

Scrutiny

Dashboard Report
July 2019

City and County of Swansea
Dinas a Sir Abertawe



Swansea Central - Phase 1

RAG Status	Timescales	Budget	Resource
	Amber	Amber	GREEN

Progress highlights	Actions to be completed for next CRPB
<ul style="list-style-type: none"> ▪ City Deal – Sec of State and WG minister attended photo opportunity to launch city deal. ▪ Early Works to Wellington Street: Phase 2 - Tesco agreement (engrossment being prepared together with Valuation. Final Landlord approval still awaited. ▪ Main Contract/ PCSA: <ul style="list-style-type: none"> ➢ Return of tender packages awaited. ➢ Aecom our cost consultant attending tender interviews with Buckingham. ➢ Padstone and Aecom report that more time is require to receive and analyse full tender package in order to provide a robust recommendation on cost certainty. ▪ Design: <ul style="list-style-type: none"> ➢ stage 4 progressing ▪ Hotel: <ul style="list-style-type: none"> ➢ shortlist of 4 developers to proceed onto next tender stage. ➢ Final tenders to be received on 12th September. ▪ Residential/ MSCP/ Commercial (North): <ul style="list-style-type: none"> ➢ Pobl board agreement received. Awaiting WG grant confirmation. ▪ Arena: Final stage 4 design issued to ATG. Their sign-off is required prior to instructing Main works. ▪ Digital: BT negotiations to proceed on day one connectivity- CCTV and Wi-Fi. ▪ Church Hall Relocation: Options currently being investigated ▪ . ▪ Burrows place – 9 additional disabled spaces. scheme being costed by contractor. 	<ul style="list-style-type: none"> ▪ Monitor and report main contract tender returns ▪ Continue to work up stage 3 North Block design. ▪ Progress Residential with Pobl. ▪ Tesco approval to agreement at Wellington Street ▪ Ongoing review of maintenance, running costs, events and lifecycle costs and management plan. ▪ Ongoing discussions with Church, LC and Waterfront Museum ▪ Progress negotiations with BT on digital and CCTV connectivity for day 1 ▪ Continue liaison with Residents.
	Risks
	<ul style="list-style-type: none"> ▪ ATG Variations & ATG Gateway 3 sign-off. ▪ Digital Strategy: wider strategy to inform 'Day-one' connection. ▪ City Deal approval. ▪ Not reaching agreement with Pobl for residential element. WG grant approval for residential. ▪ Design sign off. ▪ Tender cost exceeds estimates. ▪ Tesco agreement for access works.

Swansea Central – Phase 2	Timescales	Budget	Resource
	Green	Amber	Amber
Progress highlights	Actions to be completed		
<p>Stage 0 – Strategic Definition, Scheme Update and Feasibility</p> <p>1. Masterplan</p> <ul style="list-style-type: none"> ▪ Brief agreed - continuation with existing masterplan and outline planning permission ▪ ACME Architects commissioned to develop the masterplan <p>2. Public Sector Office Hub</p> <ul style="list-style-type: none"> ▪ High level occupation agreements reached with a number of Public sector partners, negotiation on draft heads of terms continue <p>3. Delivery Model</p> <ul style="list-style-type: none"> ▪ Ongoing exploration and appraisal of potential delivery options. 	<p>1. Masterplan</p> <ul style="list-style-type: none"> ▪ Testing of outline planning permission to identify if any amendments are required ▪ Leisure, retail and residential components to be reviewed in light of current market conditions <p>2. Public Sector Office Hub Continue tenant discussions.</p> <p>3. Delivery Model</p> <ul style="list-style-type: none"> ▪ Defining delivery options and phasing of the Public Sector Office Hub 		
Key Risks			
<p>1. Delivery funding – aside from work up costs, no capital funding is currently allocated for delivery of the programme.</p> <p>2. Mitigation: Funding and delivery options to be explored.</p> <p>2. Occupier Commitment to Public Sector Office Hub – until potential occupiers have committed there is uncertainty on the scale and viability of the hub.</p> <p>Mitigation: Rivington Hark currently negotiating draft HoT with potential occupiers with clear timetable for commitment.</p>			

Kingsway – Infrastructure & Public Realm

Phase 2: Main Contract Works

Timescales

Budget

Resource

Amber

Amber

Amber

Progress highlights

- Stakeholder meeting held on 26/06/19 – feedback remains progress on site.
- SHP and Afan Landscape continue to progress works prior to formal contract award.
- Discussion with new contractor being finalised.

Actions to be completed

- Formalise contract award and commence under AG banner, with new programme.
- Agree granite procurement.
- Next meeting of stakeholder group planned for Wed 24/07/19.

Key Risks

- Any change in the design of The Kingsway Infrastructure Project will have implications on programme. It would also impact on the WEFO funding for which an agreed scheme has been presented. WEFO fully briefed on position.
- Limited compound areas available in proximity to city centre, which needs addressing – Clarence Terrace has now become fully available and Oceana and St Thomas available for new contractor. No change
- The agreed budget contingency must be protected during the project lifetime to guard against compensation events and unforeseen costs

Kingsway – Strategy & Digital Village		Timescales	Budget	Resource
		Green	Green	Amber
Progress highlights		Actions to be completed for next CRPB		
Kingsway Strategy				
<ul style="list-style-type: none"> • Parking model has been developed and awaiting final reports to inform the strategy. 		<ul style="list-style-type: none"> • Hold review meeting with consultants to agree key milestones to complete the strategy. 		
Digital Village				
<ul style="list-style-type: none"> ▪ Revised procurement reports received from consultant adviser and circulated for approval. ▪ RIBA Stage 2 report completed. ▪ RIBA Stage 3 commenced. ▪ Pre-app consultation programmed for August. ▪ Private Sector development – ongoing dialogue between SC and private sector on development proposals. Private Sector have made IHG application to WG. 		<ul style="list-style-type: none"> ▪ Commence RIBA Stage 3. ▪ Commence pre-application consultation. ▪ Private Sector - progress District Valuer actions and review highway solutions. 		
232/233 Oxford Street				
<ul style="list-style-type: none"> ▪ Expected completion end August 2019 following ongoing subcontractor issues 		None.		
Key Risks				
Digital Village				
<ul style="list-style-type: none"> ▪ Terms and Conditions of City Deal currently unknown. ▪ Implementation strategy for branding & identity development, and letting strategy to be agreed. ▪ Governance and operational model yet to be defined. Model selected will influence timeline (for example procuring an operator), and supporting business case. ▪ Outcome of parking strategy and implications for development not yet known. 				
232/233 Oxford Street				
<ul style="list-style-type: none"> ▪ Unknown issues may present when in the ground at basement level. ▪ Budget increase likely due to structural design change, but within project budget. 				

Marketing of Strategic Sites JV Opportunity

RAG Status

Timescales

Budget

Resource

Green

Red

Green

Progress highlights

- PIN notice issued and a positive response received.
- Meetings held with parties who responded to the PIN to identify scope and interest.
- Ongoing collation of data relating to sites and legal titles.

Actions to be completed for next CRPB

- Ongoing - Collate site information including legal titles to be provided to prospective bidders.
- Ongoing - Arrange for site investigations, topographical surveys etc. where required
- Ongoing - Discussions with Legal colleagues to provide guidance on Competitive Dialogue process and nature of Vehicle
- Cabinet report to be prepared.

Risks

- Need a clear strategy for procuring a partner.
- Opportunity needs to be of a suitable scale and duration or bidders will lose interest

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"> ▪ Business plans signed off by government ▪ Announced by government on first two city deal projects 15/07/19 . ▪ Urgent need for T&C's to be confirmed. ▪ Meeting with Mike Galvin to be arranged to discuss the Digital Business and linkages within Swansea. 	<ul style="list-style-type: none"> ▪ Discussions with Mike Galvin on the Digital business case. ▪ T&C's to be received. 			
Key Risk				
<ul style="list-style-type: none"> ▪ T&C's for funding unknown. ▪ Timing of funding unknown. Regional discussions continue. 				

Strategic Sites and Projects Overview

Project	Update	Timescale	Budget	Resource
Castle Square	<ul style="list-style-type: none"> Programme and timescale confirmed with milestones for progress. Meetings in July and August programmed with consultant team to move towards a draft scheme/report. 	G	G	G
Felindre	<ul style="list-style-type: none"> DPP scheme progressing on site. Meeting with Agents to discuss marketing. 	G	G	G
City Centre Green Infrastructure Strategy	<ul style="list-style-type: none"> Consultant team finalising draft of Green Infrastructure Strategy and Factor toolkit. 	G	G	G
Mariner Street	<ul style="list-style-type: none"> Works on site. Ground breaking ceremony held 19th June. 	G	G	G
Swansea Vale	<ul style="list-style-type: none"> Re-profiled anticipated spend/income for the next 5 years awaiting WG approval. 	G	G	A
SPG	<ul style="list-style-type: none"> Creation of SPG to support project delivery being progressed. 	G	G	A
Wind Street	<ul style="list-style-type: none"> - A report on the proposals set out within the Wind Street Feasibility Study together with funding options and next steps presented to Cabinet on 11 July. 	G	G	A

Tawe Riverside Corridor

Programme/ Project	Update	Actions to be completed by next CRPB	Timescale	Budget	Resource
Tawe Riverside Strategy/ Masterplan	<ul style="list-style-type: none"> ▪ Strategy being reviewed in order to finalise for adoption. ▪ a leisure destination plan for Hafod prepared and to integrated into the strategy. 	Finalise draft.	G	G	G
Skyline Kilvey Hill	<ul style="list-style-type: none"> ▪ Welsh Government funding offer made to Skyline. ▪ Skyline Board meeting on July 26th 		G	G	G

External Funding Overview

Programme/Project	Update	Timescale	Budget	Resource
01. Welsh Government external funding sources				
Targeted Regeneration and Investment Programme 2018 – 2021	<p>Year 1 schemes continue to progress well, all approved.</p> <p>Regional SLA for grant schemes circulated to other LAs.</p> <p>Copperopolis grant offer letter received; year 1 spend claim issued. Year 2 application to be progressed for September 2019, which may see the financial profile needing to be adjusted to allow for all the schemes that require investment.</p> <p>Review of budget allocation for TRI Copperopolis across projects required to provide resource where needed for key and existing schemes.</p> <p>Morrison Regeneration discussions ongoing</p>	G	A	G
Town Centre Loan Fund	Due diligence reviews underway for several applications.	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	A	G	G
Kingsway Infrastructure	Regular monitoring ongoing, expenditure ahead of WEFO profile. Re-profile of expenditure forecast to be agreed with WEFO following appointment of new works contractor. Revised programme from AG under review.	G	G	G
Dyfatty/ Strand	Watching brief on further funding availability.	A	A	A
City Centre wider infrastructure (marina bridge etc.)	Watching brief on further funding availability.	A	A	A
03. Heritage Lottery Fund/Cadw				
Morrison Townscape Heritage Initiative (HLF)	Early planning for wider scheme.	G	G	G

Tawe Riverside Corridor (Hafod Copperworks)

Programme/ Project	Update	Timescale	Budget	Resource
01. Targeted Regeneration Investment Programme				
Musgrave Engine House	Works are effectively complete with scaffolding fully removed and ground remediation underway. Following removal of all ground ballast the rain water goods downpipes will be fully installed.. Following painting the windows will be delivered to CCS for safe storage with installation to be controlled by CCS at a future date tbc.	G	A	G
Weighbridge Office & Porters Lodge	Programme will run concurrently with the Powerhouse Redevelopment Project. Year One funding from TRI confirmed from Welsh Government. Tender of Principal Contractor now live. Budget remains Amber for cost certainty until tender returns received.	G	A	G
Vivian Engine House	Scaffolding fully installed and complete, final surveys for asbestos and ecology undertaken. No adverse finding from the ecology assessment.. The roof trusses have been removed and relocated for safe storage and assessment – early indications suggest that the condition of the trusses is better than expected but each will require some restoration work. The top 3 courses of copper slag brick along the eaves have been removed along with numbering and removal of the red feature band brickwork. Structural and architectural design is now complete with LBC submission expected early July. Cadw site visit took place on the 27 th June where progress was discussed and positive dialogue maintained.	A	G	G
Bascule Bridge	Monthly progress meeting held with Contractor and Lead Consultant to review progress. Lift completed. Budget to remain Amber until full review and conclusion of costs has been undertaken. Discussions on Phase 2 of the project underway with colleagues and it will be progressed to tender the next phase making use of the SWW Regional Framework.	A	A	G
White Rock Site	Smith's Canal – south of the tunnel: Black Mountain Archaeology have completed trench works to identify canal location and to record structure detail.	G	G	G
Powerhouse Re-development Penderyn/HLF/ SU	Permission to Start (PTS) awaiting the signing the lease agreement. Tender for the Principal Contractor issued 24 th June 2019 and scheduled to close 2 nd August.	G	A	G
Laboratory Building	Mann Williams have been engaged to complete an initial assessment of the structural condition.	A	R	G
Hafod/ Morfa canal bridges	Black Mountain Archaeology have completed excavation of the Silverstack bridge area to determine presence and to inform what could be progressed in this area. Bridge and canal walls present.and could be restored subject to budget being identified.	A	A	G

Digital Strategy & Scheme Progression

Timescales

Budget

Resource

Progress highlights

- Meetings continue with BT on WiFi through revised CCTV deployment.
- Digital Strategy for City Centre being prepared.

Actions to be completed

- Digital Strategy for City Centre

Key Risks

- Capacity in Digital Services.
- Funding and expected workload for ongoing maintenance of ducting is unknown

Decisions required

None

Culture & Tourism Strategy/ City Art Strategy & Scheme Progression

Timescales

Budget

Resource

G

A

A

Progress highlights

- Outline strategy drafted
- Site discussions underway for immediate projects i.e.. hoarding/ bridge works;
- Timescale, fees and process outlined by team to move forward with immediate opportunities

Actions to be completed

- Artists to be appointed for hoarding phase 1;
- Heritage panels to be fully explored and understood
- Briefs to be translated and published

Key Risks

- Welsh translation of project briefs has been delayed we are now outsourcing
- Relocation / reinstatement of historic artworks

Transportation & Highways Schemes		Timescales	Budget	Resource
		Green	Red	Amber
Progress highlights				
Fabian Way Innovation Corridor	Fabian way corridor land negotiations continue. Budget awaited for works.	G	G	G
Mumbles Coastal Protection	<ul style="list-style-type: none"> Design commission for Wales support the concept of a broad approach toward regeneration benefits. Met with developer of Oystermouth square site to discuss the project and wider aspiration Ground investigation works and radar surveys ongoing. 	A	G	G
South Wales Metro Programme	Continuation of Regional metro concept, support by the following commissions: <ul style="list-style-type: none"> Project coordination Rail business case Bus business case Walking and cycling strategy Regional Travel Pattern surveys Development of new Electric Vehicle infrastructure and	G	G	G
Electric Vehicle Infrastructure	Grant to introduce new Electric vehicle charging infrastructure progressing. Additional central government funding being investigated.	G	G	G
Active Travel Programme 19/20	Grant allocation awarded to develop sites for forthcoming years and construct the following: <ul style="list-style-type: none"> Kingsbridge Link Gors Avenue shared use path Townhill Northern Link Design development structured to support potential end of year additional funding	G	G	A
Broadway Junction Improvements	<ul style="list-style-type: none"> Works scheduled to commence from October. Significant effort made to limit disruption on key arterial route. 	G	G	G
Fabian Way Park and Ride Relocation	<ul style="list-style-type: none"> Ecological translocation works ongoing. Remaining works scheduled to start from August.. 	A	G	G
Dyfatty Junction Improvements	Designing additional active travel facilities to support a revised funding bid.	G	G	G