



## City and County of Swansea

### Notice of Meeting

You are invited to attend a Meeting of the

## Scrutiny Performance Panel – Development & Regeneration

**At:** Guildhall, Swansea

**On:** Monday, 23 March 2020

**Time:** 11.00 am

**Convenor:** Councillor Jeff Jones

**Membership:**

Councillors: P M Black, P Downing, E W Fitzgerald, S J Gallagher, 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 and T M White

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### Agenda

	Page No.
<b>1 Apologies for Absence.</b>	
<b>2 Disclosures of Personal and Prejudicial Interests.</b> <a href="http://www.swansea.gov.uk/disclosuresofinterests">www.swansea.gov.uk/disclosuresofinterests</a>	
<b>3 Prohibition of Whipped Votes and Declaration of Party Whips</b>	
<b>4 Minutes of Previous Meeting(s)</b> To receive the minutes of the previous meeting(s) and agree as an accurate record.	<b>1 - 14</b>
<b>5 Public Question Time</b> Questions must relate to matters on the agenda and be dealt with in a 10 minute period.	
<b>6 Project Update Report</b> <i>Phil Holmes – Head of Planning and City Regeneration</i> <i>Huw Mowbray – Property Development Manager</i>	<b>15 - 32</b>
<b>7 Swansea Vale Development Projects</b> <i>Cllr David Hopkins – Cabinet Member for Delivery</i> <i>Phil Holmes – Head of Planning and City Regeneration</i>	<b>33 - 38</b>
<b>8 Work Plan 2019-20</b>	<b>39 - 40</b>

**Next Meeting:** Monday, 18 May 2020 at 10.00 am

*Huw Evans*

**Huw Evans**  
**Head of Democratic Services**  
**Monday, 16 March 2020**  
**Contact: Liz Jordan 637314**

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# Agenda Item 4



City and County of Swansea

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

Committee Room 5, Guildhall, Swansea

Monday, 27 January 2020 at 10.00 am

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

### **Councillor(s)**

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

### **Councillor(s)**

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

### **Councillor(s)**

M H Jones  
T J Hennegan

### **Other Attendees**

Robert Francis-Davies  
Rob Stewart

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

### **Officer(s)**

Phil Holmes  
Gareth Hughes  
Liz Jordan  
Huw Mowbray

Head of Planning and City Regeneration  
Principal Physical Regeneration Manager  
Scrutiny Officer  
Property Development Manager

### **Apologies for Absence**

Councillor(s): P M Black and P R Hood-Williams

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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 meeting on 18 November 2019 as an accurate record of the meeting.

## **4 Public Question Time**

No members of the public were present at the meeting.

## 5 Project Update Report

Huw Mowbray, Property Development Manager updated the Panel on the regeneration projects in Swansea.

### Swansea Central Phase 1

- Main contract – 10% of ground works completed. Main contractor having trouble finding local suppliers. So much building work going on locally that local contractors do not have capacity. Only major packages have been tendered at present. Small packages will be tendered in next 6 to 7 months. Panel would like to see figures on how much local suppliers are used.
- Panel has requested copy of contract for arena. Agreed this will be provided but it is confidential as the Council has a Non-Disclosure Agreement with the contractor.
- Green wall - Application progressing for green infrastructure grant. £5m available for Wales. If successful, it will enable more mature plants to be used in green wall planting than otherwise planned.
- Digital – Procurement exercise has commenced for new broadband provider. Panel felt this exercise should have commenced earlier. Cabling being installed is Council's so will keep competition going and allow Council to choose partner.
- Hotel - Draft lease issued to preferred developer. Council confident funding is there for hotel but waiting for it to be finalised.

### Swansea Central – Public Sector Hub

- Public Sector Hub – Panel concerned if people from other parts of Swansea will be moved into this hub. Informed there may be some which move but also expect some potential new occupiers.
- City Centre Transport – Panel queried when the masterplan will be completed. Informed this is not known. Under risks it says there may not be enough parking available. This is a key risk for the arena and the hub. Council's general policy is to reduce parking and have a robust transport plan. This will be a real test. A robust travel plan will be needed before planning consent is given to build. Panel would like Stuart Davies to come to the Panel to get an understanding of the direction of travel with transport.

### Kingsway Infrastructure

- Green landscaping – As much as possible is being done to prevent people entering green areas again.
- People parking on new paving as no curbs. The introduction of public realm should help stop parking.
- Concerns about build-up of traffic with Kingsway having one lane in each direction.
- A number of spaces have been built in along Kingsway in case a vehicle breaks down etc
- Project total cost £12.7m. This may increase as Dawnus failed to correct defects before going into administration. It is hoped a bond of £500k will cover most of repairs to defects. 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

- Panel feels it is important to have links in place with Swansea University. Department does not see any competition with Tech hub as on different scale.
- Panel would like to see Welsh Development Bank have more involvement in the area. However it is not cheap in terms of the offers it provides.
- All these aspects need to be brought in as part of the overall survey of the hub.

#### City Deal

- Terms and conditions agreed.
- £18m has been released to Carmarthenshire Council as the lead. Swansea Council will receive its share of this in due course. Panel understands release of the monies will be drip fed over 15 years and not in lump sum advance payments. To date no monies have been released by Swansea.
- Ongoing regional discussions about how the £36m will be received over the next 10 years.

#### Castle Square

- Development Manager appointed.
- Having on-going discussions with CADW to ensure they do not object to how the Council moves forward.

#### Felindre

- Reviewing marketing strategy.

#### Swansea Bay Regeneration

- This project is about reinforcing the sea wall.
- Mumbles bus station will be considered as part of the proposed sea wall project, as probably will not get any funding for bus station without sea wall reinforcement being carried out.

#### External Funding

- RDF Priority 4 – Concern about future funding. Consultation will be coming out from WEFO – “Future Regional Investment in Wales”, probably sometime in March 2020. This will be used to allocate Council’s share of the fund. Suggested Panel looks at this.

#### Actions:

- Project Development Manager to provide figures (%) for local suppliers used as Swansea Phase 1 project progresses.
- Panel to be provided with final cost details for Kingsway Infrastructure.
- Property Development Manager to provide Panel with contract for arena.
- Add City Centre Transport Plan to Work Programme – 18 May 2020 meeting.
- Circulate WEFO consultation – “Future Regional Investment in Wales” to Panel Members for information, when available.

## **6 Presentation : Targeted Regeneration Investment Programme - Residential Units above Shops**

The Cabinet Member for Investment, Regeneration and Tourism and the Head of Planning and City Regeneration attended 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.

### Discussion Points:

- £1.175m is total grant pot in Swansea over 3 years, April 2018 – March 2021
- Grant award is the minimum amount needed for a project to proceed, up to a maximum of 40% of eligible project costs. This does not affect the rate of rent and properties will be rented at market rates. If the property is sold, the grant has to be paid back based on timescales.
- Council will try and help in any way it can. As well as a grant, it will consider a loan on the property.
- As well as the City Centre, there is a pilot scheme in Woodfield Street, Morriston.
- Council is in talks with the Minister about a Towns Fund for outlying areas for closed shops etc.
- Some of the upcoming 6 schemes are on a bigger scale.
- Council promotes the schemes. Swansea Regeneration Partnership agrees the schemes.
- Panel very pleased with this scheme. 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.

## **7 Presentation: Digital Village - Designs and Plans**

Cabinet Member for Economy and Strategy (Leader) and the Principal Physical Regeneration Manager attended to present an overview of 71 and 72 The Kingsway Redevelopment, which is a Swansea Regional City Deal project.

### Discussion Points:

- Panel feels Picton Yard needs to be part of the travel plan and access for deliveries needs to be restricted to certain times for safety.
- Panel would like to see shop frontage on the Yard and on the walk through to Oxford Street.
- Internal building will have adaptable work spaces and meeting areas so is suitable for a mix of different size businesses.
- There will be showers and storage facilities in the building for cyclists.
- Panel has concerns as a great deal of quality office accommodation is being built in Swansea. It will cost money to run and unlikely in first few years to have enough rental to cover running costs. Cabinet Member has confidence there will be enough occupancy to proceed with the project.
- Current level of rent in city centre is not commercially viable. Trying to drive this up. Gap currently is being filled with City Deal money.
- Contract should be awarded by end of this year. £30m is estimated cost for this project.

**8 Work Plan 2019-20**

The Panel considered the work programme.

Actions:

- Briefing on Travel Plan to be added to 18 May 2020 meeting.

The meeting ended at 12.15 pm.

**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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### Swansea Bay Regeneration

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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.

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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.

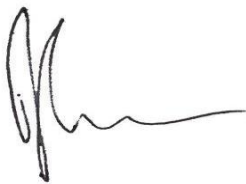
We also received an update from Cllr Robert Francis-Davies on the Targeted Regeneration Investment Programme and we will be writing to him separately on this.

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**  
✉ [cllr.jeff.jones@swansea.gov.uk](mailto:cllr.jeff.jones@swansea.gov.uk)

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**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.

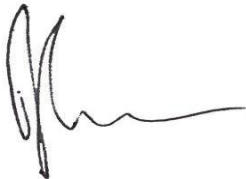
We heard that the Council promotes the schemes and Swansea Regeneration Partnership agrees the schemes.

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](mailto:cllr.jeff.jones@swansea.gov.uk)

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City and County of Swansea

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

Committee Room 5, Guildhall, Swansea

Tuesday, 18 February 2020 at 2.00 pm

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

**Councillor(s)**

P M Black  
D W Helliwell  
P R Hood-Williams  
S M Jones

**Councillor(s)**

E W Fitzgerald  
T J Hennegan  
M H Jones  
W G Thomas

**Councillor(s)**

T M White  
C A Holley  
P K Jones

**Other Attendees**

Robert Francis-Davies Cabinet Member - Investment, Regeneration & Tourism

**Officer(s)**

Jeffrey Dong Deputy Chief Finance Officer / Deputy Section 151 Officer.  
Liz Jordan Scrutiny Officer  
Huw Mowbray Property Development Manager

**Apologies for Absence**

Councillor(s): P Downing, S J Gallagher and L James

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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 Development and Regeneration Draft Budget Proposals**

Councillor Robert Francis-Davies, Cabinet Member for Investment, Regeneration and Tourism, Jeff Dong, Deputy Chief Finance Officer and Huw Mowbray, Property Development Manager went through the proposed budget proposals in relation to Development and Regeneration highlighting the main issues and answering questions.

**4 Summarising Views and Making Recommendations**

The Panel agreed the following views and recommendations on the budget proposals in relation to Development and Regeneration it would like to make to Cabinet:

- Panel had concerns about the overall borrowing requirement, as it was not clear how much we are going to borrow. The Panel needs clarity on (i) how much we are going to borrow, (ii) what the costs will be of this borrowing and (iii) how we will fund the additional cost of the borrowing.
- The Panel felt there was no certainty about how much money the Council will be getting in or how much it will have to pay out.
- Panel expressed concern regarding the 15-year draw down of money from the City Deal. The amount of money we will receive from this is very small and does not even cover the interest payments.
- The panel would like clarity in terms of the £200k costs for our contribution to regional City Deal arrangements. What is this for and over what timescale?
- Panel expressed concern about future pressures resulting from capital finance charges and also use of MRP and capital equalisation reserve to pay for these charges.
- The panel would like more clarity in what is reported to the panel on how Development and Regeneration schemes are costed out and what they entail.

Following on from this meeting:

The convener will feed in the views of this Panel, along with the conveners of the other panels to the Service Improvement and Finance Panel which meets on 19 February. The convener of the Service Improvement and Finance panel will then attend Cabinet on 20 February to feed in the collective views of the scrutiny performance panels and write a letter to the Cabinet member.

The meeting ended at 3.25 pm.



# Agenda Item 6



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

Development and Regeneration Scrutiny Performance Panel – 23 March 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 E-mail: liz.jordan@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  
March 2020



# Swansea Central – Phase 1

Timescales	Budget	Resource
Green	Green	Amber

## Progress highlights

- **Main Contract – progress update.**
  - **Commenced start on site 27<sup>th</sup> November.**
  - 82 week programme –practical completion June 2021-On programme.
  - Footbridge removed together with 8 trees at Wellington st to allow work to proceed including replacement of 16 semi mature trees.
  - Art Strategy submitted to discharge condition.
  - Piling work will complete end of month and Steelwork to commence on site at end of March
- **Design/construction-**
  - **Bridge** – origami swan design progressing
  - **North Block** – Design, (stage 4 and 5) continuing to be worked up.
  - **More Poetry block** – Demolition commenced.
  - **Green wall** – Green infrastructure grant submitted requesting grant for planting more mature greenery
  - **Wellington street** – Tesco landlord consent received – work to commence second quarter 2020
  - **Church Hall** – Design progressing and ideas shared with church.
  - **Pod in park-** design also progressing.
- **Milestone dates**
  - Albert row restrictions continue for approximately 1 weeks whilst gas main installed.
  - March – residential and north ramp construction to commence.
  - October – New bridge to be installed
- **Hotel-**
  - Meeting with Cairns and Visit Wales in March.
- **Digital**
  - 2 tenders received for wifi, cctv, phase 1 and wider city including Swansea market. – tenders currently being assessed.
- **Comms –**
  - Meet the buyer event held 11<sup>th</sup> March – excellent turn out.
  - Positive meetings held with disabled groups
  - Weekly newsletter on construction shared with BID and uploaded to CCS webpage

## Actions to be completed

- Hotel developer to meet Visit Wales
- Hoarding north to be completed
- Continue demo of More Poetry
- Continue to work up stage 4 North Block design and main scheme design
- Continuity of Internal meeting to discuss maintenance, running costs, events and lifecycle costs and management plan.
- Ongoing discussions with Church, LC & Waterfront Museum
- Conclude digital tender and instruct Progress and finalise Residential agreement

## Key Risks

- There could be significant risk of delay if construction is impacted through sickness or government intervention. **RED**
- Resource to respond in a time to address any contract requests for information
- Making payments on time to avoid costly interest charges
- Public transport strategy needs to be progressed or Arena transport links would be compromised..

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

Timescales	Budget	Resource
Green	Amber	Amber

## Progress highlights

### Public Sector Office Hub and St David's Square

- Report asking to work up costs to be submitted to Cabinet on 23<sup>rd</sup> April.
- On site visit with Welsh Government.
- Scoping sustainability requirements and opportunities for hub.
- Zero carbon meeting held.

### UK Government Hubs

- On going discussions,

## Actions to be completed

### Public Sector Hub and St. David's Square

- Full brief to be developed
- Funding awarded subject to Cabinet decision.

### UK Government Hubs

- Continue negotiations.

## Key Risks

1. **City Centre Transport.** To be considered to ensure hubs can be delivered.
2. **SUDs.** Failure to gain SABs will prevent development progressing.
3. **Delivery Funding & Viability Gap Programme NEW:** Delays in Swansea Central programme could impact relocation from Civic Centre.

**Decisions required - NONE**

# Swansea Central North

Timescales

Budget

Resource

Green

Amber

Amber

## Progress highlights

- Report being presented to Cabinet on 23rd April

## Actions to be completed

- Continued discussions with potential occupiers.
- Liaison with Shaping Swansea / Strategic Sites team as scheme will be key component of partnership.

## Key Risks

**Decisions required - NONE**

- 1. Delivery Funding & Viability Gap** Work to be undertaken to minimise cost and maximise value.
- 2. Loss of potential operators** Ensure discussions continue with potential occupiers.
- 3. Residential Provision** If all identified office accommodation comes forward, the site will not be able to delivered expected residential volumes.

# Kingsway – Infrastructure & Public Realm

## Phase 2: Main Contract Works

Timescales

Budget

Resource

Green

Amber

Green

### Progress highlights

- Latest stakeholder meeting on 11/03/20 – no significant issues arising.
- 2 way-switch remains planned for weekend of 4<sup>th</sup>/5<sup>th</sup> April – this will be weather dependant.
- Communications - work ongoing to:
  - Highlight overnight work is due to take place on a number of Swansea city centre roads from March 19 to April 3 weekdays only.
  - Prepare communication materials, sites for traffic layout to be displayed close to agreement

### Actions to be completed

- Hold stakeholder meeting in April after the two-way switch;
- Continue development of comms campaign on the 'switch'.

### Key Risks

- Any change in the design of The Kingsway Infrastructure Project will have implications on programme and the delivery of the 2 way 'switch' in **2020** and budget
- The agreed budget contingency must be protected during the project lifetime to guard against compensation events and unforeseen costs,
- **Coronavirus may affect resourcing of project to meet deadlines.**

# 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

- Planning Application submitted On 06/03/20;
- SABS application to be submitted
- Positive engagement with potential operators/tenants continues to inform the project viability report.
- Ongoing dialogue with Hacer re development of former Woolworths and land sale..
- PAC summary to be reported.
- SABS application to be advanced.

## Key Risks

## Decisions required

### Digital Village

- **If the outcome of the viability & letting strategy is not accepted by Members then this will delay procurement of the works contract.**
  - HACER proposals for Picton Yard, may have some impact on the Digital Village scheme
  - If SUDS cannot be agreed by SAB officer prior to submission of planning application then this presents a significant risk of delay of the planning application.
  - If there is a change in design, then this will impact on the costs and delivery period for the project
- None.



# Wind Street

Timescales	Budget	Resource
Green	Green	Green

## Progress highlights

- A multi-disciplinary officer project/design team has been established and workshop/follow-up meetings held to commercially 'test' the financial implications of each design scenario presented to Cabinet in July 2019 , to assess and mitigate the likely impact on businesses and the night-time economy.
- 1. Bronze - basic scenario focusing on vehicle mitigation, controlling vehicle access & associated junction realignment;
- 2. Silver - components of 1. plus realigning & resurfacing carriageway, repointing/creating new paved/public areas, replacing street furniture, public lighting.
- 3. Gold – both 1.&2. elements & measures to enhance identity/character of Wind St as a landmark destination, including gateway features, feature lighting, external seating boundary system.
- An outline programme is set out below attached Key milestones include:
  - ✓ March – approval on the project team
  - ✓ May - approval of an outline design for consultation;
  - ✓ June - consultation in June;
  - ✓ August – final scheme following consultation to be reported back to Members Steering Grp
  - ✓ September – installation of PAS68 bollards/minor realignment works at key gateways to meet WECTU concerns in advance of the festive period.
  - ✓ November – main works tender award and final scheme reported to Cabinet for approval;
  - ✓ January, 2021 – works start

## Actions to be completed

- Presentation of outline layout plan
- EIA will be going for approval soon

## Key Risks

1. Expending external funding
2. Perception of Impact on Business -seeking to establish a baseline to establish current viability and market conditions, and establishment of stakeholder group.
- 3

# City Centre Marketing of Strategic Sites

Timescales	Budget	Resource
Green	Green	Amber

## Progress highlights

- Launch event held in NWM Swansea on 4<sup>th</sup> March. Presentations by Leader, Chief Executive and ATG as well as new fly through and VR experience. Well attended with extensive press and social media coverage .
- Shaping Swansea websites are now live
- MIPIM postponed until June due to French restrictions on large gatherings following Covid 19 virus outbreak
- Discussions ongoing with DIT
- Procurement documents updated following latest discussions and almost complete
- Agreed to delay procurement process following postponement of MIPIM and uncertainty over Covid 19 virus however we will keep in regular contact with interested parties
- Ongoing liaison with Swansea Central Phase 2 teams to ensure cohesive approach to Swansea Central North

## Actions to be completed

- High level appraisals of each development site
- Complete procurement documentation
- Review procurement timeline and strategy on how to move forward



## Key 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 – no change
- Needs to be of a suitable scale and duration or bidders will lose interest – no change
- If no decision is made on delivery of Public Sector hub then this could impact bidders interest – no change

# City Deal

RAG Status

Timescales

Budget

Resource

Green

Amber

Amber

## Progress highlights

- Terms & Conditions agreed
- Programme Director Appointment made
- Regional Metro feasibility underway.
- Joint committee approval for MIPIM region representation.
- £18m initial funding received by Carmarthenshire.
- Funding to be issued once funding agreement between all authorities is agreed.

## Actions to be completed for next CRPB

## Key Risk

- Timing of funding unknown. Regional discussions continue.

## Decisions required

None

# Strategic Sites and Projects Overview

Project	Update	Timescale	Budget	Resource
<b>Castle Square</b>	<ul style="list-style-type: none"> <li>▪ Consultants completing a final draft report of 3 options supported by a range of technical and viability studies.</li> <li>• Draft report delayed due to amendments to incorporate expectations in terms of GI and SUDS, Meeting held with Cadw 28.02.20 to review options and to consider a previous conceptual scheme for use of part of the Castle structure as a visitor facility.</li> <li>▪ Cadw support in principle to be confirmed and subject to completion of Heritage Impact Assessment.</li> </ul>	G	G	G
<b>Felindre</b>	<ul style="list-style-type: none"> <li>▪ Draft ecology reports was reviewed by project team to inform mitigation for loss of habitat and future maintenance plan. New work-streams identified and individual meetings will now take place on (a) Site Management, Ecology &amp; SUDs, (b) Planning, (c) Marketing.</li> <li>▪ Project update meetings set up to take place quarterly.</li> <li>▪ DPD are now operational and joint PR to be arranged.</li> <li>▪ Next phase of infrastructure works to further enhance the business park ongoing.</li> </ul>	A	G	G
<b>Mariner Street</b>	<ul style="list-style-type: none"> <li>• Works on site progressing.</li> </ul>	G	G	G
<b>Swansea Vale</b>	<ul style="list-style-type: none"> <li>• Meetings have taken place 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.</li> </ul>	R	G	R

# Tawe Riverside Corridor

Programme/ Project	Update	Actions to be completed by next CRPB	Timescale	Budget	Resource
<b>Tawe Riverside Strategy/ Masterplan</b>	<ul style="list-style-type: none"> <li>Given the pivotal role of the Skyline proposal on the site awaiting further clarity on Skyline designs.</li> <li>The completion of the Morfa/Tawe Riverside path to enable the completion of a continuous pedestrian/cycleway connection to Hafod CW/Liberty Stadium is a key proposal. Future development proposals of sites on Morfa Road , including Pipehouse Wharf must make suitable provision for this through planning and legal agreements.</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 on the Economic Impact study by consultants Baldwins to support funding application is nearing completion. Council letter of support prepared to accompany the bid to W.Govt..</li> <li>W.G. decision anticipated May/June 2020. Skyline Board meeting likely to be May/June. Skyline visit to UK planned for April.</li> <li>F and B consultant to be appointed by Skyline in NZ.</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 P&amp;R will need to be relocated to enable redevelopment.</li> </ul>	Resource needs to be identified to progress work on the Swansea Vale Park and Ride.	G	A	A

<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>Successful further stakeholder consultation event held on 26/27 February for Swansea 'county wide' GI Strategy and SPG.</li> </ul>	Bid prepared for Wgovt GI funding grant, spend required by March 2021	G	G	G
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# 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 and Morriston Regeneration strategic scheme approved by WG panel.</li> <li>Swansea Market – procurement of works contractor for toilets and changing places facility about to commence following approval of design. Brief for design and build of central communal area developed for review. FPR7 prepared for review.</li> </ul>	G	A	G
<b>Town Centre Loan Fund</b>	Due diligence reviews underway for several applications. WG have consulted on increasing flexibility terms between property loans and town centre loans and have submitted recommendations to the WG minister.	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 and business plan due asap. Additional ERDF funding likely to be £1.5m to be confirmed pending submission of revised documentation to WEFO. Delivery period likely to be extended to December 2022. Inception meeting held with evaluation consultants, baseline review underway.	G	G	G
<b>Dyfatty/ Strand</b>	Watching brief on further funding availability. – signs from WEFO that further funding availability is becoming more likely.	A	A	A
<b>City Centre additional ERDF 4:4 £1m</b>	Info on Central Phase 1 scheme submitted. WEFO likely to approve an additional £1.5m for Swansea Central and 71/72 the Kingsway. Submission of revised business plan extracts to WEFO due asap.	A	A	A
<b>Palace Theatre</b>	Acquired by the Council. Ongoing funding discussions.	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/ Project	Update	Timescale	Budget	Resource
<b>01. Targeted Regeneration Investment Programme</b>				
<b>Musgrave Engine House</b>	<ul style="list-style-type: none"> <li>Practical completion achieved, snagging works underway.</li> <li>Cadw grant claim prepared for finance review</li> <li>Ground floor infill sections installed</li> <li>Security options post completion are being explored including CCTV options.</li> <li>Insurance cover established and in place for the building</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 Two of TRI budget allocated and approved.</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 by mid March.</li> <li>Budget escalated to Red for due the tender sum far exceeding the budget, and value engineering pre contract has not resulted in sufficient savings being made, compounded further by the works required to address under ground structures and issues post tender, and yet to be designed. Additional funding will need to be sought – risk raised and discussions underway with Director of Place, NLHF and Penderyn Whisky.</li> </ul>	R	R	G
<b>Vivian Engine House</b>	<ul style="list-style-type: none"> <li>Practical completion achieved, snagging works underway.</li> <li>Chamfered corner lime render will have to be applied and completed in spring due to the setting temperature required.</li> <li>V&amp;S plaque to be repaired alongside render work in the Spring.</li> <li>Security options post completion are being explored including CCTV options.</li> <li>Insurance cover established and in place for the building</li> </ul>	G	G	G
<b>Bascule Bridge</b>	<ul style="list-style-type: none"> <li>Investigation works continue on the Bascule Bridge Structure at Afon Engineering prior to refurbishment.</li> <li>Procurement process underway via the SWWRF for a contractor to complete cofferdam works and works to the timber trusses. Key for this work to be undertaken during April to October 2020. Discussions undertaken with NRW.</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 March 2020 decision on Penderyn Grant application with WG. CCS Solicitors continue to close off remaining queries on the agreement to lease documents. 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 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 by mid March.</li> <li>Budget escalated to Red for due the tender sum far exceeding the budget, and value engineering pre contract has not resulted in sufficient savings being made, compounded further by the works required to address under ground structures and issues post tender, and yet to be designed. Additional funding will need to be sought – risk raised and discussions underway with Director of Place, NLHF and Penderyn Whisky.</li> </ul>	R	R	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</li> </ul>	A	A	A

# Transportation & Highways Schemes

Transportation & Highways Schemes		Timescales	Budget	Resource
		Green	Red	Amber
<b>Progress highlights</b>				
<b>Fabian Way Innovation Corridor</b>	<ul style="list-style-type: none"> <li>Agent likely to accept an offer for the acquisition of the former Morrisey site needed for the link road between Langdon Rd and Baldwins Bridge by the end of the Month.</li> </ul>	G	G	G
<b>Mumbles Coastal Protection</b>	<ul style="list-style-type: none"> <li>Currently out to tender for detailed design resource – deadline 14<sup>th</sup> March</li> <li>Multi disciplined consultant to support public realm opportunities.</li> <li>Borehole ground investigations complete.</li> </ul>	A	G	G
<b>South Wales Metro Programme</b>	<p><b>Resource</b> Regional Transport Directors have instructed Officers to appoint a Consultancy resource to assist Phil John and provide general project management competencies.</p> <p><b>Rail Business Case</b> The rail commission for the Swansea Bay Metro is now at draft final stage. This will be approved by the Regional Cabinet members in the coming weeks; further studies will then follow to develop these concepts further. The preliminary outputs would seek to provide an additional hourly service from Swansea to London Paddington, as well as a Metro rail service for north Swansea serving Pontarddulais to Swansea via Neath (including new stations).</p> <p><b>Bus Business Case</b> Work to develop bus elements has commenced and will move to Consultancy backed commission in the next few weeks. A regional bus network of high frequency routes is being developed by the Regional Public Transport managers. A separate commission with Transport for Wales is being developed to bring infrastructure investment to the busiest bus corridors in Swansea.</p>	G	G	G
<b>Electric Vehicle Infrastructure</b>	<ul style="list-style-type: none"> <li>EV infrastructure currently being installed at 15 car park sites across the authority.</li> <li>Bids being drafted for 20/21 funding</li> </ul>	G	G	G
<b>Active Travel Programme 19/20</b>	<p>Additional grant allocated from surplus funds - £2.9m. For delivery by the end of March. Ward Members have been briefed.</p> <p>£1.2m Swansea Central – advance purchase of materials</p> <ul style="list-style-type: none"> <li>£285k Cockett Rd (Gors Avenue / Broadway) works ongoing</li> <li>£700k A48 link – works ongoing</li> <li>£115k Mumbles / Mayals Rd - works ongoing</li> <li>£205k Loughor Bridge - works ongoing</li> <li>£250k Gors Avenue / Carmarthen Rd – works ongoing.</li> </ul> <p>Main grant allocation (£2.8m) – works progress:</p> <ul style="list-style-type: none"> <li>£450k Kingsbridge – works ongoing</li> <li>£250k Gors Avenue / Carmarthen Rd–works ongoing. Alterations introduced following discussions with Members</li> <li>Townhill Northern Link – Ongoing discussions with Planning to minimise direct impact on ecology ( Framework contractors have signed up to a community benefit programme of charitable donations to nearby schools (cycle infrastructure). Investigating additional tree planting programme as part of the wider project delivery</li> </ul>	G	G	A
<b>Broadway Junction Improvements</b>	<ul style="list-style-type: none"> <li>Works underway. Minimal disruption to date. Continuing to liaise with local members and college</li> <li>Welsh Water diversions have been omitted.</li> <li>Statutory Undertakers works and speed reduction measures at nearby side street (The Lons) have been progressed in advance of the main works</li> </ul>	G	G	G
<b>Swansea Transport &amp; Parking Strategy</b>	<ul style="list-style-type: none"> <li>Quotation has been received from a Framework consultant and is being reviewed prior to commission (w/c 16<sup>th</sup> March)</li> </ul>	G	A	A
<b>City Centre Parking Strategy</b>	City Centre Parking Strategy and model are complete with scenarios. WSP currently working on work package 3 and 4 (Beach and Foreshore Car Parks) This will be delivered end of March 2020.			



# 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. The business case is going to the City Deal Board in January
- Enquiries around 5G from public lobby groups raising health concerns continues to grow.

## 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

## 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

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

Timescales	Budget	Resource
G	A	A

## Progress highlights

- Following review of initial proposals for artwork on hoardings artists have been commissioned to develop detailed proposals.
- Following walking tour outline proposals received from artists for wayfinding, animating buildings and social spaces etc.
- Meeting with Tracy Evans, Creative Research Manager, Swansea University as part of on-going dialogue with Swansea Uni on complementary project work for digital/VR/AR etc. and 'viewing' projects for the city centre;.

## Actions to be completed

- Awaiting confirmation of signing off of Planning document.
- Dialogue with technical specialists on Arena Skin so appropriate commissions/expertise can be sourced within Cultural Services;
- Initial proposals and ideas from artists to be developed in dialogue with Cultural Services.
- Detailed proposals including fabrication and installation for bank of images for Oystermouth/southside and northside hoardings.
- Technical information for Heritage Panels to be determined and included in the arts brief;
- Continue dialogue with Swansea University regarding digital/VR/AR
- Meetings with external arts organisations/curators etc to be arranged regarding 'joining the dots.'

## Key Risks

- Failure to recruit artists with appropriate expertise
- Clarification of budget availability for delivering the ancillary strategy ie. beyond fees for specific elements of hoarding/panels/bridge;

# Agenda Item 7



**Report of the Cabinet Member for Investment, Regeneration & Tourism  
Development and Regeneration Scrutiny Performance Panel – 23<sup>rd</sup> March  
2020**

## **Swansea Vale Development Area**

<b>Purpose:</b>	To provide a briefing as requested by the Board in respect of the Swansea Vale Development Project
<b>Content:</b>	This report includes a summary of progress to date, together with ongoing and future phases of the scheme.
<b>Councillors are Being asked to:</b>	Endorse the conclusions and consider the report as part of their review.
<b>Lead Councillor:</b>	Robert Francis-Davies
<b>Lead Officer:</b>	Phil Holmes
<b>Report Author:</b>	Adrian Denning Mobile -07980938904 E mail - Adrian.denning@swansea.gov.uk

## **1.0 Introduction**

- 1.1 The Swansea Vale development area is a 190 hectare mixed use development area in the Lower Swansea Valley and has over the last 20 years been an important area for regeneration and investment.
- 1.2 The scheme commenced following earlier acquisitions for the garden festival and the original Swansea Vale Development Strategy was adopted in 1991. The aim for scheme was the creation of a new sector of the City with extensive opportunities for housing, employment and leisure uses set within a strong ecological and landscaped structure, much of which has been achieved to date.

## **2.0 Delivery of the Development Strategy**

- 2.1 Whilst the land is owned by Swansea Council, development at Swansea Vale has to date been delivered via a Joint Venture with the Welsh Government (WG). It was originally set up between Swansea Council (SC) and the former Welsh Development Agency (WDA) in 1995. As part of this agreement the WDA made financial contributions to Swansea Council to facilitate the scheme. The recent agreement dated 30th March 2017, allows for the agreement to run until 31st March 2025.
- 2.2 Under the terms of this agreement the income from capital receipts and ground rent is divided between both parties in proportion to financial contributions made into the scheme by each party. It is intended however that all income will be used to fund the scheme until complete. SC hold on trust WG's share for investment which they authorise as required. This arrangement has been enabling development of this area for the last 20yrs.

## **3.0 Policy Context and Masterplan**

- 3.1 The site is allocated as a Strategic Development Area (SDA) in the adopted Local Development Plan (LDP) under Policy SD1, which sets out mixed use development proposals for the site and includes an indicative masterplan (attached).
- 3.2 New planning guidance, flooding issues, demands and constraints have had considerable implications for the area and a comprehensive review of the strategy was undertaken to respond to changed circumstances. The current Swansea Vale Development Strategy was adopted by the Council in February 2013 and has informed the preparation of the Swansea Vale Strategic development area policy (SD I) within the Swansea Local Development Plan. The Strategy and policy confirms that the area still has the potential to deliver a high quality, sustainable mixed use development with an important role to play in the area's economy.
- 3.3 The Development Strategy provides guidance on appropriate land uses, access, green infrastructure, and character and design aspirations for the area and was

informed by a robust evaluation process including assessment of environmental, flood risk, transportation socio economic and planning policies.

- 3.4 The Strategy and LDP identifies a series of development aspirations for the main area set within a green landscape structure. The areas are identified on the plan as Riverside Business Park, Central Business Park, Tregof Village, Llansamlet East and Peniel Green sites.

#### **4.0 Development to date/Outputs**

- 4.1 To facilitate investment at Swansea Vale in excess of £25 million has been spent by the JV and through grant assistance such Objective 1. Works included construction of major infrastructure such as a new bridge interchange crossing of the River Tawe, new service and utility works, new highways and connections to the M4 motorway, compulsory acquisition of land, reclamation, and extensive structural landscaping. To create an attractive new site for inward investment.

#### **5.0 Riverside and Central Business Parks**

- 5.1 The Riverside and Central business parks are located on the western side of Swansea Vale south of junction 45 and include a total area of 43 hectares/104 acres. These areas are allocated for good quality manufacturing and office uses. Some 700,000 sqft of commercial floorspace has been built in these areas leveraging £70 million of private sector investment with over 2500 people employed.
- 5.2 Notable occupiers include Western Power, DVLA, AAH, Glass Systems, NTC and Menzies.

#### **6.0 Tregof Village and Llansamlet residential areas.**

- 6.1 Two phases of Tregof Village and the site at Llansamlet West have been completed and comprise of some 293 homes. Further land releases at Tregof phases 3, 4 and 5 are proposed which could support around 300 additional dwellings including affordable homes. A cluster of small scale commercial and community uses is also proposed. A community Resource centre has been built and a new playground facility provided.
- 6.2 Additional residential development is also proposed in the long term at Llansamlet East subject to provision of adequate infrastructure by Welsh Water/Dwr Cymru.

#### **7.0 Public open space and Informal recreation**

- 7.1 Swansea Vale has extensive areas of natural green space and ecological rich habitats some of which are used informally for recreation and amenity space by the local community.
- 7.2 There are extensive areas of structural landscaping which enhance the setting for new developments particularly along principal highways and the riverside path.

## **8.0 Flood Prevention Works**

- 8.1 A £7.7m Welsh Government/European Convergence funded flood risk mitigation scheme was implemented in 2012 by Swansea Council in partnership with Natural Resources Wales. This scheme involved the raising and re alignment of existing flood defences, and a number of other infrastructure improvements. The scheme provided an improved standard of flood protection (1 in 100 years) to businesses and residents from flood events arising from the River Tawe.
- 8.2 Further flood risk mitigation works are required to mitigate risks of flooding from the Nant Bran on areas of land to the East of Swansea Vale area.
- 8.3 Some of the land uses were re allocated as part of the Strategy review and a Flood Evacuation protocols plan prepared with partners to manage strategic flood risks however development proposals will still require site specific FCA's .

## **9.0 Current Position and Challenges**

- 9.1 A FPR7 report which was taken to Cabinet in 2018 reported on a new phased programme of implementation which has been devised to enable the full potential for development and enhancement of Swansea Vale to be realised. The programme will require some capital investment from the JV to overcome a range of technical and infrastructure issues and deliver a range of environmental enhancements.
- 9.2 Ecological surveys have recently been undertaken to enable the preparation of an ecological management plan for the whole of Swansea Vale together with mitigation measures for any loss of habitat during the release of the next residential phases at Tregof 3, 4 and 5.
- 9.3 A detailed Development and Marketing brief is in preparation to support the disposal of the remaining sites at Tregof (TV3, 4 and 5). These will be brought forward within the current LDP plan period once ecological issues are resolved.
- 9.4 Recent changes in legislation including; revised TAN15, SUDS(Flood and Water management Act) and the Environment(Wales)Act2016 have presented new challenges to be overcome by the JV in the future.

## **10.0 Future Phases of development**

10.1 The Development Strategy incorporates a comprehensive package of projects for delivery over the coming years. Whilst the long term success of the scheme will depend largely upon private sector investment, it is clear that the public sector will also continue to have a crucial role to play in facilitating the ongoing development of Swansea Vale. In order to achieve the overarching vision for the site, there are key preparatory and enabling initial phases of the development which the Joint Venture partners will need to proactively deliver and these include the implementation of flood risk management, site mitigation measures, undertaking feasibility work and where necessary, the provision of infrastructure to facilitate the planned levels of development where required.

10.2 Each element of future expenditure and any disposals will require the formal agreement of each of the JV partners. It is intended that the works will be funded by CCS and WG funds currently held on trust and supplemented by new capital and revenue receipts. The new agreement does not require either party to input any new capital funding into the project.

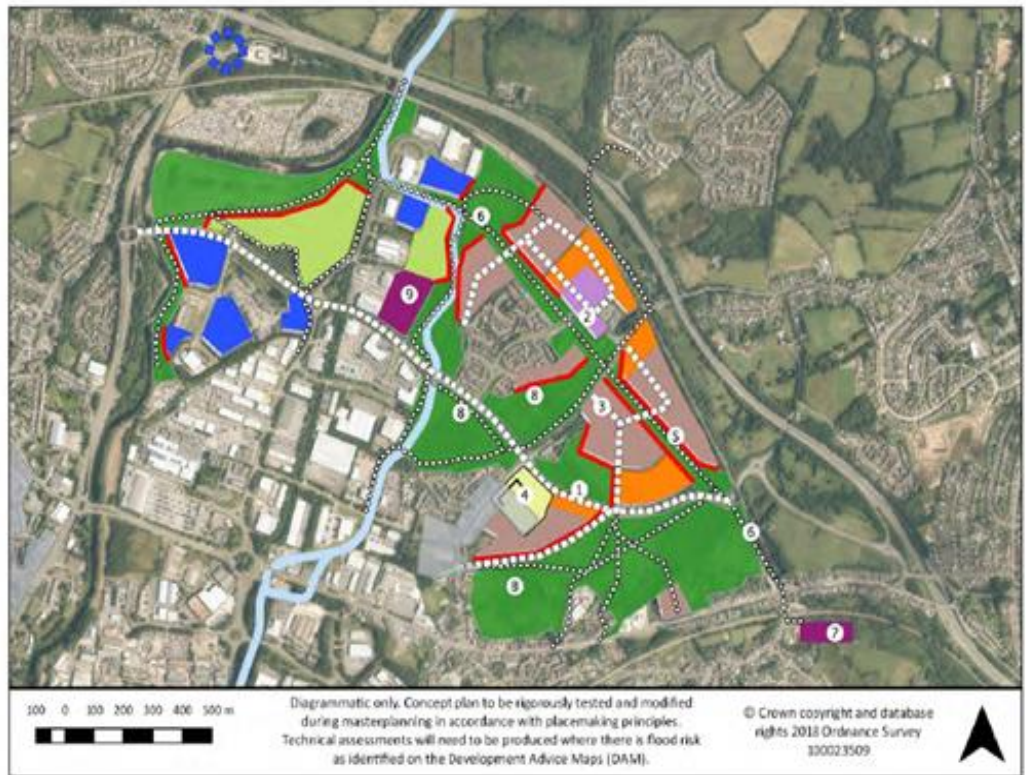
## **11.0 Conclusion**

11.1 Despite significant issues for Swansea Vale in recent years, including flood risk, ecology and utility capacities together with a financial/property crisis which have halted/delayed progress the current revised Strategy/LDP has shown that the area still has potential to complete the delivery of a high quality, sustainable mixed use development with an important role to play in Swansea's economy.

11.2 Future infrastructure, ecology, landscaping and marketing requirements for Swansea Vale will be delivered by the self- financing principals of the Joint Venture with income from capital receipts/capital reserves within the JV being used to implement enabling actions to ensure delivery of the objectives for the area.

# Appendix A - Swansea Vale

- Outward facing edge onto protected open space
- Spine Street with active frontages
- Cycle path / footpath
- New/enhanced off site highway
- Safeguarded Canal route
- Higher Density Residential
- Low-medium density residential
- Primary School
- Employment
- Commercial floor space with residential above
- Park and ride sites
- Conservation Area
- Key Areas of Public Access Greenspace
- Active recreation provision





# Agenda Item 8

## Development and Regeneration Work Plan 2019-20

<b>Meeting 1</b>  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> 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> 18 <sup>th</sup> November 2019 <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> 27 <sup>th</sup> January 2020  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>Budget Meeting</b> 18 <sup>th</sup> February 2020  2pm	<b>Budget Meeting</b>
<b>Meeting 5</b> 23 <sup>rd</sup> March 2020  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> 18 <sup>th</sup> May 2020  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>City Centre Travel Plan</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>

**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)