

# Scrutiny

Dashboard Report  
June 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: September 2021
- Hotel: TBC



## Swansea Central North

Mix use development of focusing offices, leisure and residential, linking the city centre to the Copr Bay arena and waterfront, supported by new public realm.

### Target Completion Dates:

- Public Sector Office Hub: Q4 2024



## 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: May 2021
- Cabinet Report: July 2021
- Bidder Appointed: Sept 2021



## 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



## 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 – July 2021
- Completion: September 2021



## Kingsway Infrastructure

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

### Target Completion Dates:

- Actual Completion: 06/21 including defects:
- carriageway re-surfacing - May;
- pedestrian crossings - June. (latter items cannot be undertaken in cold weather).



## 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:

- Contract Award: 5/21
- Start: 08/21
- Completion: 05/23



## 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:

- Contract Award: tbc
  - Start: tbc
  - Completion: tbc \*
- (\* dialogue required with contractor of 71/72 when contract awarded)



## 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:

- Start: 02/21
- Completion: 11/21



## 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 Sept 21
- Complete on site 2023

# Copr Bay - Phase 1

Timescales

Budget

Resource

Amber

Green

Amber

## Progress highlights

- **Main Contract:** COVID impacting on BGCL programme. Current delay 6-weeks
- Design/Construction:**
  - **Church Hall** – Superstructure works are complete and envelope works are progressing.
  - **Resi Block** – Canopy design details being finalised. Fit out nearing completion.
  - **MSCP North** – Installation of fins has commenced
  - **Coastal Parkland:** Awaiting finalised drawing of parkland including the water play/ step & decking levels from BGCL.
  - **Park Pavilion** – Works commenced.
  - **Bridge** – Awaiting colour options & internal floor finishes & tapping rail detail.
  - **Temporary use area North side** – Cabinet report approved in May to confirm temporary public realm.
  - **Bike Hub:** Opportunity to operate the location is being marketed. **ATG:** ATG HODs site visit & photo-opportunity 14th/15th/16th June. 4 month notice period is due to be served.
- **Hotel:** Continuing investigation into funding.
- **Digital:** Final detail & mechanism around the integration of the new CCTV system into the existing infrastructure is currently being worked up. Alternative CCTV camera supplier & revised specification awaiting confirmation with BGCL.
- **Handover & Ongoing Maintenance:** Soft landings process underway. Briefing meetings with Council officers arranged for June/July. Operational Management Plan being developed.
- **Highways:** TRO's being progressed. Meeting with Castle Ward Members held
- **Leasing Strategy:** Lease being finalised with Pavilion operator. Offers have now been received for all the North block units [A-E].
- **Art Strategy:** The Heritage Panel design progression continues. Design of arena LED control system continues. System capabilities presented to Culture Team.

## Actions to be completed for next CRPB

- Progress Hotel discussions.
- Consultation with Access Groups with Coastal Parkland & Bridge design – meeting TBC w/c 28th June.
- Progress design of external LED's and control system.
- Progress design of Heritage Panel & liaise with residents.
- Progress Soft Landings Process including Operational Management Plan.

## Risks

- All ATG venues remain closed. Covid-19 is significantly affecting their business. Dialogue continues regularly to monitor ongoing position..
- Possible 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)
- Interfaces – Hotel / Part 2 (DZ2c)
- Mott McDonald continue to review works undertaken.

# Swansea Central North

Timescales	Budget	Resource
Amber	Green	Amber

## Progress highlights

### Public Sector Hub

- A paper considering the various delivery options for the PSH is now being developed now the final Shaping Swansea bids have been received
- GPA have now identified circa 1,000 FTEs from various departments that would be interested in relocating to Swansea Central North, thus bringing the Swansea Hub over the qualifying threshold.

### Interim Uses

- Stage 4 designs progressing
- Culture and Tourism pursuing temporary re-use of the former Cranes unit (until July 2022 – when it is expected the Shaping Swansea partner to commence works)

## Risks

### Public Sector Hub

- Hub in current form requires GPA commitment, which is dependant on them securing sufficient FTEs
- To commence RIBA Stage 1 all space requirements must be confirmed so the overall size of building can be calculated.
- To minimise financial risk it is also recommended that RIBA Stage 1 is not instructed until a decision on funding is provided by GPA.
- 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

- Awaiting on GPA, SC, and WG commitment and space requirements to assess viability and options to proceed
- WG commercial negotiations to commence once the outcomes of the Wider Future Workplace Strategy review are known.

### Interim Uses

- Planning application for container units to be submitted

# Kingsway – Infrastructure

Phase 2: Main Contract Works: 0

Timescales

Budget

Resource

Green

Red

Green

## Progress highlights

## Risks

### Update(s)

**Works completion** – essentially completed end of March, however defects to complete:

- carriageway resurfacing & pedestrian crossing treatments (Duratherm as Boulevard) - May and June as this is weather dependant on warmer/drier weather and advance communications will be prepared.
- Dawnus defects will be mitigated by the Bond

- 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.

## Next Steps

1. Defects works complete June
2. Reconciliation of final account, draw down of bond to mitigate project overspend.

# 71/72 The Kingsway

Timescales	Budget	Resource
Green	Green	Green

## Progress highlights

## Risks

### 71/72 The Kingsway

#### **Procurement/Contract Award**

- Cabinet FPR7 Report approved on 20/05/21.
- contract award approved to Bouygues.
- contractual documents being prepared for exchange.

**Anticipated Start of Build** – start Q3 21, completion Q2 23.

#### **SABS**

- Approval in Principle (AIP) achieved – full approval to be secured prior to construction start.

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

**Procurement** - please see above for 71/72

**Contract Award** – this award to be treated as compensation event following dialogue with the contractor of 71/72.

#### **Hacer Development**

- delivery programmes remain largely aligned, albeit potential for early Hacer on site build start.
- Oversailing agreement approved;
- Hacer and 71/72 Team's have a workshop call with Highways on 15/08/21 to review access and site coordination following an initial site meeting

- **If construction material availability and price continue to change as a consequence of Covid and Brexit as experienced on other construction projects, then this will impact on the project budget and potentially have programme implications arising from time-lags from suppliers.**
- **SABS** – risk of contract award being held up by this removed with AIP in place. However early instruction to provide required design information from the appointed D&B contractor required to enable SC to secure full approval - required for works (excluding site set-up) to start. SC could incur prolongation costs if delay incurred. **No change.**
- **Planning Condition Discharge** – SC and contractor need to satisfy these prior to start.
- **Hacer** – the developer's requirement to share Picton Yard with our contractor to be resolved

## Next Steps

Exchange contracts  
Progress resolution of reserved matters and SABS, and highway access  
Examining possibility of commissioning flythrough of development

Wind Street	Timescales	Budget	Resource
	Green	Green	Green
<b>Progress highlights</b>	<b>Risks</b>		
<p><b>Update</b></p> <p><b>Stakeholder Liaison Meeting</b></p> <ul style="list-style-type: none"> <li>- 3rd June meeting very poorly attended by trade 2 key reps from hospitality sector, BID and FHA attended but not Coastal.</li> <li>-</li> </ul> <p><b>Weekly Workplan</b></p> <ul style="list-style-type: none"> <li>- forward-look of activities continue to be sent to stakeholder group.</li> <li>- website updated with updated plans.</li> </ul> <p><b>I-Create appointed to prepare fly-through to explain works.</b></p> <p><b>Work Progress</b></p> <ul style="list-style-type: none"> <li>- on programme for mid-November completion</li> <li>- west-side paving (cleaned, lifted and re-laid) - 85% complete and work commenced near Walkabout on east-side</li> <li>- street furniture deliveries taking place</li> <li>- appointment of landscape subcontractor confirmed</li> <li>- landscape officer visiting nursery to select plants/trees.</li> </ul> <p><b>Hospitality Businesses</b></p> <ul style="list-style-type: none"> <li>- final design laid out clearly in stakeholder meeting</li> </ul>	<ul style="list-style-type: none"> <li>▪ <b>If construction material availability and price continue to change as a consequence of Covid and Brexit as experienced on other construction projects, then this will impact on the project budget and potentially have programme implications arising from time-lags from suppliers.</b></li> <li>▪ Risk of business failure from Covid-19</li> <li>▪ If any changes to the contracted design scheme or works methodology then this will incur contractual cost for new materials and contractual prolongation and risk the delivery programme.</li> </ul>		

**Next Steps**

- **Progress completion of West side and progress paving work on footways on east side of street.**

# Shaping Swansea

Timescales	Budget	Resource
Green	Green	Green

## Progress highlights

- Competitive dialogue closed following feedback by the Council on shadow bids
- ISFT (invitation for final tenders) issued and bids received and being analysed.
- The 20th Century Society has requested Cadw considers listing the Civic Centre. A meeting to be held with Cadw to discuss.

## Risks

- Council needs to work with appointed partner to ensure planning policy and travel plans are fit for purpose to ensure the projects can be delivered.
- The council will need to work with the appointed partner to seek funding to bridge any viability gaps
- New risk – If Cadw were to list the Civic Centre building this could impact redevelopment proposals

## Next Steps

- Cabinet meeting following evaluation (anticipated July)



# Repurposing Swansea

Timescales

Budget

Resource

Amber

Green

Green

## Progress highlights

- Consultant team finalising documents after feedback
- Presentational document in development
- Identifying funding opportunities to progress action plan

## Risks

## Next Steps

- Final workshops to agree report and action plan - once final documents received
- Production of presentational documents
- Cabinet report to be prepared.

# ED&EFT: Palace Theatre

Timescales

Budget

Resource

Green

Amber

Green

## Progress highlights

- Main Contractor tender is currently live Evaluation of tenders to promptly follow.
- Planning and LBC submission complete.
- Tender for Lower Lamb pub to have minimal works required to facilitate as site accommodation for the Palace Theatre refurbishment works completed, and award to successful contractor expected.
- 
- Lazerbeam has been in touch regarding filming the Palace Theatre before works commence as part of the next season of Hidden Wales. Copperworks featured in the last season. Approval to allow this is required.
- GI Strategy and decision required on approach to delivering designs incorporated into proposals.
- RIBA Stage 4 documentation received and will be circulated for relevant sign off.

## Risks

- Tender returns exceed project budget.
- Low number of tender returns.
- Suggested refurbishment programme by tenderers exceeds grant timeline.

## Next Steps

# ED&EF I: Powerhouse and Outbuildings (Weighbridge & Porters Lodge)

Timescales	Budget	Resource
Red	Red	Green

## Progress highlights

- Next NLHF meeting scheduled for June 2021.
- 
- Contractors have submitted an Extension of Time application for 4 weeks, 2 weeks EOT has been awarded – contract completion date now 8th October 2021;
- Regular budget management and latest cost report indicates use of the full budget
- Project Bank Account is now open, including the electronic banking system with John Weavers Contractors. 9 valuations have been processed via traditional methods to date, with receipt of sub-contractor payments. The next, and 10th valuation should be paid via the PBA.
- Approval required from drainage section to accept discharge into existing storm drainage.
- Gas and water easement agreements are now urgent and with legals.
- Works associated with the gas and water installation will create disruption to the Landore Park and Ride. Due to the delays getting the easements and deed of grants in place, it has not been possible to make good use of the lockdown period. With football fixtures due to resume, albeit at restricted numbers, planning the works will be done in conjunction with Car Parks/Highways and bus company to manage.
- Late change requests have been made by Penderyn Whisky which have been accommodated as far as reasonably practical.
  
- Confirmation key information to aid Penderyn Whisky's fit out programme, paper for their Board and endorsement to enter into Agreement to Lease.
- Confirmation of funding gap source.
- Future payments, Nr 10 onwards to be paid for via Project Bank Account.
- PR to be issued showing progress on site.

## Risks

- Extension of time results in programme pressures on Penderyn to complete fit out – attached to the grant award from NLHF to Swansea Council.
- Lack of budget to complete the scheme – NLHF budget and contingency to be fully expended. Funding overspend will need to be identified.
- Agreement to Lease not being signed.
- Progression of the drainage S106 works is critical to maintaining programme, closely followed by the gas installation. Easements and Deed of Grants critical to being resolve.

## Next Steps

## Strategic Sites and Projects Overview

Project	Update	Timescale	Budget	Resource
<b>Castle Square</b>	<ul style="list-style-type: none"> <li>▪ Cabinet (18.02.21) approved the concept scheme and authorised budget for RIBA stages 2/3 detailed design, consultation and planning permission.</li> <li>▪ Savills public engagement completed in draft</li> <li>▪ Inception meeting for RIBA stages 2/3 held May 18th.</li> <li>▪ Initial meeting held with Highways regarding strategic actions required to enable the integration of the scheme design with the surrounding area.</li> </ul>	G	G	G
<b>Tawe Riverside</b>	<ul style="list-style-type: none"> <li>• 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.</li> </ul>	G	G	G
<b>Skyline Kilvey Hill</b>	<ul style="list-style-type: none"> <li>• Welsh Govt are in the process of reviewing the Skyline business plan - review ongoing.</li> </ul>	A	A	G
<b>Mariner Street</b>	<ul style="list-style-type: none"> <li>• Works on site progressing in line with government guidelines however material shortages (predominantly cladding) are causing issues which will impact on completion. External cladding and therefore s278 works directly below will not be complete until after September term starts. Resolution being sought.</li> <li>• Discharge of planning conditions progressing. NMA to be submitted for change to retail floor layout.</li> <li>• S278 design agreed, now with Legal.</li> </ul>	R	G	G
<b>Landore Park and Ride Relocation</b>	<ul style="list-style-type: none"> <li>• Funding is now available to commission a study which considers the relocation of the Landore Park and Ride, to re-examine the viability of siting.</li> </ul>	G	G	G

## Strategic Sites and Projects Overview

Project	Update	Timescale	Budget	Resource
<b>Felindre</b>	<ul style="list-style-type: none"> <li>· Site Management plan is being produced, based on the recommendations of the signed off ecology report and with input from the conservation team.</li> <li>· There has been renewed market interest in the Felindre Site – three enquiries over the past few months that the team are now investigating further.</li> </ul>	G	G	G
<b>Swansea Vale</b>	<ul style="list-style-type: none"> <li>· Tregof ecology report signed off on May 7th.</li> <li>· Next steps are for the ecology consultant to prepare an over-arching report and present to the team..</li> <li>· WSP have been engaged via the Welsh Gov framework, to build on the feasibility work and look at detail of Tregof 3,4,5 but also include other residential sites and will include drainage and ecology issues and current market recommendations.</li> </ul>	A	G	A
<b>Swansea Bay Regeneration</b>	<ul style="list-style-type: none"> <li>• <b>Blackpill, Sketty Lane and Fendrod Lake-</b> Review meetings undertaken- to consider the potential for temporary pop ups or permanent F&amp;B/leisure opportunities. There are a number of constraints on these sites (including common, leases and legal title restrictions).</li> </ul>	G	A	A
<b>Oystermouth Road underpass</b>	<ul style="list-style-type: none"> <li>• <b>Oystermouth Road underpass (Civic C. West car park)-</b> 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.</li> </ul>	G	A	A

# ED&EFT: Tawe Riverside Corridor (Hafod Copperworks)

Programme/ Project	Update	Timescale	Budget	Resource
<b>01. Targeted Regeneration Investment Programme</b>				
<b>Vivian Engine House</b>	<ul style="list-style-type: none"> <li>Lime wash colour for chamfered corner is being considered by Cadw</li> <li>Options for lighting and power supply linked to the pontoon provision have been discussed with the lighting unit and Western Power where costed options have been supplied for consideration.</li> </ul>	G	G	G
<b>Bascule Bridge</b>	<ul style="list-style-type: none"> <li>Metal work repairs to bridge span continue at Afon Engineering with completion due late summer 2021. An updated works programme is being produced and an on site progress meeting will take place 18th May.</li> <li>Alternative - more cost effective timber repair methodologies are being developed by Mann Williams for presentation to Cadw and to then inform a re-tendering exercise. Cadw are supportive of this approach.</li> </ul>	A	R	G
<b>White Rock Site</b>	<ul style="list-style-type: none"> <li>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.</li> <li>Damage to the site structures reported by the friends group and reported to Cadw</li> </ul>	A	A	A
<b>Laboratory Building</b>	<p><u>Overall Re-development:</u></p> <ul style="list-style-type: none"> <li>RIBA stage 4 completed and cost plan. RIBA Stage 5 onwards is subject to funding award. Opportunities for the Levelling Up Fund (LUF) to meet the budget requirements being progressed.</li> <li>Change of use application is being progressed; this will make the building more marketable.</li> </ul> <p><u>Emergency Stabilisation Works:</u></p> <ul style="list-style-type: none"> <li>John Weavers as the on-site contractors are underway with mobilisation of the emergency stabilisation works.</li> <li>A 130T crane will be on site for a period of 7-10 days to progress the works. All the works to this date have been preparing for this, this is critical in the stabilisation process.</li> </ul>	A	R	A
<b>Hafod/ Morfa canal bridge</b>	<ul style="list-style-type: none"> <li>Could form part of a UK Levelling up proposal.</li> </ul>	A	A	A