



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

Cabinet – 18 October 2018

### Swansea Vale Development Strategy Review FPR7

**Purpose:** To agree a programme of works in relation to the Swansea Vale Development Strategy Review in line with the Council's Financial Procedure Rule 7 (Capital Programming and Appraisals).

**Policy Framework:** Swansea Vale Development Strategy Review (2013)  
Swansea Local Development Plan (Deposit Plan 2016).

**Consultation:** Legal, Finance and Access to Services.

**Recommendation(s):** It is recommended that:

- 1) This new FPR7 and its financial implications is agreed, in line with the Swansea Vale Development Strategy Review (2013) and that this anticipated spend be reflected in the Council's Capital Programme for 2018/19, 2019/20 & 2020/21.
- 2) Authorisation is granted for the submission of any applications for statutory consent required to deliver the project.

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#### 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 Swansea Vale Development Strategy was adopted by the City and County of Swansea in February 2013, and has informed the preparation of the Swansea Vale strategic development area policy (SD I) within the Swansea Local Development Plan (Deposit Plan 2016) . 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.
- 1.3 The previous FPR7 which was taken to Corporate Briefing on 1<sup>st</sup> October 2013 is now outdated and a new phased programme of implementation has been devised which will enable the full potential for development and enhancement of Swansea Vale to be realised. The programme will require further capital investment to overcome a range of technical and infrastructure issues and deliver a range of environmental enhancements. Cabinet approval of an FPR7 is therefore required to agree the principles of a spending programme to be delivered over the next 3 years. Separate FPR reports will be prepared in line with the council constitution as required.

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

- 2.1 Development at Swansea Vale has to date been delivered via a Joint Venture between Welsh Government and City and County of Swansea. Subject to agreement by both parties, the recent agreement dated 30<sup>th</sup> March 2017, allows for the agreement to run until 31<sup>st</sup> March 2025.
- 2.2 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.
- 2.3 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.

## **3.0 Description of key areas of work**

The broad areas of work are indicated below and set out in more detail in Appendix A. The programme of works are based on budget estimates prepared in support of the Swansea Vale Development Strategy Review (2013). A phased programme has been devised which identifies important elements of environmental enhancements during 2018/19, and priority areas of more significant infrastructure work during

2021/22 and 2022/23 which will be necessary to bring forward development and achieve capital receipts which will assist the development moving towards full implementation.

### **3.1 Drainage Infrastructure- Estimated total cost £2.621m**

- Llansamlet East flood mitigation and new access- Large residential land allocations to the East of Walters Road require flood mitigation works and a new access to reduce risks of flooding from the Nant Bran and other watercourses.
- Offsite sewer costs- There are longer term issues regarding sewer capacities to serve new developments on the Eastern side of Swansea Vale which will require modelling and financial contributions from CCS.
- Flood risk emergency exit – As a result of FCA, new flood risk escape required for Tregof Village.

### **3.2 Access Infrastructure-Estimated total cost £275k**

- Public Realm Strategy- To guide and implement Strategic signage, gateway, way marking, branding and signage guidance
- Park and Share-To respond to strategic and local parking needs
- Cycleway enhancements- dropped kerbs at various locations to improve access and continuity.

### **3.3 Landscape Infrastructure-Estimated total cost £983k**

- Spine Road landscape enhancements- Targeted improvements on a key highway corridors and gateways
- Llansamlet Nature Reserve enhancements- access and interpretation improvements and invasive species management
- Ecology Park management plan and enhancement works- access and interpretation improvements and invasive species management
- Play and recreation provision- Facilities- to serve new residential development areas
- Green corridor enhancements.-Enhancement of key pedestrian/cycleway corridors
- Nant Bran/Nant Y Fendrod - Boardwalk replacement programme

### **3.4 Feasibility work and Contingency- Estimated total cost £320k**

This includes preparatory, ecological and ground investigations, and a sum of 5% for contingency is identified to allow for unforeseen expenditure.

The above works will be delivered as a series of phases rather than as a single contract and individual contracts will be reported back to Cabinet for approval in line with the Council's Constitution within the overall budget set for the project by this report. The estimated costs of delivering the programme of works described above is £4.199m.

## **4.0 Equality and Engagement Implications**

- 4.1 The Council is subject to the Public Sector Equality Duty (Wales) and must, in the exercise of their functions, have due regard to the need to:

- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act.
- Advance equality of opportunity between people who share a protected characteristic and those who do not.
- Foster good relations between people who share a protected characteristic and those who do not.

Our Equality Impact Assessment process ensures that we have paid due regard to the above.

- 4.2 An EIA Screening Form has been completed with the agreed outcome that a full EIA report was not required due to the FPR7 focussing on anticipated capital spend and not detailing individual projects which will be individually assessed as they become deliverable within the programme.

## **5.0 Financial Implications**

- 5.1 The total cost of the works is estimated at £4.199m and will be funded by earmarked JV capital receipts from CCS and Welsh Government. However at the moment the total funding available is only £2.5m and WG funding will be subject to approval of individual schemes by WG. No direct council capital funding is allocated to the headline programme
- 5.2 The anticipated infrastructure works will enable the land allocated for residential and employment uses to be brought forward for disposal and development. Under both the previous JV and the proposed current new JV, both Welsh Government and CCS, contribute funding and share income from the scheme. With additional sales of land, this will bring forward the funding required to meet the current shortfall.
- 5.3 Schemes will not proceed until funding is available.
- 5.4 Individual schemes will be subject to their own FPR7 report for approval as required under the council constitution.
- 5.5 Details of the schemes are set out in Appendix A. Years 2018/19, 2019/20 and 2020/21 will be reflected in the current Capital Programme and Development Strategy's schemes and funding availability will be reviewed next year in order for future years to be incorporated into the Capital Programme, anticipated to be that shown for years 2021/22, 2022/23 and 2023/24.

## **6.0 Legal Implications**

- 6.1 The Joint Venture entered into with Welsh Government as referred to in paragraph 2.1 is legally binding.
- 6.2 Appropriate advice will need to be sought from the Chief Legal Officer prior to the Council entering into any contractual arrangement to deliver the schemes outlined above, to ensure compliance with CPR's and all relevant UK and EU legislation and directives.

- 6.3 The Council will need to ensure it complies with any grant conditions attached to any funding received from the Welsh Government.

**Background Papers:**

Swansea Vale Development Strategy Review (February 2013)

Swansea Vale Further Joint Venture Agreement Welsh Government (Dated 30<sup>th</sup> March 2017)

**Appendices:**

Appendix A - Swansea Vale Indicative 6 Year Budget Programme