

Integrated Impact Assessment Screening Form – Appendix G

Please ensure that you refer to the Screening Form Guidance while completing this form.

Which service area and directorate are you from?

Service Area: Planning and City Regeneration

Directorate: Place

Q1 (a) What are you screening for relevance?

- New and revised policies, practices or procedures
- Service review, re-organisation or service changes/reductions, which affect the wider community, service users and/or staff
- Efficiency or saving proposals
- Setting budget allocations for new financial year and strategic financial planning
- New project proposals affecting staff, communities or accessibility to the built environment, e.g., new construction work or adaptations to existing buildings, moving to on-line services, changing location
- Large Scale Public Events
- Local implementation of National Strategy/Plans/Legislation
- Strategic directive and intent, including those developed at Regional Partnership Boards and Public Services Board, which impact on a public bodies functions
- Medium to long term plans (for example, corporate plans, development plans, service delivery and improvement plans)
- Setting objectives (for example, well-being objectives, equality objectives, Welsh language strategy)
- Major procurement and commissioning decisions
- Decisions that affect the ability (including external partners) to offer Welsh language opportunities and services

(b) Please name and fully describe initiative here:

Shaping Swansea - Partnership

- Previously there was a Cabinet report 4th October 2020 and EIA Screening Form developed which was to set out future regeneration options to build on the catalytic effects of the projects currently in delivery including the marketing of sites to secure a JV partner together with implications of the delivery process. The next Cabinet report is to appoint the preferred partnership bidder following the procurement process carried out.
- 3 sites under this partnership have been identified as initial sites and proposals were submitted by the preferred bidder through the competitive dialogue process that are to be progressed alongside the Council.
- **St Thomas station site**

This is a significant, strategic prime residential led site fronting the river Tawe. The Council own the freehold and provided the existing storage use can be quickly relocated, a phased implementation to an agreed masterplan could occur in a reasonably short timescale, ie 6-12 months.

The Civic Centre site

The redevelopment of the existing Civic Centre clearly relates to the relocation of the Council (intended to be within Phase 2 of Swansea Central) but once this has occurred, scale and location of the site gives it the potential to transform how the city centre relates to the bay, and provide a scheme of 'transformational change' including a mix of uses.

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Swansea Central Phase 2

The Council are currently leading an initial marketing exercise aimed at establishing occupier requirements from a range of potential Public Sector Parties for an 'office hub'. This site has a clear occupier basis to its development proposition, vital to secure serious developer/funder interest. The aim here could be one or two initial phases of office led development, within an overall masterplan that included other uses, such as retail and leisure. A medium to long term site with the ability to provide a 'step change' in the city centre.

The other identified sites below will follow:-

Site 9

This is a wholly owned Council site fronting the bay, within the established Marina area. It has no existing use/occupier to relocate. An adjoining scheme for the former Observatory opens this Summer, and there is a Council owned multi storey car park behind which provides an option for a larger scheme.

Sailbridge Site

This waterfront site benefits from being adjacent to the Maritime Quarter Conservation Area and having pedestrian access crossing the site to connect to SA1 via the landmark Sail Bridge. The site would lend itself well to a mix of uses including high-quality residential development.

Former Oxford Street School

The site lies within the core city centre and is envisaged to become an employment-led mixed-use development.

Hafod Copper Works

This site is extremely important in terms of Swansea's industrial heritage and presents an opportunity to create a major leisure destination, building on two existing projects, which both have identified operators.

A concept masterplan and associated business plan has been produced to create a significant leisure destination to be delivered by the partnership. This illustrates the two leisure uses already identified alongside complementary leisure facilities and potential residential units, to be delivered by the partnership as a first phase, with additional future phases envisaged.

Q2 What is the potential impact on the following: the impacts below could be positive (+) or negative (-)

	High Impact		Medium Impact		Low Impact		Needs further investigation
	+	-	+	-	+	-	
Children/young people (0-18)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Older people (50+)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Any other age group	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Future Generations (yet to be born)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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Disability	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Race (including refugees)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Asylum seekers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Gypsies & travellers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Religion or (non-)belief	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sex	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sexual Orientation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Gender reassignment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Welsh Language	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Poverty/social exclusion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Carers (inc. young carers)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Community cohesion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Marriage & civil partnership	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Pregnancy and maternity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Q3 What involvement has taken place/will you undertake e.g. engagement/consultation/co-productive approaches?
Please provide details below – either of your activities or your reasons for not undertaking involvement**

Two approaches to the redevelopment of the seven sites were considered: either they were to be developed on a site by site basis, with a different private sector partner being selected for each one, or on a multi-sited basis, with a Strategic Development Partner being selected for all seven sites. Cushman & Wakefield (C&W) the Councils' Strategic Property advisors outlined the pros and cons of both approaches. The Council confirmed it wished to proceed with a multi sited approach, aimed at selecting a Strategic Development Partner.

A launch event was carried out March 2020 for the marketing of the Partnership opportunity. Once the Council's Strategic Development Partner has been selected, an engagement strategy for each of the sites will be created and agreed between the parties.

Each site will be treated in their own entity therefore will therefore have separate consultations on each.

Q4 Have you considered the Well-being of Future Generations Act (Wales) 2015 in the development of this initiative:

- a) Overall does the initiative support our Corporate Plan's Well-being Objectives when considered together?
Yes No
- b) Does the initiative consider maximising contribution to each of the seven national well-being goals?
Yes No
- c) Does the initiative apply each of the five ways of working?
Yes No
- d) Does the initiative meet the needs of the present without compromising the ability of future generations to meet their own needs?
Yes No

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Q5 What is the potential risk of the initiative? (*Consider the following impacts – equality, socio-economic, environmental, cultural, legal, financial, political, media, public perception etc...*)

High risk

Medium risk

Low risk

Q6 Will this initiative have an impact (however minor) on any other Council service?

Yes

No

If yes, please provide details below

Finance, Legal, Procurement, Commercial, Scrutiny, City Planning and Regeneration,
Highways and Transportation, Housing

Q7 What is the cumulative impact of this proposal on people and/or communities when considering all the impacts identified within the screening and any other key decisions affecting similar groups/ service users made by the organisation?

(You may need to discuss this with your Service Head or Cabinet Member to consider more widely if this proposal will affect certain groups/ communities more adversely because of other decisions the organisation is making. For example, financial impact/poverty, withdrawal of multiple services and whether this is disadvantaging the same groups, e.g., disabled people, older people, single parents (who are mainly women), etc.)

This scheme with evolving projects is future proofing Swansea City Centre for generations to come with regards to enhancing the environment that they will be living in, providing a mix of land uses and increasing the economic position of the city.

Going forward each site will be dealt with as separate projects and therefore we will be providing an IIA Screening Form for each along with if needed a full IIA Report. It will be then that we can provide information on consultation taken place, impacts identified, WFG and risks identified.

Outcome of Screening

Q8 Please describe the outcome of your screening below:

- **Summary of impacts identified and mitigation needed (Q2)**
- At this stage there are no impacts/mitigations on any particular protected characteristic groups in entering into a partnership.
- **Summary of involvement (Q3)**
- Launch event for the marketing of the partnership was held March 2020.
- As each site progresses consultation will be carried out and we will be providing an IIA Screening Form for each along with if needed a full IIA Report.
- **WFG considerations (Q4).**
- This scheme with evolving projects is future proofing Swansea City Centre for generations to come with regards to enhancing the environment that they will be living in and increasing the economic position of the city.
- **Any risks identified (Q5)**
Partnership risks will be identified within the Cabinet Report. Site specific risks will be detailed in the site specific IIA process i.e. economic, environmental, financial risks.

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- **Cumulative impact (Q7)**

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(NB: This summary paragraph should be used in the relevant section of corporate report)

Full IIA to be completed

Do not complete IIA – please ensure you have provided the relevant information above to support this outcome

A full IIA will not be required on the approval of the partnership, however site specific IIA processes will be carried out going forward.

NB: Please email this completed form to the Access to Services Team for agreement before obtaining approval from your Head of Service. Head of Service approval is only required via email.

Screening completed by:
Name: Chantel Ellis
Job title: Project Officer
Date: 10/6/21
Approval by Head of Service:
Name: Phil Holmes
Position: HoS
Date: 15/6/21

Please return the completed form to accesstoservices@swansea.gov.uk