing collation of data relating to sites and legal titles and uploaded to a data room for sharing with wider team
- Ongoing liaison with Swansea Council Office Hub and Swansea Central Phase 2 teams to ensure cohesive approach

## Actions to be completed for next CRPB

- Welsh Government to consider statement about in principle support.
- Review of 1 stage or 2 stage procurement process
- High level appraisals of each development site
- Prepare documentation and content for presentations at launches..
- Ongoing – updating data room

## Risks

- If we don't have a clear strategy for procuring a partner and a full suite of information then discussions with potential partners could break down
- Opportunity needs to be of a suitable scale and duration or bidders will lose interest
- If no decision is made on delivery of Public Sector hub then this could impact bidders interest

# City Deal

RAG Status

Timescales

Budget

Resource

Green

Amber

Amber

## Progress highlights

- Terms & Conditions agreed
- Programme Director Appointment made
- Regional Metro feasibility underway.

## Actions to be completed for next CRPB

## Key Risk

- Timing of funding unknown. Regional discussions continue.

## Strategic Sites and Projects Overview

| Project                                      | Update  | Timescale | Budget | Resource |
|--|---|-----------|--------|----------|
| <b>Castle Square</b>                         | <ul style="list-style-type: none"> <li>Meeting held with consultants</li> <li>Further work required in respect of SUDS and Green Infrastructure.</li> <li>Further consultation required with Cadw with regard to impact on setting of Castle and potential use of Castle structure. Meeting planned 21.01.20</li> </ul>   | G         | G      | G        |
| <b>Felindre</b>                              | <ul style="list-style-type: none"> <li>DPD are now operational and joint PR to be arranged. Next phase of infrastructure works to further enhance the business park nearing completion. Draft ecology reports being reviewed to inform mitigation for loss of habitat and future maintenance plan. Marketing meeting to be arranged with agents to review current enquiries and review marketing strategy.</li> </ul> | G         | G      | G        |
| <b>City C. Green Infrastructure Strategy</b> | <ul style="list-style-type: none"> <li>Principles being factored into emerging guidance for strategic sites, and toolkit being used on schemes at design stage such as Castle Square, Digital Village and Swansea central phase 2</li> <li>Public consultation on CC GI Strategy complete, responses under review followed by planned adoption in Spring</li> </ul>   | G         | G      | G        |
| <b>Mariner Street</b>                        | <ul style="list-style-type: none"> <li>Works on site progressing. Practical completion on track for start of term September 2021.</li> </ul>  | G         | G      | G        |
| <b>Swansea Vale</b>                          | <p>Meeting to be arranged to review Ecology and species survey progress and to develop a wildlife management plan for the area. This will also inform mitigation for loss of habitat at Tregof for bringing forward the development which has been delayed due to these issues together with new SUDS legislation.</p> <p>JV meeting to be arranged to further discuss disposal strategy</p>                          | R         | G      | R        |
| <b>Swansea Bay Regeneration</b>              | <p><b>Mumbles Officer Working Group –</b><br/>Corp Property have met with owner of Oystermouth Sq about the potential JV project at Oystermouth Square in response to earlier pre-app inquiry.</p>  | G         | G      | G        |
| <b>Wind Street</b>                           | <ul style="list-style-type: none"> <li>Instruction to proceed with Gold scheme, with WGvt Tri funding support.</li> <li>Initial review indicates that the construction period would be best between January, 2021 and November 2021 to reduce the impact on Christmas periods and the night time economy</li> </ul>   | A         | G      | G        |

# Tawe Riverside Corridor

| Programme/<br>Project                      | Update   | Actions to be completed by<br>next CRPB  | Timescale  | Budget | Resource |
|--|--|--|--|--------|----------|
| <b>Tawe Riverside Strategy/ Masterplan</b> | <ul style="list-style-type: none"> <li>▪ Ongoing scoping and programming work on Alamein Road/Normandy Road(as a future extension to HMCW) in progress to facilitate next steps and resource requirements. Budget likely to be required to support technical studies including flood risk and drainage.</li> <li>▪ Consultation events on going, including planned event with Friends of Hafod Morfa CW in January.</li> </ul> | To undertake further consultations ,key action resources to consider P&R relocation and Museum store relocation. | G  | G      | G        |
| <b>Skyline Kilvey Hill</b>                 | <ul style="list-style-type: none"> <li>▪ Work ongoing by consultants Baldwins on an Economic Impact study to support funding application.</li> <li>▪ . Skyline Board meeting likely to be April/May.</li> <li>▪ Skyline visit to UK planned for March/April</li> <li>▪ F and B consultant to be appointed by Skyline.</li> <li>▪ Further information on layout of cable routes and towers requested.</li> </ul>                | To demonstrate commitment to the wider proposals by preparing a scoping document and forward work plan.          | G  | G      | G        |
| <b>Landore Park and Ride Relocation</b>    | <ul style="list-style-type: none"> <li>▪ Landore Park and Ride will need to be relocated to enable redevelopment/ critical mass/ destination to progress at Hafod Morfa Copper works.</li> <li>• Feasibility study (WG and TfW) is being</li> </ul>  | Resource needs to be identified to progress work on the Swansea Vale Park and Ride.                              | G  | G      | A        |
| <b>Key Risks</b>                           |  |  | <b>Decisions</b>   |        |          |
|  |  |  | <ul style="list-style-type: none"> <li>▪ None</li> </ul> |        |          |

# External Funding Overview

| Programme/Project   | Update  | Timescale | Budget | Resource |
|---|---|-----------|--------|----------|
| <b>01. Welsh Government external funding sources</b>              |   |           |        |          |
| <b>Targeted Regeneration and Investment Programme 2018 – 2021</b> | <ul style="list-style-type: none"> <li>Regional SLA for grant schemes circulated to other LAs.</li> <li>Copperopolis Year 2 application to be progressed for February 2020 which will see the financial profile adjusted to allow for all the schemes that require investment. Review of budget allocation for TRI Copperopolis across projects required to provide resource where needed for key and existing schemes. Morriston Regeneration discussions ongoing.</li> </ul>  | G         | A      | G        |
| <b>Town Centre Loan Fund</b>                                      | Due diligence reviews underway for several applications. £2m from phase 4 tranche provisionally allocated to the Strand, Wind Street and High Street properties subject to completion of assessment process and certain conditions being met. An application requesting £1m loan has been received for the proposal at the former Woolworths property and is being reviewed along with supporting documentation. Overall demand for the loan fund remains very positive. WG are consulting on increasing flexibility between housing loans and town centre loans. | G         | G      | G        |
| <b>02. ERDF Priority 4</b>  |   |           |        |          |
| <b>Building for the Future</b>                                    | BHS, Orchard House, Albert Hall, all close to approval by WEFO and Welsh Government Panel.  | A         | G      | G        |
| <b>Kingsway Infrastructure</b>                                    | Regular monitoring ongoing. Re-profile of expenditure profile due January 2020.. Delivery period likely to be extended to December 2022. Procurement of external evaluation due January 2020.   | G         | G      | G        |
| <b>Dyfatty/ Strand</b>  | Watching brief on further funding availability.   | A         | A      | A        |
|   |   | A         | A      | A        |
| <b>Palace Theatre</b>   | Acquisition is at the final stages  | A         | G      | G        |
| <b>03. Heritage Lottery Fund/Cadw</b>                             |   |           |        |          |
| <b>Morriston Townscape Heritage Initiative (HLF)</b>              | Early planning for wider scheme.  | G         | G      | G        |

# External Funding: Tawe Riverside Corridor (Hafod Copperworks)

| Programme/<br>Project                                 | Update   | Timescale | Budget | Resource |
|---|--|-----------|--------|----------|
| <b>01. Targeted Regeneration Investment Programme</b> |  |           |        |          |
| <b>Musgrave Engine House</b>                          | <ul style="list-style-type: none"> <li>Works for this phase of restoration are effectively complete.</li> <li>Following Cadw's final site inspection, the grant claim to Cadw is being prepared for submission.</li> <li>Quotations for the supported infill sections of the ground floor slab have been reviewed and approved. This task is expected to commence in December and to be completed in January 2020</li> <li>Final recording report of the restoration has been received.</li> <li>An issue has been identified with the rust proof durability of the window security coverings which will be investigated in January.</li> </ul>  | G         | G      | G        |
| <b>Weighbridge Office &amp; Porters Lodge</b>         | <ul style="list-style-type: none"> <li>Programme will run concurrently with the Powerhouse Redevelopment Project.</li> <li>Year One funding from TRI confirmed from Welsh Government, Year Two to allocate budget also.</li> <li>Tender of Principal Contractor has now closed. Evaluation process, including tender clarifications has been completed with a Post Tender Negotiation meeting to be held to endeavour to achieve sufficient value engineering to bring the project within budget before progressing to entering into a contract. Conclusion of this exercise to be determined early February 2020.</li> <li>Budget escalated to Red for due the tender sum far exceeding the budget, until tender process has been completed.</li> </ul>   | R         | A      | G        |
| <b>Vivian Engine House</b>                            | <ul style="list-style-type: none"> <li>LBC now expected to be received in early January 2020.</li> <li>Cadw remain satisfied with progress &amp; quality of work to date.</li> <li>The current work programme continues until the end of February 2020.</li> <li>Slate roof is now installed together with glazed roundel windows and security coverings</li> <li>Chamfered corner lime render will have to be applied and completed in spring due to the setting temperature required.</li> <li>Scaffolding partially removed with full removal expected by the end of January 2020</li> </ul>  | G         | G      | G        |
| <b>Bascule Bridge</b>                                 | <ul style="list-style-type: none"> <li>Final methodology of restoration works required for Cadw's review prior to commencing. Investigative methodologies are with Cadw and has started to receive comments and approval.</li> <li>Timescales to remain amber until the restoration and reinstatement programme has been developed</li> <li>Budget to remain Amber until full review and conclusion of costs has been undertaken.</li> <li>Initial budget review demonstrates an escalated indicative cost from that suggested by initial reports. This needs further discussion and where flexibility within the overall TRI Copperopolis programme can accommodate including other grant funding available.</li> <li>Discussions on Phase 2 of the project underway – to progressed to tender under SWW Regional Framework.</li> </ul> | A         | A      | G        |
| <b>White Rock Site</b>                                | <ul style="list-style-type: none"> <li>Smith's Canal – south of the tunnel: Archaeology report received. This will allow further detail to be included in future master planning of the site and funding requirements.</li> </ul>  | A         | A      | A        |
| <b>Powerhouse Re-development Penderyn/HLF/SU</b>      | <ul style="list-style-type: none"> <li>Agreement to lease to be signed following November decision on Penderyn Grant application with WG CCS are unable to draw down the NLHF grant until the agreement to lease is signed..</li> <li>Tender of Principal Contractor has now closed. Evaluation process, including tender clarifications has been completed</li> </ul>   | R         | A      | G        |
| <b>Laboratory Building</b>                            | <ul style="list-style-type: none"> <li>There is no current allocated budget to address these surveys and issue, however is currently on 2 grant funding reserve lists.</li> </ul>  | A         | R      | A        |
| <b>Hafod/ Morfa canal bridges</b>                     | <ul style="list-style-type: none"> <li>Archaeology report received.</li> <li>Unlikely the existing TRI funding programme can fund the reinstatement of the canal bridges – further consideration needed on funding streams or future programmes to accommodate.</li> </ul>   | A         | A      | A        |



# Digital Strategy & Scheme Progression

Timescales

Budget

Resource

A

A

R

## Progress highlights

- Joined-up approach to Wi-Fi discussions undertaken linking phase one with city centre and Swansea Market provision. Going out to market shortly. Meeting with Padstone to support their engagement with suppliers
- The Leader and Cllr Stevens visited RCT community hubs and are receiving further information on their WiFi model
- City Centre digital strategy underway – core principles included in the FPR7 report to Cabinet – external consultant re-engaged to support in terms of capacity and knowledge. It will still be a Council developed document with external support
- City Deal Digital Business Case feedback provided.

## Actions to be completed

- Digital Strategy for City Centre
- Procurement route and budget to be identified / finalised for strategic partner
- Identify which department will look after maintenance of ducting
- 5G – potential consultation?

## Key Risks

- Capacity in Digital Services as only the CTO is currently working on this – engaging a strategic partner would help mitigate this risk
- Funding and expected workload for ongoing maintenance of ducting is unknown
- Ongoing revenue implications of WiFi were not built into the FPR7 that went to Cabinet
- Reputational risk around 5G – mitigated through good PR and comms and possible consultation

## Decisions required

## Culture & Tourism Strategy/ City Art Strategy & Scheme Progression

Timescales

Budget

Resource

G

A

A

### Progress highlights

- Contract submitted to artist Marc Rees for bridge design
- Briefs translated and published for Stages 1-4
- Expressions of interest for Stage 1 hoardings have been received
- Expressions of Interest from artists received for all Stages 1-4

### Actions to be completed

- Review of Expressions of Interest for Stages 2-4
- Presentation to artists planned for end of January 2020.
- Opportunity for site visits
- Design, fabrication and installation of artworks on hoardings following erection of hoardings

### Key Risks

- Failure to recruit artists with appropriate expertise
- Relocation / reinstatement of historic artworks within the next scheme as part of the strategy

### Decisions required

- Progress as per the current plan
- Allocation of specific project fund

# Agenda Item 7



## Report of the Cabinet Member for Investment, Regeneration & Tourism

### Development and Regeneration Scrutiny Performance Panel – 27<sup>th</sup> January 2020

#### Sustainable Living Grant Update

|                                       |   |
|---------------------------------------|---|
| <b>Purpose</b>                        | To provide an overview of the Sustainable Living Grant Scheme (Residential Units above shops).  |
| <b>Content</b>                        | The Sustainable Living Grant scheme is funded through the Welsh Government Targeted Regeneration Investment Programme and provides funding to convert vacant commercial floor space into new housing units in Swansea City Centre and Morriston. The presentation will give an overview of the grant scheme and provide examples of completed projects. |
| <b>Councillors are being asked to</b> | Give their views on the Sustainable Living Grant Scheme   |
| <b>Lead Councillor(s)</b>             | Councillor Robert Francis-Davies, Cabinet Member for Investment, Regeneration & Tourism   |
| <b>Lead Officer(s)</b>                | Phil Holmes, Head of Planning & City Regeneration   |
| <b>Report Author</b>                  | Phil Holmes   |

# Agenda Item 8



## Report of the Leader of the Council

### Development and Regeneration Scrutiny Performance Panel – 27<sup>th</sup> January 2020

#### 71 and 72 The Kingsway Redevelopment (former Oceana site)

|                                       |  |
|---------------------------------------|--|
| <b>Purpose</b>                        | To provide an overview of the project.   |
| <b>Content</b>                        | <p>This project is a Swansea Regional City Deal project specifically identified as a key project to act as a catalyst for the strategic development of The Kingsway to:</p> <p><i>‘..provide the Central Area with a new defined Working Living and Learning Zone with a new business district which has fit for purpose public realm and highway layout’.</i></p> <p>This vision is set out within the statutory development plan which covers the proposal site – the Swansea Council Local Development Plan (LDP) 2010 - 2025, adopted in February 2019.</p> <p>The presentation will give an overview of the project, including details of recent consultation, project development and programme.</p> |
| <b>Councillors are being asked to</b> | Give their views on the project: 71 and 72 The Kingsway  |
| <b>Lead Councillor(s)</b>             | Councillor Rob Stewart, Leader of the Council  |
| <b>Lead Officer(s)</b>                | Phil Holmes, Head of Planning & City Regeneration  |
| <b>Report Author</b>                  | Gareth Hughes. Principal Physical Regeneration Manager (& Kingsway Regeneration Programme Lead)  |

# Agenda Item 9

## Development and Regeneration Work Plan 2019-20

|   |  |
|---|--|
| <b>Meeting 1</b><br><br>17 <sup>th</sup> July 2019                            | <b>Election of Panel Convener</b> <ul style="list-style-type: none"> <li>Bethan Hopkins – Scrutiny Officer</li> </ul>  |
|   | <b>Terms of Reference</b> <ul style="list-style-type: none"> <li>Panel Convener</li> </ul>   |
|   | <b>Services to Rural Communities – Wales Audit Office Report and Action Plan</b> <ul style="list-style-type: none"> <li>Cllr Robert Francis Davies – Cabinet Member for Investment, Regeneration and Tourism</li> <li>Paul Relf – Economic Development and External Funding Manager</li> <li>Paul Jones – European Unit</li> </ul> |
|   | <b>End of Year Panel Review</b> <ul style="list-style-type: none"> <li>Panel Convener</li> </ul>   |
| <b>Meeting 2</b><br>31 <sup>st</sup> July 2019                                | <b>Dashboard Report</b> <ul style="list-style-type: none"> <li>Phil Holmes – Head of Planning and City Regeneration</li> <li>Huw Mowbray - Property Development Manager</li> </ul>   |
|   | <b>Highways and Transportation Update – City Centre Work</b> <ul style="list-style-type: none"> <li>Cllr Mark Thomas - Cabinet Member for Environment and Infrastructure Management</li> <li>Stuart Davies – Head of Highways and Transportation</li> </ul>  |
|   | <b>Work Plan 2019/20</b>   |
| <b>Meeting 3</b><br>18 <sup>th</sup> November 2019<br><b>Updates and FPR7</b> | <b>Dashboard Report</b> <ul style="list-style-type: none"> <li>Phil Holmes – Head of Planning and City Regeneration</li> <li>Huw Mowbray - Property Development Manager</li> </ul>   |
|   | <b>FPR7 Swansea Central Phase 1 (RESTRICTED)</b> <ul style="list-style-type: none"> <li>Cllr Rob Stewart – Cabinet Member for Economy and Strategy (Leader)</li> <li>Phil Holmes – Head of Planning and City Regeneration</li> <li>Huw Mowbray - Property Development Manager</li> </ul>   |

|   |  |
|---|--|
| <b>Meeting 4</b><br>27 <sup>th</sup> January 2020<br><br>10am               | <b>Dashboard Report</b> <ul style="list-style-type: none"> <li>• Phil Holmes – Head of Planning and City Regeneration</li> <li>• Huw Mowbray - Property Development Manager</li> </ul>   |
|   | <b>Digital Village – Designs and Plans</b> <ul style="list-style-type: none"> <li>• Cllr Rob Stewart – Cabinet Member for Economy and Strategy (Leader)</li> <li>• Phil Holmes – Head of Planning and City Regeneration</li> </ul>                   |
|   | <b>TRIP – Residential Units above Shops</b> <ul style="list-style-type: none"> <li>• Cllr Robert Francis-Davies – Cabinet Member for Investment, Regeneration and Tourism</li> <li>• Phil Holmes – Head of Planning and City Regeneration</li> </ul> |
| <b>Budget Meeting</b><br>18 <sup>th</sup> February 2020<br>(TBC)<br><br>2pm | <b>Budget Meeting</b>  |
| <b>Meeting 5</b><br>23 <sup>rd</sup> March 2020<br><br>11am                 | <b>Dashboard Report</b> <ul style="list-style-type: none"> <li>• Phil Holmes – Head of Planning and City Regeneration</li> <li>• Huw Mowbray - Property Development Manager</li> </ul>   |
|   | <b>Swansea Vale Development Projects</b> <ul style="list-style-type: none"> <li>• Cllr David Hopkins – Cabinet Member for Delivery</li> <li>• Phil Holmes – Head of Planning and City Regeneration</li> </ul>  |
| <b>Meeting 6</b><br>18 <sup>th</sup> May 2020<br><br>10am                   | <b>Dashboard Report</b> <ul style="list-style-type: none"> <li>• Phil Holmes – Head of Planning and City Regeneration</li> <li>• Huw Mowbray - Property Development Manager</li> </ul>   |
|   | TBC  |

**To be scheduled**

- FPR7 Report regarding City Deal
- Commercial Opportunities in Rural Areas Item
- Disposal of Land Item
- Follow up - Impact of Brexit on Rural Development Programme (schedule after Brexit has happened)