

City Regeneration

Dashboard Report
22nd October 2018

City and County of Swansea
Dinas a Sir Abertawe



Swansea Central - Phase 1

RAG Status	Timescales	Budget	Resource
	Amber	Amber	Amber/Red

Progress highlights	Actions to be completed for next CRPB
<ul style="list-style-type: none"> ▪ Early Works to Wellington Street: On site. <ul style="list-style-type: none"> ➢ Tesco works will run mid Jan to mid April - subject to Tesco Agreement. Reserved Matters Application approved at Planning Committee. ➢ Listed Building Consent application submitted with Reserved Matters. ▪ Design: <ul style="list-style-type: none"> ➢ RIBA Stage 3 designs not complete as a number of items including arena internal design and the north side designs need to be revised as they are currently over budget. ➢ Cabinet report programmed for November. ▪ Rights to Light (S203); <ul style="list-style-type: none"> ➢ Letters to Marina residents to be issued this week ▪ Main Contractor Procurement: <ul style="list-style-type: none"> ➢ Stage 4 Contractor Appointment - Contractor has been issued a letter of intent to enter into the PCSA agreement. ▪ Hotel: <ul style="list-style-type: none"> ➢ Extension provided to hotel bidders as a result of engagement with Visit Wales and WG over grant terms and conditions. Visit Wales response awaited. ▪ Residential/ MSCP/ Commercial: <ul style="list-style-type: none"> ➢ Discussions ongoing with Pobl. ▪ Arena. ATG required to sign off RIBA Stage 3. Interior finishes, service yard, lift, and loges/priority seating to be resolved ▪ Bridge – Application for Grant Funding currently being prepared. 	<ul style="list-style-type: none"> ▪ Feasibility for the North-side block. ▪ Ongoing review of maintenance, running costs, events and lifecycle costs. ▪ Preparation of Management Plan ▪ Ongoing discussions with Church, LC and Waterfront Museum ▪ Conclude contractor procurement PCSA. ▪ Conclude Hotel procurement. ▪ Agree Digital Strategy including public realm WIFI ▪ Review Council acquisition of residential. <p>Risks</p> <ul style="list-style-type: none"> ▪ The Revetment Wall structural works/ Enabling Works Package ▪ Residential and Hotel aspects require further consideration and could cause delays. ▪ ATG Variations & ATG Gateway 2 sign-off <p>Financial update</p>

Kingsway – Infrastructure & Public Realm

Phase 2: Main Contract Works

Timescales	Budget	Resource
Green	Green	Amber

Progress highlights

- Stakeholder meetings held on 26/09/18.
- Concerns over appearance of site/pedestrian safety/prolongation/cost of achieving the traffic switch to be raised at a meeting between Director of Place & Dawnus Director.
- Contractors geared up to enable the above with contractors working on Saturday/Sunday.
- Promotional measures (request from BID Directors) have been explored:
 - instructions issued to contractor to procure and erect banners on The Kingsway reading *'Thank you for your patience, as we improve your city centre'*;
 - potential for the land-train to run onto The Kingsway;
 - potential for a radio campaign.
 Proposals for the latter two to be presented for agreement of funding, following discussions with Corporate Marketing, Culture & Tourism & CCMgt.
- Grove PI pedestrian crossing reopening delayed by WWU & Kingsway NCP crossing to be open week of 22/10/18.
- BT/Openreach upgrading fibre network as a consequence of impending embargo/SC fibre network.
- Further to ducting up south side of Kingsway for fibre network, cost of £180k incurred with 3 wk prolongation. A northern duct would add a further 3 weeks prolongation, adding an extra £180k - £200k. Advice is that whilst there is a cost we should put 1-2 ducts in to future proof the works.

Actions to be completed

- Next meeting of stakeholder group on Wed 24/10/18.
- Hold Directors meeting and agree.
- Reopened crossings at Kingsway NCP & Grove Place.

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 2019 and budget. It would also impact on the WEFO funding for which an agreed scheme has been presented. **Constant.**
- Performance of contractor in managing a well-maintained site, such as debris being left on site and materials being left on works area, brings negative perception and needs monitoring. **No change.**
- Limited compound areas available in proximity to city centre, which needs addressing. Becoming critical with the contractor potentially claiming costs against the availability of sufficient local space. Impact on cost and Programme. **Constant.**

Decisions required

1. Agree to proceed with ducting on north side of Kingsway,

Kingsway – Strategy & Digital Services

RAG Status	Timescales	Budget	Resource
	Green	Green	Amber

Progress highlights

Actions to be completed for next CRPB

Strategy Review

- Interim Feedback meeting held with Urbanists on 4/10. Comments received from Planning and Regeneration generally very positive.
- Recommendations made for amendments and additions, including clarification of relationship with LDP, incorporation of evidence base and integration of further detail on Parking Strategy, Digital Village, and Green Infrastructure.
- Further specific consideration required of Development management implications, delivery of land use clustering, control of change of use proposals and quality of residential provision.

- Urbanists to address comments once other Strategy and detailed design work is available early 2019.
- Also targeted meeting proposed with DM/Devel. Control Officers to consider implementation/delivery issues.

Parking Strategy – to be updated

- WSP formally appointed and currently collating information for review.
- Currently awaiting information from stakeholders including UWTSD.
- Timeframe for completion of initial outcome to inform Lot 1 (Review of The Kingsway and Orchard Street Strategy) to be determined. Lot 1 completion dependent on this.

- Feedback from initial review regarding Kingsway and Swansea Central.

Digital Strategy

- Further to the appointment of Spirit Public Sector (SPS) by SC to develop City Centre Digital Strategy, the Region has appointed Cube/Innovation Point (CIP) to progress a 5 case business model Reg Digital Strategy, & to advise on progress of the LFFN bid;

- SPS and CIP to work to seek an acceptable way forward.
- Seek progression of the digital strategy strand and progress planning for short and long term fibre connections to the new developments.

Key Risks

Decisions required

Strategy Review

The final completion of the draft Strategy (lot 1) and Digital Village (lot 2) may be delayed if there are any delays to the delivery Parking Strategy

Lead Resource for Digital Strategy needs to be identified ASAP.

Kingsway - Digital Village	Timescales	Budget	Resource
	Green	Green	Amber

Progress highlights	Actions to be completed for next CRPB
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Digital Village	
<ul style="list-style-type: none"> ▪ Stage 1 report completed. Revised brief developed. Programme drafted. ▪ Risk and Design Workshop held 11/10. ▪ Procurement workshop held - 1 stage or 2 Stage D & B route preferred 	<ul style="list-style-type: none"> ▪ Architecture 00 to present Stage 1 report to CRMSG. ▪ Consultation to commence after CRMSG. ▪ Project to progress to RIBA 1/2 ▪ Engagement with key Council stakeholders to be taken forward.

232/233 Oxford Street & 70 The Kingsway	
<ul style="list-style-type: none"> ▪ Further to reporting previously that the project had been on stop on site for another 2 weeks (moving the anticipated completion mid to late Nov 18), the subcontractor failed to return to site for 3 weeks despite redesign of the structural elements to cater for issues within adjoining buildings. ▪ It has been made clear that the additional prolongation will be at the cost of the main contractor who will be responsible for any additional costs/work to mitigate this further delay. ▪ If an acceptable methodology is not arrived at then this could extend works beyond Nov. An instruction given to remove unsightly scaffold and erect a new hoarding to improve appearance, and to enable works to take place safely behind during the lead in to Christmas. 	<ul style="list-style-type: none"> ▪ Resume works and agree revised programme. ▪ Discussions taking place with Culture & Tourism to brand the hoarding. Erect new hoarding to improve appearance.

Key Risks	Decisions required
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Digital Village	
Terms and Conditions of City Deal currently unknown.	Principles of stage 1 report accepted and approval to progress with updated brief

232/233 Oxford Street & 70 The Kingsway	
<ul style="list-style-type: none"> ▪ Despite building conditions surveys being undertaken some unknown risks may present as the buildings are stripped as referenced above. No change. ▪ Unknown issues may present when in the ground at basement level. No change. ▪ Budget increase likely due to structural design change. No change 	

City Deal	RAG Status	Timescales	Budget	Resource
		Green	Amber	Amber
Progress highlights	Actions to be completed for next CRPB			
<ul style="list-style-type: none"> ▪ 5 Case Business model Responses submitted to WG in July; awaiting response. ▪ Cube appointed by the region to progress digital scheme and LFFN. ▪ Discussions on going on Local Full Fibre Network bid. Mike Galvin and Cube are progressing a LFFN bid and 5 case business model for main project. ▪ Scrutiny request for monthly report - to be discussed at CRPB. ▪ Cabinet report currently scheduled for October to consider funding and progress issues. 	<ul style="list-style-type: none"> ▪ MN to progress City-wide Digital Strategy. ▪ MN to raise Terms and Conditions and timing of funding with Leader 			
Key Risk	Decisions required			
<ul style="list-style-type: none"> ▪ T&C's for funding unknown. Region being pressed to establish. ▪ Timing of funding unknown. Regional discussions continue. ▪ Government expectations of what needs to be in place before funding is released unknown. Region being pressed to establish. 	None			

Tawe Riverside Corridor		Timescales	Budget	Resource
		Green	Red	Amber
Progress highlights		Actions to be completed for next CRPB		
Masterplan	Economy & Infrastructure PDC Tawe Riverside workshop scheduled for 22/10/18.	Advance preparation & discussion with officers and NRW for workshop.		
Drainage provision	<ul style="list-style-type: none"> Aecom draft of Drainage Strategy received 04/10/18. Provisional arrangements to meet with DCWW w/c 15/10/18 to discuss Aecom report and implications/next steps. 	Funding being explored by External Funding team in conjunction with other infrastructure requirements.		
Flood Mitigation	<ul style="list-style-type: none"> NRW Discretionary Planning Advice (DPA) form submitted. Clarification questions received from NRW with regard to the status of the Hydraulic model- costs of their evaluation tbc within 30 days. 	Likely that a re-classification of flood zone will be required, with necessary approaches to WG.		
Skyline Kilvey Hill	<ul style="list-style-type: none"> Initial costings for the scheme have returned higher than anticipated. It is believed that the build costs have been inflated due to nervousness of the build by Skyline Consultant QS, further work needed. Swansea Council requested Skyline to advise of funding gap to seek support from Welsh Gov to assist. Potential conflict with construction within 50m of the mast site, contact made with Arqiva (owners of mast site), awaiting confirmation of their availability. Ongoing discussions with WG. 	<ul style="list-style-type: none"> Once scale is understood, further discussion required with Duke of Beaufort regarding easement to cross the River Tawe and possible fee for over sailing rights. M&E investigation works required to understand costs to the SC delivering the services to the site boundary. 		
Park and Ride Relocation	Outcomes from Swansea Parking Strategy (WSP) will set the context for the preferred relocation/siting solution. Parking Strategy front loaded to reflect the more immediate requirements to guide the Tawe Riverside Strategy approach with regard to the potential redevelopment of the P&R site	<ul style="list-style-type: none"> Highways to be instructed should any short term feasibility be required. Next steps will depend on outcomes from Swansea Parking Strategy. 		
Powerhouse Redevelopment Penderyn/HLF/SU	<ul style="list-style-type: none"> HLF Round 2 application announcement November LBC consent received. NRW have requested additional mitigation measures to be provided on ecology (specifically bats). Once provided planning approval will be provided. 	<ul style="list-style-type: none"> Initial (approval) meeting with HLF to have taken place following the approval. Permission to Start form to have been received, drafted and ready for issue to HLF. Additional mitigation measures submitted to NRW. Planning Approval impending/received. 		
Key Risk		Decisions required – None		
Drainage provision	Significant risk. Absence of sewage and drainage infrastructure on site will hinder further development in the wider HCW site. Budget to be identified for infrastructure works.			
Powerhouse	Total cost implications to ecology requirements as part of planning application impending approval to be realised.			
Flood mitigation	Budget implication of Discretionary Planning Advice process – currently no budget identified			

Strategic Sites and Projects Overview

Project	Update	Timescale	Budget	Resource
Castle Square	<ul style="list-style-type: none"> ▪ Timescale from Amber to Green ▪ Draft development management agreement issued to the 6 preferred bidders on 12/10/18. ▪ Deadline for ITT returns extended again (02/11/18) to provide bidders with sufficient time to review and respond if required. 	G	G	G
Felindre	HOTs agreed and cabinet report for Distribution facility been to cabinet this month. Lease being drafted.	G	G	G
Mariner Street	<ul style="list-style-type: none"> ▪ Budget and Resource from Red to Green. ▪ Revised Planning application approved by Planning Committee 2nd October. ▪ Delegated Powers report seeking agreement to SC funding for relocating NR from Mariner Street to High Street and amendment to the super-profits clause of the DA has been approved and arrangements being made to release the funds into the relevant capital and revenue budgets to allow relocation works order to be placed. ▪ Site investigation work to commenced 15th October. Press release being issued to coincide. ▪ Amendments to the DA and Indemnity agreements currently being drafted. ▪ Cooperation agreements issued as part of NR Station Change procedure. 	A	G	G
Liberty Land Swap	Contracts exchanged and completion due this month.	G	G	G
Swansea Central – Phase 2	Developing proposals in light of current market conditions and wider City Centre strategy. Cushman Wakefield producing market analysis.	G	G	G
Swansea Vale	New FPR7 with re-profiled anticipated spend/income for the next 3 years will go to Cabinet on 18/10/18 for approval, this will inform spend and works moving forward.	G	G	G
Swansea Bay/ West Pier	Swansea Bay internal consultation on potential development sites under review in conjunction with Planning and Corporate Estates. Initial response complete	G	G	G

External Funding Overview

Programme/Project	Update	Timescale	Budget	Resource
01. Welsh Government external funding sources				
VVP Swansea City Centre 2012- 2016	Output returns continuing	G	G	G
VVP Pipeline 2017/18	All grant payments issued to solicitors holding accounts	G	G	G
Targeted Regeneration and Investment Programme 2018 – 2021	Regional Plan approved by Cabinet Thematic grant scheme applications approved in principle, awaiting formal offer letters; year 1 schemes endorsed by Regeneration Swansea partnership	G	G	G
Town Centre Loan Fund	Two full applications issued with submission pending, one EOI in discussion with applicant.	A	G	G
02. ERDF Priority 4				
Building for the Future	Various schemes progressing through system BHS top priority following by Kings Building, Orchard House, Albert Hall, Palace	G	G	G
Kingsway Infrastructure	Regular monitoring ongoing	G	G	G
Dyfatty/ Strand	Watching brief on further funding availability. – WEFO very underspent across programme – money might be vired but timescales will be tight	R	R	R
City Centre wider infrastructure (marina bridge etc.)	Watching brief on further funding availability.	A	A	A
Hafod Copperworks: Wider site: infrastructure	Draft application with Welsh Government for comment.	A	A	A
03. Heritage Lottery Fund/Cadw				
Morrison Townscape Heritage Initiative (HLF)	Early planning for wider HLF scheme.	G	G	G
Musgrave Engine house (Scheduled Ancient Monument) CADW	Scheme on site, scaffolding completed, Gantry crane and roof timbers removed. Replacement bricks agreed with Cadw. Options for enhancing the scope of the works via alignment with the TRI strategic project are being investigated.	A	A	G