

Scrutiny

Dashboard Report
February 2021

City and County of Swansea
Dinas a Sir Abertawe



Swansea City Regeneration - key objectives and current target dates.



Phase One

Development of a 3,500 capacity arena, a quality Hotel and 1.1acre Coastal Park with F&B units. A new bridge will connect the Arena to the City Centre, with additional car park and residential buildings also being built.

Target Completion Dates

- Arena: August 2021
- Bridge: August 2021
- Hotel: TBC



Kingsway Infrastructure

Redevelopment of Kingsway to add more public space, improved pedestrian & cycling routes and better green landscaping,

Target Completion Dates:

- Works completion – March 2021 (including all planting) – this has moved to end of January for contract completion – impacted by climate and pandemic.
- Contractual defects complete by Spring 21



Swansea Central North

Development of a new City Centre Public Centre Hub and regeneration of St David's Sq

Target Completion Dates:

- Public Sector Office Hub: Q4 2024



71/72 The Kingsway

Mixed-use development to create a quality digitally-enabled and flexible workspace suitable for a wide variety of companies, educational institutions and individuals.

Target Completion Dates:

- Construction Re-Pricing/VE Tender-extended at bidder request from w/c 25/01/21 to 11/02/21
- Contract Award - 03/21
- Build start – 05/21
- Build completion – 03/23



Shaping Swansea

Launch a JV partnership with private sector in order to develop key sites across Swansea for business and leisure purposes.

Target Completion Dates:

- Procurement Phase:
- Launch – September 2020
 - Shortlist bidders: Nov 2020
 - Dialogue: May 2021
 - Tender & Evaluation: July 2021
 - Preferred Bidder: Sept 2021



69/70 The Kingsway

Develop the former Barclays site to create a quality digitally-enabled and flexible workspace suitable for a wide variety of companies, educational institutions and individuals

Target Completion Dates:

- Construction Re-Pricing/VE Tender-extended at bidder request from w/c 25/01/21 to 11/02/21
- Contract Award -03/21
- Build start – 05/21
- Build completion – 12/21



Tawe Riverside/Hafod Morfa

Develop a modern, attractive and vibrant riverside urban area, creating a place where people wish to live, work and visit, capitalising upon and celebrating the Tawe's unique contribution to the Industrial Revolution,

Target Completion Dates:

- Hafod/Morfa Copperworks Waterfront : Shaping Swansea- post 2021
- Skyline post 2021
- St Thomas Waterfront – Shaping Swansea -post 2021



Wind Street

Reimagining of Wind Street to deliver a hospitable, attractive and safe area that showcases the best of the city's heritage and built environment; Inspires and encourages existing and new businesses

Target Completion Dates:

- Ph 2 Main Works start – from 01/21 to 02/21 – supplier delays
- Ph 2 Main Works completion – 11/21



Mariner Street

A mixed use development on a city centre gateway site formerly Mariner Street Car park opposite Swansea High Street train station comprising purpose built student accommodation of 780 bedrooms and ancillary communal facilities, with commercial units on the ground floor

Target Completion Dates:

- Structures Complete – March 2021
- Fit out Complete – June 2021
- Commissioning Complete – end June 2021



Castle Square

Opportunity to enhance the Square, to raise its quality and to make it more active, distinctive and vibrant space.

Target Completion Dates:

- Concept design :Nov 20
- Cabinet decisions Feb 21 and April 21
- RIBA stage 2/3 complete Sept 21
- Complete on site 2022

Copr Bay - Phase 1

Timescales

Budget

Resource

Amber

Green

Amber

Progress highlights

- **Main Contract:**
 - COVID and supply chain impacting on BGCL programme. Extension of time claim received. PC currently Autumn ..
- **Design/ Construction:**
 - **Arena** – External claddings system has commenced
 - **Church Hall** – progressing well. Steel frame erected.
 - **Park Pavilion** – Design progressing.
 - **Bridge** – New bridge installation on evening of Saturday 6th March subject to weather.
 - **Temporary use area North side** – Designs being developed for services and utilities in this area to accommodate temporary use.
- **Hotel:**
 - WG funding team advice still awaited to help inform next steps of hotel delivery.
- **Residential/ MSCP/ Commercial (North):**
 - Work continues on the ceramic cladding of the Residential Block.
 - Pobl inspection of show flat was praised and will use as good working practice in future developments.
- **Leasing/marketing** – updated Website went live middle of February together with circulation of enews providing update of progress at Copr bay.
- **Art Strategy** - Protocol for Digital content being prepared by Culture team.. Heritage Panel design being worked up and initial ideas being shared with stakeholders.

Actions to be completed for next CRPB

- Continuity of Internal meeting to discuss maintenance, running costs, events & lifecycle costs and management plan.
- Consultation with Access Groups with Coastal Parkland & Bridge design.
- Progress design of external LED's and control system.
- Progress design of Heritage Panel & liaise with residents.

Risks

- All ATG venues remain closed. Covid-19 is significantly affecting their business. Dialogue continues regularly to monitor ongoing position..
- Further programme impacts due to both the supply of both construction materials and labour through Covid-19 related issues
- Council's professional team costs could increase further if there are delays in construction
- Digital (Wi-Fi & CCTV fibre) – order placement (programme)

Progress highlights

- **Public Sector Hub**
 - Discussions with GPA continue.
 - An announcement on the national Hubs Programme from UK Government is now expected as part of Budget Statement in March.
 - Welsh Government continue to review their accommodation strategy, expected to support localised hubs.
- Developing options to bring the St David’s units 9-11 (former Cranes) and unit 12a (former hairdressers) back into use for the interim period before the site is developed.
- Temporary public realm and GI Pop-Up Parklet design being progressed, to be delivered as part of Copr Bay.
- Developing Meanwhile Programme in partnership with Cultural Services to activate temporary public realm when Copr Bay reaches PC.

Risks

- **Public Sector Hub**
 - To commence RIBA Stage 1 all space requirements must be confirmed so the overall size of building can be calculated.
 - Outputs from Transport Strategy on transport provision for office hub tenants will be crucial to secure agreement to lease, therefore delays may impact ability to secure occupiers.

Next Steps

- **Public Sector Hub**
 - Swansea Council to finalise its accommodation strategy to inform requirements
- Temporary public realm and parklet – further consultation with internal stakeholders and design to be finalised
- Meanwhile Programme – scope of programme and activities to be agreed, and delivery methods and funding to be identified

Kingsway – Infrastructure

Phase 2: Main Contract Works: 0

Timescales	Budget	Resource
Amber	Red	Green

Progress highlights

Update(s)

- Works completion – **some minor works outstanding including drainage defects**

Budget note

- Conversations being held with contractor on Covid-measure costs.
- Assessment of final outturn is work in progress.
- Dawnus defects will be mitigated by the Bond -.

Issues

- No further new issues to report other than above.

Risks

- If clear communications not agreed and implemented effectively for the defects work, then this risks Council's reputation.

- **Budget implications** - yet to be determined, however prolongation and working restrictions will incur costs;
- **Programme implications** – already being incurred.

Next Steps

1. Defects work to complete;
2. Reconciliation of final account

71/72 The Kingsway

Timescales	Budget	Resource
Amber	Amber	Green

Progress highlights

Update:

71/72 Tender Process

- Re-tendering to contractors on the South West Wales Regional Contractors Framework (SWWRCF) Lot 6 for repricing tender return changed from 20/01/21 to 19/02/21 following several requests for tender extension of 4 weeks – 3 weeks granted.
- Bids now recieved and being analysed.
- Subject to vcabinet report build - start anticipated 05/21, completion 03/23.
- Reviewing potential for property acquisitions to create aspired east/west links

Former Barclays Tender Process (No.70), 69a & 69

- Re-tender – see first bullet above.
- Build - start 05/21, completion 12/21
- **Hacer – delivery programmes remain largely aligned, albeit lease issues pertain over land sale, Stopping Up Order still outstanding**
- **Commercial Discussions** – discussion ongoing with operators/anchor tenants advanced & positive progress still being made

Risks

- It is still too early to predict how fully COVID-19 will impact on the project Budget and programme implications arising from Covid impact are as yet unknown, however continued signs that bidders are experiencing time-lags from suppliers, pricing, requesting an additional tender return time.
- If the business case does not stand up then this will impact on match-funding approval.

Next Steps

- Tender return on 18/02/21
- Final business plan to be complete by 25/02/21.

Wind Street	Timescales	Budget	Resource
	Green	Green	Green
Progress highlights	Risks		
<p>Update</p> <ul style="list-style-type: none"> • Commencement 15/02/21 • Stakeholder Liaison Meeting – Feb meeting poorly attended by trade and housing agencies • Hospitality area and 2 m clear route –agreed to relocate the 2m route out from the building line so that hospitality seating areas will sit adjacent to buildings. Consultation with disabled groups agreed, with new tactile route the length of the east side of the street. tapping boards. The project EIA will be reviewed and amended to make this change. 	<ul style="list-style-type: none"> ▪ It is still too early to predict how COVID-19 will impact on the project budget and programme implications arising from Covid impact are as yet unknown, however some early signs that bidders are experiencing time-lags from supplier pricing, and lead-in/availability of 'specials' evidence of issues). Higher than anticipated tender prices. Tender price established for award which contains circa £200k risk element for unknown implications. 		

Next Steps

- Commence work on 15/02/21 and communicate to stakeholders.

Shaping Swansea

Timescales	Budget	Resource
Green	Green	Green

Progress highlights

- Dialogue meetings are progressing well and in line with programme, having received bidders outline proposals for St Thomas, Civic Centre and Swansea Central North sites, delivery proposals, BBM and Sustainability.
- Follow up meetings ongoing with appropriate Council colleagues to respond to additional bidders queries

Risks

- .If the planning policy and travel plan are not acceptable to potential bidders and occupiers then this may compromise interest in the procurement. Individual sites will be discussed with potential bidders in Jan 2021 (no change)

Next Steps

- Dialogue meetings relating to site appraisals and viability

Repurposing Swansea

Timescales	Budget	Resource
Green	Green	Green

Progress highlights

- Work has commenced, initial baseline work being prepared. Initial findings identified 80% of occupiers contacted are looking to remain in Swansea.
- Internal cross departmental working group to meet on a 2 weekly basis commencing shortly.
- BDP appointed as architectural master planners and designers.

Risks

Next Steps

EFT: Palace Theatre	Timescales	Budget	Resource
	Green	Green	Green

Progress highlights	Risks
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- Overall programme remains on track for June 2022 completion.
- Planning and LBC submission complete. Planning approval received, LBC outcome expected mid-February 2021..
- Following marketing the property, An offer has been
- Tender for main contractor scheduled for end of February for the reasons outlined above.
- PIN notice to be issued to inform contractors of the opportunity and a Press Release;
- .

- Tender for main contractor advertised
- Press Release advising of tender opportunity link
- LBC received.

- Tender returns could exceed project budget.
- Fit out requiremnts

Next Steps

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EFT: Powerhouse and Outbuildings (Weighbridge & Porters Lodge)

Timescales

Budget

Resource

Amber

Red

Green

Progress highlights

- Next NLHF progress meeting scheduled for March 2021.
 - Contractors have submitted an Extension of Time application for 4 weeks, 2 weeks EOT has been awarded – completion date now 8th October 2021. Further extensions of time are expected.
 - Potential programme delays anticipated following archaeological finds, requiring redesign
 - Current programme end date October 2021.
 - Agreement to Lease - is still outstanding.
 - John Weavers Contractors have had difficulty in securing a bank that will set up a PBA as required. To date
 - Given the sites development proposals, there is a need to address the knotweed and general management of vegetation around the site to assist future development.
 - The services routes confirmed.
 - Elements on the current contract on the powerhouse project, is giving consideration to minimal future proofing the site such as access, services as far as possible, and is being funded from the current project budget. Link to Laboratory building updates.
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- Approval from NLHF to expend NLHF contingency to fund the walkway works or otherwise.
 - Impact to main contractor programme as a result of the walkway works instruction.
 - Outcome regarding Agreement to Lease, and acceptable fit out programme

Risks

- Extension of time results in programme pressures on Penderyn to complete fit
- Lack of budget to complete the scheme – Agreement to Lease not being signed.

Next Steps

Strategic Sites and Projects Overview

Project	Update	Timescale	Budget	Resource
Castle Square	<ul style="list-style-type: none"> ▪ Consultants Spider management and Acme have completed the initial feasibility /concept scheme. ▪ FPR7 report completed for Cabinet on February 18th setting out agreed concept and seeking budget authorisation for RIBA stages 2/3 detailed design, consultation and planning permission. ▪ Public engagement on the concept scheme to commence on Feb 22nd, to run for 3 weeks, supported by Spider management and Savills. To include direct email, targeted group stakeholder meetings via Microsoft Teams and the use of the Castle Square tv screen. ▪ . 	G	G	G
Tawe Riverside	<ul style="list-style-type: none"> • Ongoing scoping and programming work on HMCW and Alamein Road/Normandy Road(as a future extension to HMCW) in progress to facilitate next steps and identify resource requirements. • Welsh Government cross departmental meeting and presentation held with Council reps on 27.01.21, to review progress and consider next steps and support for HMCW . 	G	G	G
Skyline Kilvey Hill	<ul style="list-style-type: none"> • Covid has caused delay across all Skyline projects. • Welsh Govt are in the process of reviewing the Skyline business plan (27.01.21) 	A	A	G
Mariner Street	<ul style="list-style-type: none"> • Works on site progressing in line with government guidelines. • Meetings ongoing between developer and Planning to discharge conditions, and with Highways to agree the s278. • Risk: Potential delay to completion due to Covid could impact opening for start of term Sept 2021 however current date for completion (6th August) will still allow for Sept2021 opening. • Heads of Terms agreed with one anchor tenant. Discussions ongoing to secure second anchor tenant. 	G	G	G

Strategic Sites and Projects Overview

Project	Update	Timescale	Budget	Resource
Felindre	<ul style="list-style-type: none"> • Draft ecology report received , some amendments required and with consultant for inclusion.. • Marketing continuing but COVID uncertainties are evident in quality and number of enquiries. Team are reviewing current marketing plan with agents and looking at what the additional steps are now needed. • Nature of various enquiries if pursued would mean a step change in masterplan to general industrial type users. 	G	G	G
Swansea Vale	<ul style="list-style-type: none"> • Ecology report on mitigation for development on TV3,4,5 presented and reviewed. Deadline for comments and report sign off is February 18th. • The report presented a number of options however also highlighted the challenge of balancing the developable land while adhering to biodiversity SPG guidelines. • Could be an option of only developing TV3 and TV4, leaving TV5 to be used for SUDS • Small working group to set up a call to work through status of the Masterplan for way forward 	A	G	A
Oystermouth Road underpass	<ul style="list-style-type: none"> • Oystermouth Road underpass (Civic C. West car park)- An action is required to permanently block this pedestrian route to the beach. This action is one element of the Council's long term commitment to addressing climate change related flood risks to the city centre (Cabinet report Oct 2016),. • Also contributes towards the de risking sites being marketed through the Shaping Swansea, though further more significant actions will also be required at the Sailbridge site. • A draft scheme has been prepared for the 	G	A	A

External Funding Overview

Programme/Project	Update	Timescale	Budget	Resource
Town Centre Loan Fund	<ul style="list-style-type: none"> Demand remains strong for the product due to restrictions within the marketplace for finance. Several applications requesting loan assistance are currently under review for due 	G	G	A
Pontoons	<ul style="list-style-type: none"> ADA have presented initial designs Mann Williams have been appointed as structural engineers to work alongside ADA Meeting planned w/c with the marina management team to consult on design and agree safety requirements and annual budgets for management of the pontoons. 	A	G	G
Targeted Regeneration and Investment Programme 2018 – 2021	<ul style="list-style-type: none"> Alexandra House refurbishment proposal reduced & brought back for reconsideration- meetings progressing. Existing schemes overall progressing well, TRI Premises outdoor adaptation grant – payments in progress £700k Valleys Taskforce Funding has been allocated to PEDG to fund schemes in Valleys Taskforce areas in Swansea, NPT and Carmarthenshire. Three schemes in Clydach and Pontarddulais proceeding. WG have agreed as a one-off that where a project is 'in contract' the grant can be paid in full as per profile on accrual basis to prevent loss of grant at year end. 	A	A	A
Morrison Townscape Heritage Initiative	<ul style="list-style-type: none"> Friends groups have secured external funding to pilot various walking trails and interpretation, linking with Tourism team on concept branding to link with existing and provide future platform to extend wider esp. Lower Swansea Valley but also more widely across county to emphasise heritage assets and significant historical links. 	G	G	G
City Centre ERDF 4:4 £1m	<ul style="list-style-type: none"> Approval received for grant applied to the Kingsway project. Offer letter approved with project returned by WEFO to active status and claim submitted to WEFO. 	G	G	G

External Funding: Tawe Riverside Corridor (Hafod Copperworks)

Programme/ Project	Update	Timescale	Budget	Resource
01. Targeted Regeneration Investment Programme				
Vivian Engine House	<ul style="list-style-type: none"> Lime render to chamfered corner of Vivian Engine House complete – lime wash colour to be agreed with Cadw and applied likely in Easter 2021. CCTV provision now ceased. Options for lighting and power supply to be appraised and costed - ongoing Enhanced site FCA to be commissioned in conjunction with development colleagues. 	G	G	G
Bascule Bridge	<ul style="list-style-type: none"> Afon Engineering commissioned via the SHP contract to carry out the metal work repairs to the Bascule Span – completion due Summer 2021. Additional funding required to enhance the budget for the timber repairs works package due to significant funding shortfall to the current value engineered contract sum from Kaymac. Revised FPR7 being prepared to outline current scheme costs following request to highways for additional budget from WG 	A	R	G
White Rock Site	<ul style="list-style-type: none"> Smith's Canal – south of the tunnel: Archaeology report received. This will allow further detail to be included in future master planning of the site and funding requirements, if possible. 	A	A	A
Laboratory Building	<ul style="list-style-type: none"> Planning and LBC submitted, outcome expected end of January 2021. RIBA stage 4 completed and cost plan. RIBA Stage 5 onwards is subject to funding award. Change of use application is being progressed; this will make the building more marketable, as a planning risk (however small) has been removed. Change of use will require parking spaces to be identified – 20nr. Agreed for location to be temporary, position can be changed at a later date by a non material amendment. SCHEME IS SHOVEL READY – DELIVERY PROGRAMME following emergency works and could neatly align with the Powerhouse re-development works project. 	R	R	A
Hafod/ Morfa canal bridge	<ul style="list-style-type: none"> Unlikely the existing TRI funding programme can fund the reinstatement of the canal bridges – further consideration needed on funding streams or future programmes to accommodate. Refer to TRI update regarding future funding applications. Bridges designed to RIBA 3 and 0 respectively. 	A	A	A