



City and County of Swansea

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

Committee Room 5 - Guildhall, Swansea

Wednesday, 28 November 2018 at 2.00 pm

Present: Councillor J W Jones (Chair) Presided

Councillor(s)

E W Fitzgerald
T J Hennegan
M H Jones
T M White

Councillor(s)

S J Gallagher
C A Holley
P K Jones

Councillor(s)

D W Helliwell
P R Hood-Williams
S M Jones

Other Attendees

Councillor Rob Stewart Cabinet Member for Economy and Strategy

Officer(s)

Phil Holmes	Head of Economic Regeneration and Planning
Bethan Hopkins	Scrutiny Officer
Huw Mowbray	Property Development Manager
Ben Smith	Chief Finance Officer / Section 151 Officer

Apologies for Absence

Councillor(s): G J Tanner
Co-opted Member(s):
Other Attendees:

1 Disclosure of Personal and Prejudicial Interests.

- None

2 Public Questions

- Mr Colin Jones – asked about affordability and questioned the openness of the financial process
- Councillor Rob Stewart explained that reports on finance are made public and access to the information is available at all times online and by accessing public meetings

3 Swansea Central Phase 1 Update and FPR7

- Business case was still not signed off despite assurances of sign off in June and October. Committee notified that sign off would take place early in December.
- Report makes clear some of the financial implications
- Report indicated was affordable but members would have some difficult decisions on future budgets in relation to the possible impact on other services.
- Degree of public sector subsidy needed
- Risks are known and manageable
- There will be opportunity for scrutiny as the process goes along
- Hoping City Deal business case to be signed off early December with money to then flow
- Money goes to regional office (Carmarthenshire) then to approved projects
- Rigid procedures in place to maintain quality and timescales including the Beyond Bricks and Mortar framework
- Some comparisons with larger cities are unfair as population sizes and GVA are very different
- City Deal is a catalyst - aimed at creating future projects and opportunities.
- More students in the City Centre relieves surrounding areas from HMOs
- Some private accommodation planned to help drive restaurants and shops
- Biodiversity and green infrastructure are very important aspects of the development
- New bridge more suitable and DDA compliant
- Aim is to close the gap on regional financial performance
- Difficulty if the arena doesn't make a profit – large financial risk. Concerns over competition and viability of Arena
- Capital financing charges will increase but looking to limit the impact on frontline services
- Questions over affordability
- Clarity over exact location of Arena.
- City Deal contributes £22.5 million over 15 years and so is a minor financial contributor to the £130 million project build due to be completed in 21/22

4 Exclusion of Public

5 Swansea Central Phase 1 Update and FPR7

- Exempt items discussed

The meeting ended at 4.00 pm

Chair