



City and County of Swansea

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

Committee Room 5 - Guildhall, Swansea

Wednesday, 7 November 2018 at 10.00 am

Present: Councillor J W Jones (Chair) Presided

Councillor(s)
E W Fitzgerald
C A Holley
S M Jones

Councillor(s)
S J Gallagher
M H Jones

Councillor(s)
D W Helliwell
P K Jones

Officer(s)
Bethan Hopkins
Phil Holmes
Huw Mowbray

Paul Relf

Scrutiny Officer
Head of Service – Planning and City Regeneration
Development and Physical Regeneration Strategic
Manager
Economic Development and External Funding Manager

Apologies for Absence

Councillor(s): T M White

1 Disclosure of Personal and Prejudicial Interests.

- None

2 Minutes.

- Approved

3 Project Update Report

- Some technical details being looked for scheme designs in Swansea Central Phase 1
- Right to light issues being resolved for Marina residents
- Improved Marina access going forward
- Two people have left the team and this impacts resource
- Housing bids are Housing Association
- 13 parties interested in hotel – this needs to be 4 star

- The new bridge will have a gentle slope and be very accessible and a design focal point
- Budget issues are being resolved but this will be an ongoing process
- Big scheme which includes Beyond Bricks and Mortar
- Kingsway moving forward on track to complete
- Future proofing to allow for fibre optic cable laying
- Kingsway on budget – some WEFO funding
- Suggested an article outlining what a 'digital village' is for the public benefit
- Suggested look at City Resilience Standards
- Green infrastructure will form part of the design – creating environment and diversity thereof is crucial
- NRW leading on green infrastructure policy
- A benefit of the WBFGA
- Creating a new link to Oxford St via the old Oceana site
- Letting strategy of the building should be looked at as a whole
- Need a lifecycle strategy for businesses in Swansea
- Awaiting response on business case from government
- The Council borrows the money upfront so the projects are going ahead
- City Deal is a mechanism to deliver priorities
- Timescale for completion is 2020 with the arena in 2021
- Potential connection through existing arcade to the digital village – potential risk to the current shops
- Skyline project moving forward
- Swansea Council providing services to the boundary of the project
- No discussion as yet with Duke of Beaufort over fees for access
- Some issues in relation to flood risk which is now being looked at with NRW
- Bats in the current Copperworks building will be appropriately housed in bat houses before any work is undertaken – also taking into account lighting issues here
- Sewage for Penderyn resolved – larger development on the site will need further sewage works
- Skyline have good environmental representatives
- Anticipate Q1 2019 for Castle Square appointment
- Leases discussed for Felindre which should encourage further development
- Creates jobs and the building design will be good
- Long stay car park remaining initially then relocated if site develops in future
- Felindre planning application received

4 Penderyn Development - An Overview

- Copper was an important part of the development of Swansea
- Number of grade 2 listed buildings on the site
- The walls of the Powerhouse building are in good condition and capable of restoration
- Heritage Enterprise Scheme funds the conservation deficit on the building with expectation a private occupier will be on site
- Catalyst to develop other buildings
- Awaiting final confirmation of funding

- Should create jobs – 19.5 posts
- Functioning distillery, shop, exhibition area, barrel store and masterclasses available
- Match funding from Council in place
- Early Autumn 2019 on site
- Penderyn owners knew of site some time ago
- Need commercial element to sustain the project
- Council contributed £1.7 m to scheme and visitors will be charged for visits to the facility. The range of charges to be agreed between Penderyn and the LA.

5 Work Plan 2018/2019

- Audit items to be slotted in after report goes to SPC

6 Exclusion of Public

7 Penderyn Development - An Overview

- Restricted Items discussed

The meeting ended at 11.45 am

Chair