



City and County of Swansea

**Minutes of the Joint Scrutiny Performance Panel –
Development & Regeneration and Service
Improvement and Finance**

Committee Room 5, Guildhall, Swansea

Monday, 18 November 2019 at 10.00 am

Present: Councillor C A Holley (Chair of Service Improvement and Finance Panel) Presided

Councillor(s)

P M Black
W G Thomas
T J Hennegan
L James
S M Jones
T M White

Councillor(s)

P Downing
S J Gallagher
J W Jones
M H Jones
I E Mann

Councillor(s)

E W Fitzgerald
D W Helliwell
P R Hood-Williams
P K Jones
B J Rowlands

Other Attendees

Robert Francis-Davies
Rob Stewart

Cabinet Member - Investment, Regeneration & Tourism
Cabinet Member - Economy & Strategy (Leader)

Officer(s)

Phil Holmes
Liz Jordan
Huw Mowbray
Phil Roberts
Ben Smith
Debbie Smith

Head of Economic Regeneration and Planning
Scrutiny Officer
Property Development Manager
Chief Executive
Chief Finance Officer / Section 151 Officer
Deputy Chief Legal Officer

Apologies for Absence

Councillor(s): D W W Thomas

1 Disclosure of Personal and Prejudicial Interests.

No disclosures of interest were made.

2 Prohibition of Whipped Votes and Declaration of Party Whips

No declarations were made.

3 Minutes of Previous Meeting(s)

The Panel agreed the minutes of the meetings on 17 July and 31 July 2019 as an accurate record of the meeting.

4 Work Plan 2019/2020

The Panel considered the work programme.

The Digital Village item has been rescheduled to 27 January 2020 meeting.

5 Dashboard Report

Huw Mowbray, Property Development Manager gave a 'by exception' update to the Panel on the regeneration projects in Swansea.

Phase 2

- Progressing works
- Masterplan produced
- Looking at delivery report in due course.

Kingsway – Strategy and Digital Village

- Moved back a cycle as new SUDS causing problems.
- Moving forward starting letting discussions.
- Need to look at income and getting large anchor tenants. There is positive interest.
- Should be finished first quarter 2020.

Marketing Strategic Sites

- Looking for major development partner
- Investment in arena project will act as catalyst for future projects.

Other

- Castle Square – Should have information on designs in first quarter of next year
- Palace Theatre – Secured £4.9m WEFO grant. Will hopefully open 2022/23
- Skyline - To be formally decided if it would go over the Tawe.
- Landore Park and Ride relocation – looking at various options.

6 Pre-Decision Scrutiny: Swansea Central Phase 1 - Final Delivery Report

The Cabinet Member for Economy and Strategy (Leader), the Cabinet Member for Investment, Regeneration and Tourism and key officers attended the meeting to present and discuss Swansea Central Phase 1 Final Delivery Report.

Based on its discussions the Panel agreed views and recommendations to make to Cabinet.

Panel highlighted the following issues:

1. The Panel acknowledge the detailed reports and the extensive information contained within them. Unfortunately, the Panel had very little time to examine in great detail. The Panel also expresses its gratitude for the attendance and

input of the Leader, Cabinet Members and key officers involved in the preparation of the reports and delivery of the project.

2. The Panel note the scope of the proposed development and acknowledge the need for the regeneration of the city centre and this as part of the plan for the surrounding area. The proposals for the greening of the city centre and the focus on the importance of promoting biodiversity as part of the development is welcomed by the Panel.
3. The scale of the capital investment proposed by the Council is significant. It is a very large amount of finance to be borrowed with very limited methods of repayment. The Panel is grateful for the clarification given by officers in relation to the affordability of the project. However Panel note that the expenditure of public monies inevitably means that the tax payers of the city have a significant interest in the success of this project, as the effect on the council's revenue account could mean resources being used for the borrowing and not for its core services. Therefore, the Panel welcome the detail provided on the generation of various income streams which will hopefully have a positive effect in mitigating impact of the financial burden in future years. Over the next 6 years the effects on the revenue will be met by the capital expenditure fund which has been built up over the last few years.

Following on from this meeting:

- The Convener of the Panel will attend Cabinet on the 21 November 2019 to outline the Panel's views and a letter will be sent to the Cabinet Member.

7 Exclusion of the Public

Panel voted and agreed on exclusion of public from the meeting during consideration of item 9, as it involves likely disclosure of exempt information. Relevant paragraph of Public Interest Test is 14.

8 Pre-Decision Scrutiny: Swansea Central Phase 1 - Final Delivery Report

The Panel continued discussion of the report in closed session.

The Panel's views and recommendations will be discussed at Cabinet on 21 November 2019 and a letter sent to the Cabinet Member.

The meeting ended at 12.30pm.