



City and County of Swansea

Notice of Meeting

You are invited to attend a Meeting of the

Scrutiny Performance Panel – Development & Regeneration

At: Remotely via Microsoft Teams

On: Tuesday, 3 November 2020

Time: 10.00 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

Agenda

Page No.

- | | | |
|----------|--|----------------|
| 1 | Apologies for Absence. | |
| 2 | Confirmation of Convener | |
| 3 | Disclosure of Personal and Prejudicial Interests.
www.swansea.gov.uk/disclosuresofinterests | |
| 4 | Prohibition of Whipped Votes and Declaration of Party Whips | |
| 5 | Minutes of previous meeting(s)
To receive the minutes of the previous meeting(s) and agree as an accurate record. | 1 - 10 |
| 6 | Public Question Time
Questions must be submitted in writing, no later than noon on the working day prior to the meeting. Questions must relate to items on the agenda. Questions will be dealt with in a 10-minute period. | |
| 7 | Project Update Report
Invited to attend:
<i>Rob Stewart – Cabinet Member for Economy, Finance and Strategy (Leader)</i>
<i>Robert Francis-Davies – Cabinet Member for Investment Regeneration and Tourism</i> | 11 - 28 |

*Phil Holmes – Head of Planning and City Regeneration
Huw Mowbray – Property Development Manager*

8 Work Plan 2020-21

29 - 31

Next Meeting: Tuesday, 12 January 2021 at 10.00 am

Huw Evans

**Huw Evans
Head of Democratic Services
Tuesday, 27 October 2020**

Contact: Emily Davies 07980 757686

Agenda Item 5



City and County of Swansea

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

Remotely via Microsoft Teams

Monday, 14 September 2020 at 1.30 pm

Present: Councillor J W Jones (Chair) Presided

Councillor(s)

P M Black
S J Gallagher
P R Hood-Williams
P K Jones

Councillor(s)

E W Fitzgerald
D W Helliwell
L James
T M White

Councillor(s)

S M Jones
C A Holley
M H Jones

Other Attendees

Robert Francis-Davies
Rob Stewart

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

Officer(s)

Emily-Jayne Davies
Phil Holmes
Liz Jordan
Huw Mowbray
Ben Smith

Scrutiny Officer
Head of Planning & City Regeneration
Scrutiny Officer
Property Development Manager
Chief Finance Officer / Section 151 Officer

Apologies for Absence

Councillor(s): P Downing, T J Hennegan and W G Thomas

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 considered letters and minutes from previous meetings and agreed the minutes of the meeting on 27 January 2020 and 18 February 2020 as an accurate record of the meeting.

4 Public Question Time

No questions were submitted by members of the public.

5 Project Update Report

Huw Mowbray, Property Development Manager updated the Panel on the regeneration projects in Swansea. The Cabinet Member for Economy and Strategy (Leader), the Head of Planning and City Regeneration and the Chief Financial Officer also attended for this item and answered the Panel's questions.

Swansea Central Phase 1

- Panel received clarification that ATG tickets are selling well for concerts in other venues across the world.
- Cairns, the appointed hotel developer, are a major UK hotel developer and investor owning 40 significant hotels across UK
- Steelwork of arena and north side residential core and MSCP is complete. Panel requested sight of images.
- Panel queried if a visit could be arranged to arena site. Confirmed this can be arranged in due course.
- Cairns application for grant funding to Visit Wales is ongoing. Council hopes to meet with Cairns and WG next week to discuss. Under current regulations, Council cannot build hotel itself.
- Panel queried number and type of commercial units in area around arena.
- Full tender process was undertaken for hotel developer. Four to five competitive bids were received.
- Panel concerned if marina residents were consulted about siting of hotel development. Informed hotel site has been moved as a result of feedback from marina residents.
- Confirmed arena does not need to be finished before construction of hotel starts but it does need to be at a certain point, so hotel will start sometime next year.
- Panel queried effect of covid-19 pandemic on supply. Informed some issues with supply of concrete and working with concrete (due to social distancing), causing a 4 to 6 week delay. Overall has had a reasonably minimal effect.
- Panel queried the performance of the budgetary position of Phase 1 and were informed the spend was within limits.

Swansea Central North

- Panel queried if report coming to Cabinet later in year on the Civic Centre is linked to this. Received confirmation that it is. Timetable for moving out of Civic Centre is dependent on timetable for proposed office block.
- Proposed office block is part of phase two scheme. It would be partly occupied by the Council and partly by UK Government. Aim is to transfer quality jobs from London and other parts of UK to Swansea.
- There are currently options for funding – preferred option would be for developer to fund project, if not Council would. Amount of borrowing required is not yet known but the intention is that income will cover cost of borrowing.
- Number of government departments expressed interest in locating hubs in Swansea. This information will be provided to the Panel.

Kingsway – Infrastructure and Public Realm

- Green infrastructure is mainly planting and grassed areas. Council is encouraging developments there to have green walls. Also improvements to public realm
- Damage to green areas was mainly in early days of project. Contractor will have to make good any damage made to green areas and replace any dead trees under maintenance regime.
- Council will continue to submit bids for green infrastructure.
- Traffic – initial signs that system is working well and distributing traffic.
- Cabinet Member for Economy and Strategy confirmed we are not at point where can provide carless city centre. Council will continue to invest in electric charging strategy and progressing work on SW metro and encourage other forms of transport.

Kingsway – Strategy and Digital Village

- Panel queried need for additional office space given the present amount of vacant office space in Swansea and the effect coronavirus was having in respect of more home working.
- Panel queried occupancy rate for office building to make it viable to build. Informed pandemic has had effect on when tenants sign up but there is a lot of interest. There is ongoing discussion. Final report to Cabinet in October/November for decision on proceeding with build.
- It will be one of the few building in the UK which will be as pandemic proof as possible
- Currently in budget for the scheme with what is known at this point in time.

City Centre Marketing of Strategic Sites

- Launch went well. Lots of interest that will hopefully result in formal bids.
- Flood Consequence Assessments – Complying with NRW policies. Panel feels this long-term thinking is encouraging.
- Updating Parking Standards – this is looking at appropriate parking mechanisms for the City Centre and how it links to public transport to ensure it is fit for purpose. A transport plan will be needed in the future.
- There are seven sites currently in the procurement process. Looking for one partner or consortium of partners.

Strategic Sites and Project Overview

- Wind Street – there are several accommodations and Panel queried if disabled tenants had been consulted to ensure developments are compatible with their needs. Informed same process will take place as for Kingsway including consultancy with disability groups and Coastal Housing as landlord
- Hafod Copper Works – Building should be completed in 12 months and will probably be 18 months before it is open. Confirmation to be provided on number of jobs that will be created.
- Swansea Vale – Panel requested further information in terms of mitigation measures and what is involved in developing a wildlife management plan. Direct discussion to be held between Cllr Peter Jones and member of Project Development Manager's team.

- Felindre – Panel disappointed still only one business operating from this site given the substantial investment. External company is currently being used to market the site. Marketing strategy needs to be reviewed. Panel to be kept up to date on marketing of this site.
- Number of sites important as historical sites, for example Castle Square and Hafod Copper Works. Panel would like to see plenty of interpretation boards on site for these schemes. Property Development Manager agreed to take this suggestion on board.
- Budget is showing as green for all schemes but they are currently in feasibility stage. The building of them is not funded at this point and will be a decision for Cabinet and Council in due course.

Actions:

- Images of arena, north side residential core and MSCP to be circulated to Panel
- Panel visit to arena site to be arranged, once possible dates provided and safe to do so.
- Information on government departments interested in locating hubs in Swansea and number of jobs that are to be transferred to Swansea to be provided to Panel.
- Detail on number of jobs to be created at distillery to be circulated to Panel
- Cllr Peter Jones to have direct discussion with member of Property Development Manager's team regarding Swansea Vale.

The meeting ended at 3.25 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

6 October 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 14 September 2020. It covers the Project Update Report.

Dear Councillor Stewart

We would like to thank you, Phil Holmes, Huw Mowbray and Ben Smith for attending to present this item 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

We were confused about which venues the ATG ticket sales were for and received clarification that ATG tickets are selling well for concerts in other venues across the world.

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We were informed that Cairns, the appointed hotel developer, are a major UK hotel developer and investor owning 40 significant hotels across UK.

We heard that the steelwork of the arena and north side residential core and MSCP is complete. We requested that these images be circulated to the Panel.

We asked if a visit could be arranged to the arena site to see how it is progressing. Officers confirmed this can be arranged in due course and we will provide possible dates. Of course with the Covid-19 restrictions a visit at this time would be difficult.

We heard that Cairns application for grant funding to Visit Wales is ongoing and that the Council hopes to meet with Cairns and the WG next week to discuss. We understand that under current regulations, the Council cannot build the hotel itself. You informed us that you are confident that a successful bidder will be able to access this funding.

We queried the number and type of commercial units in the area around the arena and heard that it will include a pod café, a large proposed restaurant, approximately six smaller kiosks, a café/church hall development and a building to let adjacent the church hall.

We were informed that a full tender process was undertaken for the hotel developer and that four to five competitive bids were received.

We were concerned if marina residents were consulted about the siting of the hotel development. We were told that the hotel site has been moved as a result of feedback from marina residents. We were pleased to hear this.

Officers confirmed the arena does not need to be finished before construction of the hotel starts but it does need to be at a certain point, so the hotel will start sometime next year.

We queried the effect of the Covid-19 pandemic on supply. We heard that there were some issues with supply of concrete and working with concrete (due to social distancing), causing a 4 to 6 week delay. However overall the pandemic has had a reasonably minimal effect.

We queried the performance of the budgetary position of Phase 1 and were informed that the spend was within limits.

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Swansea Central North

We queried if the report coming to Cabinet later in the year on the Civic Centre is linked to this and received confirmation that it is and that the timetable for moving out of the Civic Centre is dependent on the timetable for the proposed office block. We heard that the proposed office block is part of the Phase 2 scheme and not Phase 1, that it will be partly occupied by the Council and partly by UK Government and that the aim is to transfer quality jobs from London and other parts of the UK to Swansea. We also heard that the preferred option would be for a developer to fund the project but that the Council would fund it entirely and that the amount of borrowing required is not yet known but the intention is that income will cover the cost of the borrowing. The Scrutiny Committee has previously voiced concern at the level of borrowing for the City Deal and the Chief Finance Officer assured the committee that any additional borrowing for Phase 2 would be scrutinised before agreement.

We heard that a number of government departments have expressed an interest in locating hubs in Swansea. Due to the possible sensitivity of internal agreements within these departments, you agreed to provide this information to the Panel outside of the meeting.

Kingsway – Infrastructure and Public Realm

We asked for some information on the green infrastructure and heard that it is mainly planting and grassed areas, that there are undulating grass areas for children's play and that the Council is encouraging developments there to have green walls. There are also improvements to the public realm.

We expressed concern about the damage to green areas and heard that it was mainly in the early days of the project. We were pleased to hear that the contractor will have to make good any damage made to green areas and replace any dead trees under the maintenance regime. We were also pleased to hear that the Council will continue to submit bids for green infrastructure.

Regarding the traffic, we heard that there are initial signs that the system is working well and distributing traffic.

We discussed how some cities are trying to become carless and you confirmed that we are not at the point where we can provide a carless city centre but the Council will continue to invest in the electric charging strategy and progressing work on the SW metro and encouraging other forms of transport.

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Kingsway – Strategy and Digital Village

We queried the need for additional office space given the present amount of vacant office space in Swansea and the effect that coronavirus was having in respect of more work being carried out from home. We queried what the occupancy rate needs to be for the office building, to make it viable to build. We heard that the pandemic has had an effect on when tenants sign up but that there is a lot of interest and there is ongoing discussion. We were informed that the final report to Cabinet in October/November will include the costs, position regarding tenant negotiations and funding from City Deal for decision on proceeding with the build.

We were pleased to hear that it will be one of the few building in the UK which will be as pandemic proof as possible.

Officers confirmed that we are currently in budget for the scheme based on what is known at this point in time.

City Centre Marketing of Strategic Sites

We heard that the launch went well and that there is lots of interest that will hopefully result in formal bids.

We asked for more information on Flood Consequence Assessments. We were told that the Council is complying with NRW policies. For example, a significant piece of work is needed in the area along the sail bridge site and river to provide protection for the City Centre. Also the underpass by the Civic Centre needs to be blocked. We heard that these are part of a long-term plan and will be looked at in conjunction with the partner appointed. We feel this long-term thinking is encouraging.

We queried what was meant by Updating Parking Standards and heard that this is looking at appropriate parking mechanisms for the City Centre and how it links to public transport to ensure it is fit for purpose. We also heard that a transport plan will be needed in the future.

We were informed that there are seven sites currently in the procurement process and that the Council is looking for one partner or consortium of partners.

Strategic Sites and Project Overview

Wind Street – We stated that there are several accommodations and we queried if disabled tenants had been consulted to ensure the developments are compatible

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with their needs. Officers confirmed that the same process will take place as for the Kingsway including consulting with disability groups and Coastal Housing as the landlord.

Hafod Copper Works – We heard that the building should be completed in 12 months and it will probably be 18 months before it is open. We asked for confirmation on the number of jobs that will be created on site with the distillery and officers agreed to provide this outside of the meeting.

Swansea Vale – We requested further information in terms of mitigation measures, and what is involved in developing a wildlife management plan. Huw Mowbray agreed to arrange a direct discussion between Cllr Peter Jones and a member of his team.

Felindre – We expressed our disappointment that there is still only one business operating from this site given the substantial investment. We were informed that the current marketing of this site is for immediate use. We felt the marketing of the site is very poor. We heard that an external company is currently being used to market the site and that the marketing strategy needs to be reviewed. We stated how we cannot understand why major developments have gone elsewhere. Officers confirmed that the scale of the site is an issue and that it has to be the right size of development. We were assured that whenever an investment inquiry comes into Wales, that Felindre is always part of this discussion. Officers agreed that the Panel would be kept up to date on the marketing of this site.

We stated that a number of sites are important as historical sites, for example Castle Square and Hafod Copper Works. We said how we would like to see plenty of interpretation boards on site for these schemes. Officers agreed to take this suggestion on board.

We discussed how the budget is showing as green in the report for all schemes but that they are currently only in feasibility stage. Ben Smith confirmed that the building of them is not funded at this point and will be a decision for Cabinet and Council in due course.

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, please provide a formal written response by 27 October 2020 to the following:

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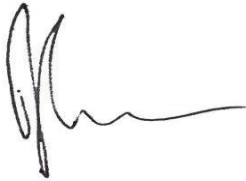
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- Images of arena, north side residential core and MSCP.
- Panel visit to arena site to be arranged, once possible dates provided.
- Information on government departments interested in locating hubs in Swansea and number of jobs that are to be transferred to Swansea.
- Information on number of jobs to be created at distillery.
- Arrange direct discussion between Cllr Peter Jones and member of Huw Mowbray's team regarding Swansea Vale.
- Information requested in scrutiny letter dated 26 February 2020 addressed to yourself and not yet received ie final cost details for Kingsway infrastructure.

Yours sincerely,



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

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Agenda Item 7



Report of the Cabinet Member for Economy, Finance & Strategy

Development and Regeneration Scrutiny Performance Panel:
3rd November 2020

Project Update 'Dashboard' Cover Report

Purpose:	The Project Update Report will provide information and updates on regeneration projects in Swansea
Councillors are being asked to:	Review the departmental 'Dashboard' report and feedback any comments to the relevant Cabinet Member.
Lead Councillor:	Councillor Rob Stewart - Cabinet Member for Economy, Finance & Strategy (Leader)
Lead Officer & Report Author:	Huw Mowbray E-mail: Huw.Mowbray@swansea.gov.uk

1. Background

- 1.1 The Development and Regeneration Scrutiny Performance Panel meets every two months 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

Regeneration Scrutiny

Dashboard Report
October 2020

Page 13



Swansea City Regeneration - key objectives and current target dates.



Phase One
Development of a 3,000 seat arena, a quality Hotel and 1.1acre Coastal Park with F&B units. A new bridge will connect the Arena to the City Centre, with additional car park and residential buildings also being built.

- Target Completion Dates**
- Arena: August 2021
 - Bridge: August 2021
 - Hotel: TBC

Page 14



Kingsway Infrastructure
Redevelopment of Kingsway to add more public space ,improved pedestrian & cycling routes and better green landscaping,

- Target Completion Dates:**
- Road two way switch – August 2020 (achieved)
 - Works completion – November 2020 (including all planting)



Swansea Central North
Development of a new City Centre Public Centre Hub and regeneration of St David's Sq

- Target Completion Dates:**
- Public Sector Office Hub: Q2 2024



71/72 The Kingsway
Mixed-use development to create a quality digitally-enabled and flexible workspace suitable for a wide variety of companies, educational institutions and individuals.

- Target Completion Dates:**
- Construction Tendor– Sept, 2020
 - Cabinet- December 2020
 - Built start – January 2021
 - Build completion – Oct 2022



Strategic Sites
Launch a JV partnership with private sector in order to develop key sites across Swansea for business and leisure purposes.

- Target Completion Dates:**
- Procurement Phase:
- Launch – September 2020
 - Shortlist bidders: Nov 2020
 - Dialogue: May 2021
 - Tender & Evaluation: July 2021
 - Preferred Bidder: Sept 2021



69/70 The Kingsway
Develop the former Barclays site to create a quality digitally-enabled and flexible workspace suitable for a wide variety of companies, educational institutions and individuals

- Target Completion Dates:**
- Planning Approval -September 2020
 - Renovation completion – September 2021



Tawe Riverside/Hafod Morfa
Develop a modern, attractive and vibrant riverside urban area, creating a place where people wish to live, work and visit, capitalising upon and celebrating the Tawe's unique contribution to the Industrial Revolution,

- Target Completion Dates:**
- Hafod/Morfa Copperworks: TBC
 - St Thomas Waterfront TBC
 - Morfa Road Regeneration: TBC



Wind Street
Reimagining of Wind Street to deliver a hospitable, attractive and safe area that showcases the best of the city's heritage and built environment; Inspires and encourages existing and new businesses

- Target Completion Dates:**
- Ph1 enabling works :November 2020
 - Ph 2 Main Works Nov 2021



Mariner Street
A mixed use development on a city centre gateway site formerly Mariner Street Car park opposite Swansea High Street train station comprising purpose built student accommodation of 780 bedrooms and ancillary communal facilities, with commercial units on the ground floor

- Target Completion Dates:**
- Structures Complete – March 2021
 - Fit out Complete – June 2021
 - Commissioning Complete – end June 2021



Castle Square
Opportunity to enhance the Square, to raise its quality and to make it more active, distinctive and vibrant space.

- Target Completion Dates:**
- Design agreed: TBC
 - Work to begin: TBC
 - Work to complete: TBC

Swansea Central - Phase 1	Timescales	Budget	Resource
	Amber	Green	Amber
Progress highlights	Actions		
<ul style="list-style-type: none"> ▪ Main Contract: <ul style="list-style-type: none"> ➢ COVID impacting on BGCL programme. Currently delayed by 4-6 weeks. Given the circumstances this is a good position. ▪ Design/ Construction: <ul style="list-style-type: none"> ➢ Arena – Arena roof complete, external wall cladding commenced. ➢ Tesco – JV completed. ➢ Wellington St. –works completion w/c 16th October, Road switch from one direction two way. central reservation. Tree planting rescheduled to new year. ➢ Church Hall – Construction to commence w/c 19th Nov - subject to entering legal agreement with Church. ➢ Park Pavilion – Condition discharge submitted. Next stage of design progressing. ➢ Pause Point - Infrastructure complete. Awaiting furniture, hoarding graphic etc. anticipate completion end of month. ▪ Hotel: Options being considered to work up initial design ▪ Residential/ MSCP/ Commercial (North): <ul style="list-style-type: none"> ➢ North Block Stage 4 design and specification pack issued for approvals (in part). Final detail awaiting . ➢ Engrossments circulated to complete agreement with POBL. ▪ Art Strategy - Heritage Panel artist being procured. ▪ Branding – Proposal being worked up for further consideration. ▪ Maint./ Manag't Plans for operation of Phase 1 continue. Year 1 cash flow being prepared. Liaison ongoing with ATG & internal teams re: Arena Management Plan. Events team engaged. 	<ul style="list-style-type: none"> ▪ Internal meeting to discuss maintenance, running costs, events & lifecycle costs and management plan. ▪ Progress Hotel options. ▪ Consultation with Access Groups with Coastal Parkland & Bridge design. ▪ Finalise residential agreement ▪ Scheme presentation to the Safety Advisory Group to commence dialog on Arena Management Plan. 		
	Risks		
	<ul style="list-style-type: none"> ▪ All ATG venues remain closed. Covid-19 is significantly affecting their business. Dialogue continues regularly to monitor ongoing position.. ▪ Further programme impacts due to both the supply of both construction materials and labour through Covid-19 related issues ▪ Council's professional team costs could increase further if there are delays in construction ▪ Hotel funding requirements increased due to covid. ▪ Digital (Wi-Fi & CCTV fibre) – order placement (programme) ▪ Interfaces – Hotel / Part 2 (DZ2c) ▪ DCWW timescales (incl. Inspections) 		
	Milestone Dates		
	<ul style="list-style-type: none"> ➢ Nov 12th Ministerial visit cancelled and replaced with Virtual flythrough. ➢ October – Wellington St. works complete & revert to two-way . ➢ Nov – St Mary's Car Park closure w/c 13th ➢ 2021 – New bridge to be craned into position early 2021 		

Swansea Central North	Timescales	Budget	Resource
	Amber	Green	Amber

Progress highlights	Risks
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- On going discussions with potential tenants continues.
- Design Team meeting with was very positive, confirming consensus on design approach. Team continue to promote collaboration and sharing of space to maximise building efficiency and agile ways of working.
- Tenants are conducting review of local market as a first step to progress commercial negotiations.
- Potential to utilise Shaping Swansea partner to deliver.

- To commence RIBA Stage 1 all space requirements must be confirmed so the overall size of building can be calculated.
- Outputs from Transport Strategy on transport provision for office hub tenants will be crucial to secure agreement to lease.

Next Steps

- Explore and appraise delivery models options, including ways that the Shaping Swansea strategic partner could be in involved in the delivery or construction of the hub once appointed.
- Continue dialogue with occupiers.
- Continue to support Highways in developing Transport Strategy and revised Parking Standards.

Kingsway – Infrastructure Phase 2: Main Contract Works:	Timescales	Budget	Resource
	Green	Amber	Green

Progress highlights

Risks

Update

- Completion - November completion targeted for majority of work, with snagging during December. On non-highway areas.

Issues

- No further new issues to report.

Communications

- Comms to be prepared in advance of any local works.

Budget note

- amber only due to uncertainty over as yet unknown implications of Covid prolongation and extent of Dawnus defect costs, the latter which will be mitigated by the Bond which will provide a buffer against these costs.
- There is a time limit on the bond draw-down of 12 months from completion;
- Conversations being held with contractor on Covid-measure costs;

Drainage defects

works will be undertaken on weekends with the target date for work to commence on Saturday 26th October

- Clear communications must be agreed and implemented effectively for the remainder of the works.
- It is still too early to predict how COVID-19 will impact on the project. Budget and programme implications arising from Covid impact are as yet unknown.

Next Steps

71/72 The Kingsway

Timescales

Budget

Resource

Green

Amber

Green

Progress highlights

Risks

Tender Process

- Tender deadline passed for 71/72 and former Barclays at noon on 29th September, and evaluation currently being undertaken
- Application for a Special Cabinet during December to be made for award and consideration of operator considerations.

Hacer

- Options for shared public realm received from 71 72 consultancy team and will be shared with Hacer once review complete.

71 & 72 Hoardings

- new hoardings graphics commissioned for front of site to be erected by end of October.

Commercial Discussions

- discussions with operators/anchor tenants advanced and positive progress still being made.

Key Milestones

- 29/09/20 tender return (achieved) and December Cabinet report on contract award/business case/operator model, to comply with reporting deadlines following tender extension by 2 weeks. No change.
- Contractors mobilise – 4th January 2021. No change.
- Completion – 7th October 2022. No change..

- It is still too early to predict how **fully** COVID-19 will impact on the project Budget and programme implications arising from Covid impact are as yet unknown, however some early signs that bidders are experiencing time-lags from supplier pricing, requesting an additional tender return time.
- If costs and lettings are not within acceptable paramaters this could impact on delivery

Next Steps

- Progress draft viability/business case to be presented in November following continued dialogue with operators/anchor tenants.

Wind Street

Timescales

Budget

Resource

Green

Amber

Green

Progress highlights

Update

- Crown reduction of trees completed, however tree felling held back.
- Meeting held with Swansea Tree Forum on reasons for tree crown reduction and proposal for 3 trees to fell.
- The project team have reviewed the 3 fellings and consider 2 should be removed, however there may be a possibility of amending the design to seek to retain the one tree – this has been communication to the Tree Forum.
- New pea-lighting to be installed during October/November.
- Tender to be issued for main works during October.

Accessibility (see updates above)

Further meeting with access groups to be scheduled. – the team are looking to update Salubrious Place lighting to provide reassurance against concerns over lighting levels.

Risks

- It is still too early to predict how COVID-19 will impact on **contractors** when tendering for new work for Phase 2 – Main Works i.e. a lack of resource available and costs associated with tendering may dissuade contractors. No change.
- It is still too early to predict how COVID-19 will impact on the project budget and programme implications arising from Covid impact are as yet unknown, however some early signs that bidders are experiencing time-lags from supplier pricing, and lead-in/availability of ‘specials’ evidence of issues). No change.
- Risk of business failure from Covid-19 and nature of the street, opportunity to refresh the street to attract new business. No change
- It is still too early to predict how COVID-19 will impact on the project Budget and programme implications arising from Covid impact are as yet unknown, however some early signs that bidders are experiencing time-lags from supplier pricing, and lead-in/availability of ‘specials’ evidence of issues).No change

Note: In light of uncertainty over CoviD-19 implications on cost, budget is flagged as Amber

Next Steps

- Tender for the main works will be issued during October for November return.

City Centre Marketing of Strategic Sites

Timescales	Budget	Resource
Amber	Green	Green

Progress highlights

- Virtual launch held through Estates Gazette on 9th September which included imagery and flythrough. Video has received over 2000 views.
- OJEU procurement process now live with links to a portal which will provide a Data room to include red line plans together with planning guidance, relevant legislation and policy documents
- Further coverage of Swansea regeneration by EG in a Future of UK Cities week to be featured in November.
- ITT and documentation to be provided to shortlisted bidders in November.
- Ongoing discussion with Council colleagues with regard to how to proceed with updating Parking Standards.
- Initial bids for shortlisting received.
- Ongoing work identifying cost of flood risk mitigation work to West Car Park in order to demonstrate commitment to de-risking the development opportunity and meet existing Council obligations
- Agreed that the council will consider office hub being delivered by the selected partner in due course.

Risks

- If the planning policy and travel plan are not acceptable to potential bidders and occupiers then this may compromise interest in the procurement. Individual sites will be discussed with potential bidders in Jan 2021 (no change)

Next Steps

- Initial bids being analyse for shortlisting of up to 4 bidders to move on to the ITT stage on 5th November.

City Deal	Timescales	Budget	Resource
	Green	Green	Amber

Progress highlights	Risks
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Projects progressing

Funding agreement circulated for approval, how outputs are treated to be caveated.

Consideration to be given to a funding agreement and terms for UWTSD.

Martin Nicholls now appointed as SRO

Next Steps

Strategic Sites and Projects Overview

Project	Update	Timescale	Budget	Resource
Castle Square	<ul style="list-style-type: none"> Consultants Spider management and Acme are currently working on preparing a draft scheme.. 	G	G	R
Felindre	<ul style="list-style-type: none"> Next monthly Site Management project meeting –Oct 21st Over-arching brief being written up to cover all ecological survey work that needs to be undertaken for mitigation of loss of habitat on development sites and enhancement opportunities. Additional survey work on the attenuation ponds has been completed and report being finalised. Next steps: preparing a plan for the implementation and management of the mitigation works on/off site and enhancements onsite. Marketing continuing but COVID uncertainties are evident in quality and number of enquiries. 	G	G	G
City C. Green Infrastructure Strategy	<ul style="list-style-type: none"> Further comments received internally will require detailed review and further discussion with officer working group. Target dates agreed for reporting to PDC 19th November. Cabinet meeting December/January. 	G	G	G
Mariner Street	<ul style="list-style-type: none"> Works on site progressing in line with government guidelines. Discussions ongoing between developer and Council's Monitoring Surveyor in relation to approving variations to the agreed spec and formally documenting. Meetings ongoing between developer and Planning to discharge conditions. Risk: Potential delay to completion due to Covid could impact opening for start of term Sept 2021 however current 4 week delay to program will still allow for Sept2021 opening. Retail Strategy meetings now being held on a regular basis. Initial efforts focusing on entering into legal agreement with two anchor tenants. Topping Out Ceremony that was being arranged for mid-October will now be scaled back event due to covid restrictions 	G	G	G
Swansea Vale	<ul style="list-style-type: none"> No change – still awaiting Ecology Report to be distributed Mitigation management plan to be drawn up. Working to identify the constraints for the development site and what areas need to be retained, so that a marketing brief can be finalised. 	A	G	A

Tawe Riverside Strategy/ Masterplan	<ul style="list-style-type: none"> Ongoing scoping and programming work on HMCW and Alamein Road/Normandy Road(as a future extension to HMCW) in progress to facilitate next steps and identify resource requirements. Penderyn car parking –Agreement reached with Penderyn-the first two rows of parking proposed adjacent to the premises will remain, however the council may relocate the remaining two rows if required within an agreed area elsewhere on the site during the course of future site regeneration.. Rowing Club- A review of requirements, site capacity and consultation on planning, heritage and highway implications has been undertaken for the 2 site options-at HMCW (south of engine houses) and White Rock. Further meeting 27.10.20 to advise on a suggested way forward involving the need for the club to commission further technical studies and consultation to support their proposal. 	G	G	G
Skyline Kilvey Hill	<ul style="list-style-type: none"> Covid has caused delay across all Skyline projects. Swansea proposal was discussed at the Skyline full International Luge Board on 25.09.20- though still keen to progress the scheme, there are still concerns regarding the capital requirement. An indication has been requested of the likelihood of receiving a grant from VW (£10m), which would greatly assist the board decision and is a key deciding factor. Meeting arranged with VW representatives. Skyline Timescales- If Skyline decide to proceed then : 12 month planning from Sept 2021 due to existing commitments, 12 month design and 24 month build. 	A	A	G
Landore Park and Ride Relocation	<ul style="list-style-type: none"> The task of relocating the Park and Ride requires a resource to re examine the viability of siting options (including the allocated site at Swansea Vale) in the context of the current network and public transport network services. This piece of work is not being picked up by the current Transport study being undertaken by Atkins, and would be possibly better delivered through a separate commission and resource. A scoping document is being drafted that may be commissioned through the regional consultancy framework, due to internal staffing challenges. 	G	A	A
Swansea Bay Regeneration	<p>Oystermouth Road underpass (Civic C. West car park)- An action is required to permanently block this pedestrian route to the beach. This action is one element of the Council’s long term commitment to addressing climate change related flood risks to the city centre (Cabinet report Oct 2016).</p> <ul style="list-style-type: none"> The action contributes towards the management of future flood risks to the Sandfields (including the Vetch site- Land at Madoc Place -2015/1731) as agreed with NRW. Also contributes towards the de risking sites being marketed through the Shaping Swansea. Flood risk assessments for the city centre sites have needed to assume this action will be undertaken by the council. Further more significant actions will also be required at the Sailbridge site and adjacent areas in due course. A draft scheme has been prepared for the underpass, which also provides for an alternative ramped beach pedestrian access nearby and cost est. at £115K for both blocking up and for beach ramp. Further consultation internally and externally is required, and budget resource to be established. 	G	A	A

External Funding Overview

Programme/Project	Update	Timescale	Budget	Resource
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01. Welsh Government external funding sources

Targeted Regeneration and Investment Programme 2018 – 2021

- Regional SLA for grant schemes in place.
- Copperopolis Year 3 application issued to WG (end of July) with no formal response received to date.
- Existing schemes overall are progressing well, please see separate updates for Weighbridge and Porters Lodge (outbuildings); Laboratory Building, Bascule Bridge and Engine Houses for further updates and RAG status’.
- Morriston Regeneration discussions ongoing.
- TRI Premises outdoor adaptation grant – 230 applications cross country. Quarter in City Centre. All independent small businesses.
- £700k Valleys Taskforce Funding has been allocated to the PEDG to fund schemes in Valleys Taskforce areas in Swansea, Neath Port Talbot and Carmarthenshire. Three schemes in Clydach and Pontarddulais are being worked up..

G

A

A

Town Centre Loan Fund

- Demand remains strong for the product due to restrictions within the marketplace for finance.
- Several applications requesting loan assistance are currently under review for due diligence.
- A bid for additional loan drawdown was submitted to WG.
- Training to be offered in October/November to members and officers from WG focussing on enforcement.

G

A

A

External Funding Overview

Programme/Project	Update	Timescale	Budget	Resource
02. ERDF Priority 4				
City Centre additional ERDF 4:4 £1m	<ul style="list-style-type: none"> Approval received for £1.5 grant applied to the Kingsway project. Offer letter approved with project returned by WEFO to active status 	G	G	G
Palace Theatre	<ul style="list-style-type: none"> Overall programme remains on track for June 2022 completion. RIBA Stage 3 complete. Cost plan in keeping with budget available. Planning and LBC submission complete. Outcome expected end of January 2021. Press Release completed for Planning and LBC submission. RIBA Stage 4 commenced. Tender for main contractor scheduled and on track for January 2021. Enabling Works (making safe) contractor is completing works this week (w/c 12.10.20). Security is a concern given there has been one site incursion to date. No damage or injury to report. With scaffolding on the external of the rotunda, this may be seen positively by opportunists. Measures being reviewed promptly, measures such as CCTV are being considered. Designprint engaged to look at display material on the hoardings, and their design. Approached by an inspirational artist and how this can be incorporated on an agreed location of the hoarding (Bethesda Street). Both are being progressed. Murals unfortunately defaced, but the artist wishes to try again. Commenced marketing for end tenant. Numerous enquires made via Estates Team. Press Release completed for marketing for an end tenant. 	G	G	G

External Funding: Tawe Riverside Corridor (Hafod Copperworks)

Programme/ Project	Update	Timescale	Budget	Resource
Powerhouse Re-development Penderyn/HLF/ SU	<ul style="list-style-type: none"> • Project Boards in place from November 2020, occurring bi-monthly. • Contractors Progress meetings held monthly. • HIF progress meeting scheduled for mid November 2020. ▪ Agreement to Lease with Penderyn agreed and awaiting final completion. 	G	A	G
Page 26 Kingsway Infrastructure	<ul style="list-style-type: none"> • WEFO project progress review held on 13th October 2020 – WEFO are satisfied with progress to date. • Next financial claim has been invited for the 27th October • Ongoing monitoring for funding compliance 	G	A	G
Dyfatty/ Strand	<ul style="list-style-type: none"> • Watching brief on further funding availability. 	A	A	A
Swansea Market	<ul style="list-style-type: none"> • The Market's new public toilets were officially opened by the Lord Mayor on Monday 28 September. Press and social media coverage has been very positive and so far they have been very well used. • A fee bid for in-house architectural services to upgrade the Market entrances according to several phases has been confirmed. As part of phase 1 a brief is in the process of being developed to commission an artist to develop designs for glass works to the canopy and ornamental gates. • The programme for works to develop the central area of the Market has been signed off. 	G	G	G

Transportation & Highways Schemes		Timescales	Budget	Resource
		Green	Red	Amber
Progress highlights				
Fabian Way Innovation Corridor	<ul style="list-style-type: none"> Land negotiations are ongoing. Valuation Office Agency (VOA) now leading on land negotiations Working towards Planning Application and delivery of ABP link road in 21/22. Detailed design progressing with WG support. 	G	G	G
Mumbles Coastal Protection	<ul style="list-style-type: none"> Urban design strategy report completed. This provides a template for potential long term regeneration opportunities and is due to be issued to Cabinet and PD this week. Wave assessments using a specialist model at Imperial College London to assess the specific conditions of the bay is now complete. The output, along with WG's acceptance to introduce a managed approach towards coastal risk management has enabled a pragmatic approach to infrastructure development. Investigating additional funding opportunities to expand project towards delivering wider regeneration opportunities Ecowall research programme Swansea University - grant opportunities (habitat creation) – green infrastructure 	A	G	G
South Wales Metro Programme	<p>Resource: Regional Transport Directors Group has agreed to appoint a project manager to coordinate the work packages outlined below. Ben George moving to TfW to take up a role as Strategic Development Programme Manager for South West Wales. Principal lead for the development of strategic transport projects in the region.</p> <p>Walking & Cycling Strategy: Phase 1 has been completed. Phase 2 is expected to be led by Carmarthenshire Council from a Client point of view. Scope of works yet to be agreed, but expected to include a programme of works for active travel improvement at points of rail and bus interchange.</p> <p>Rail Business Case: A WelTAG Stage 1 has been completed for a significant number of rail concepts in South West Wales. WelTAG Stage 2 for the projects will commence shortly; led by TfW. The main projects of interest from a Swansea perspective would be: Increased frequency in rail services between Swansea, Cardiff and London Paddington. Increased commuter hour services between Burry Port, Llanelli, Gowerton & Swansea High St The possible reopening of Cockett Station. The possibility of a number of new railway stations on the Swansea District Line to create a wholly new commuter service from Swansea's northern districts to the city centre by rail.</p> <p>Bus Business Case: The work for 2020/21 is yet to be scoped, but is expected to be an assessment led by TfW to examine the quality of the existing networks, notwithstanding Covid. Expected to give an indication of quality and areas of deficiency to inform future work programmes. Bus network redesign is likely to be an exercise which is resultant from both this work and the commercial pressures caused by Covid.</p>	G	G	G
Electric Vehicle Infrastructure	<ul style="list-style-type: none"> 2 new EV chargepoints have been created at local authority car parks. A formal launch is scheduled in the coming weeks following updates on the Zap Map (used to commonly reference chargepoints across the UK) 	G	G	G

Transportation & Highways Schemes

- Timescales	Budget	Resource
Green	Red	Amber

Progress highlights

<p>Active Travel Programme 20/21</p>	<ul style="list-style-type: none"> • £1.2m Swansea Central footbridge – structure on site and being progressed inline with programme • £485k Sketty Park links - Design complete, subject to price confirmation. Start scheduled November • £858k The Ravine – due to go to Planning later this month • £231k Townhill Road – finalising design. Start scheduled for November • £178k St Helens – Finalising design. Start scheduled for December • £805k Mayals Road – Design complete, subject to price confirmation. Start scheduled November <p>Local Design and Minor works (forward design development) Ongoing work to develop designs and acquire land. Liaising with respective Ward members regarding proposals. All of the above works are to be built using the regional Contractors Framework, which will continue to develop an extensive list of community benefits (as highlighted through the recent CEW award). The works will include investigating additional tree planting programme as part of the wider project delivery</p>	G	G	A
<p>Broadway Junction Improvements</p>	<ul style="list-style-type: none"> • Scheme complete and working well. Initial flow and emission surveys are evidencing the proposed benefits. • Final contract settlement 95% complete, subject to an agreement of additional covid related costs. WG to be approached to investigate whether funds are to be made available. 	G	A	G
<p>Swansea Transport & Parking Strategy</p>	<ul style="list-style-type: none"> • Stage 1 baseline review scheduled for end of October, with detailed modelling and options packages likely to be completed by December. • Discussions ongoing with the various internal stakeholders to ensure that all development aspirations are considered. 	G	G	G
<p>Dyfatty Junction Improvements</p>	<ul style="list-style-type: none"> • Meeting scheduled with WG later this month to discuss Active Travel programme and opportunities for progressing the Dyfatty scheme. 	G	G	G

Agenda Item 8

Report of the Convener of the Development & Regeneration Scrutiny Performance Panel

3rd November 2020

Development & Regeneration Scrutiny Work Planning

Purpose:	To develop a work programme going forward that will provide ongoing challenge to Development & Regeneration performance to ensure that as the service is undergoing major change, performance is maintained and that further improvements are made across all areas of the service.
Content:	Draft Work Programme
Councillors are being asked to:	Discuss and agree the work programme for the remainder of the Council year 2020/2021
Lead Councillor:	Convener of Development & Regeneration Scrutiny Performance Panel
Lead Officer & Report Author:	Emily Davies, Scrutiny Officer Tel: 07980 757686 E-mail: emily-jayne.davies@swansea.gov.uk

Context

The Panel agrees the Development & Regeneration Scrutiny Work Programme in May/June each year for the coming council year. Due to the ongoing Covid-19 Pandemic situation, discussion of the work programme has been delayed. The work programme can now be discussed and agreed for the remainder of the 2020/2021 Council year.

Work Programme 2020/2021

The attached work programme is a combination of issues outstanding from earlier in the year (pre-covid), items the Panel looks at annually or has chosen to keep a watching brief on, and items highlighted to the Panel as key issues by Development & Regeneration Departments/Cabinet Member.

Action Required

The Panel is asked to consider and discuss the draft Development & Regeneration Scrutiny Work Programme attached, to make any additions/amendments as required and then to agree its contents.

Development and Regeneration: Scrutiny Performance Panel

Work Plan 2020-21

Meeting 1 3 rd November 2020	Confirmation of Panel Convener
	Dashboard Report <i>Phil Holmes – Head of Planning and City Regeneration</i> <i>Huw Mowbray - Property Development Manager</i>
	Draft Work Plan 2020-21 <ul style="list-style-type: none"> • Final work plan to be discussed
Meeting 2 12 th January 2021	Dashboard Report <i>Phil Holmes – Head of Planning and City Regeneration</i> <i>Huw Mowbray - Property Development Manager</i>
	Commercial Opportunities in Rural Areas update <i>Clare James – Economic Development Manager</i> <i>Victoria Thompson – External Funding Programme Officer</i>
	Swansea University (TBC) <ul style="list-style-type: none"> • Presentation on involvement with City Deal and their proposals for inward investment from a Swansea perspective. <i>University Representative (TBC)</i>
Meeting 3 Additional February 2021	Budget Meeting <ul style="list-style-type: none"> • Draft Budget Proposals in relation to Development and Regeneration
	Swansea BID (TBC) <ul style="list-style-type: none"> • Update on their current viewpoint regarding the City Deal and developments in the City Centre. <i>Russell Greenslade (Invite accepted, pending date TBC)</i>
Meeting 4 2 nd March 2021	Dashboard Report <i>Phil Holmes – Head of Planning and City Regeneration</i> <i>Huw Mowbray - Property Development Manager</i>
	The Ambassador Theatre Group <ul style="list-style-type: none"> • Overview presentation on their plans for Swansea Arena, including current progress and any issues <i>Stuart Beeby, Group operations Director, ATG</i>

Meeting 5 11 th May 2021	Dashboard Report <i>Phil Holmes – Head of Planning and City Regeneration</i> <i>Huw Mowbray - Property Development Manager</i>
	Update on City Centre Travel Plan <i>Cllr Mark Thomas – Cabinet Member for Environment Enhancement and Infrastructure</i> <i>Stuart Davies – Head of Highways and Transportation</i>

To be scheduled (inclusive of suggestions from Work Planning Conference)

- FPR7 Report regarding City Deal
- Follow up - Impact of Brexit on Rural Development Programme (schedule after Brexit has happened)
- Delivery of Corporate Priorities
- Economic Regeneration Strategy
- Foreshore Developments
- Historic / Listed Buildings