

City Regeneration Programme Board – Summary Report	
Steering Group Lead	Martin Nicholls
Reporting Period	January 2022

Project: Copr Bay	Project Lead: Lee Richards
<ul style="list-style-type: none"> ▪ Buckingham are aiming to complete substantial works by 31st January. ▪ ▪ Progression is dependent on the main risks, Labour e.g., shortage of carpenters, Materials, Covid, Covid Restrictions. ▪ An important milestone has been met this week with ATG taking partial possession of the Arena on 17th January. This allows the team to continue their fit out including a specialist French team commencing construction of the stage. Given the constraints placed on this development throughout the pandemic this is a major milestone. ▪ Test events are being targeted for weekend of 18th & 19th February ▪ The north side car park completion date is currently being discussed and is being hampered by the poor weather recently thus requiring some environmentally controlled conditions so that the contractor can remedy some paintwork defects prior to completion 	

Project: Swansea Central North	Project Lead: Emma Dakin
<p>Masterplan - Concept masterplan in development.</p> <ul style="list-style-type: none"> ▪ Masterplan to comply with existing Outline Planning permission for site to enable efficient and timely delivery. ▪ Approval of Urban Splash/Milligan JV – expected by W/C 17th January <p>Office Hubs workstream</p> <ul style="list-style-type: none"> ▪ The Council, in partnership with Urban splash/Milligan are now pursuing the delivery the hubs, working directly with interested parties. Milligan commencing direct engagement with interested parties. ▪ It is expected the first hub will comprise of the Council (c. 2,000sqm/20,000 sqft) and Welsh Government (plus ground floor commercial), with the ability to deliver the second hub with UK Government in the adjacent, connecting plot. ▪ Brief for building and Council's accommodation to be developed and agreed. 	

Project: 71/72 The Kingsway	Project Lead: Gareth Hughes
<ul style="list-style-type: none"> ▪ Programme - started 22/11/21 – projected completion 08/23. ▪ Planning Conditions: Condition 14 - Construction Phase Method Statement – discharged; Condition 17 - Proposed Access Works – discharged; Condition 23 – Piling - discharged; Condition 13 - Drainage - discharged. ▪ Marketing agents – Avison Young/JLL preparing lettings strategy. ▪ Site Issues - Hacer closure of Picton Lane from 17/01/22 for 2 weeks means an alternate proposal for access off Kingsway approved. Means traffic control adjacent bus bay. ▪ Comms – stakeholder meeting held on 07/01, contractor also neighbour comms, SC press releases/social media issued on TM and piling start, Meet the Buyer (MTB) event held on 16/12/21. 	

Project: Wind Street	Project Lead: Gareth Hughes
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- **Completion** - end of Jan with outstanding works on street furniture in contract defects period. Substantial completion achieved, however auto bollard & landscape sub-contractor impacted by Covid issues leading to overrun. The current plan is for AGC to complete snagging of their civils/paving works ATG commission bollards w/c 17th January and landscaping to be completed w/c 24th January.
- **Rainbows** – small areas have 'lifted/gone missing – this may be down to installation in damp conditions. Looking to correct this under defects
- **Budget** – projected expenditure tips near £200k over budget (may increase on contract settlement) – the reasons are attributed to additional new paving, drainage and channel requirements; problem buildings delaying contractor progress (prolongation) and requiring design changes; auto bollard installation SC nominated subcontractor poor performance (late to site/addressing utility requirement/obstructions); contractor prolongation and related preliminary costs; additional planting instructions to increase density as availability of certain species/sizes limited by Covid supplies and Brexit;
- WGVt invited application for further funds to mitigate this.

Project: TAN15 Development and Flood Risk**Project Lead: TBC**

- Officers met on a regional basis to discuss options for the development of Strategic Flood Consequence Assessments (SFCA) in line with Welsh Governments postponement of Tan 15 implementation.
- It is required to identify the programme for delivery by the end of January. It is proposed that a regional commission is developed to provide a high level assessment to summarise issues and illustrate a coordinated approach. It is also proposed that a parallel commission is taken forward by Swansea to identify key sites and potential mitigation requirements.

Project: Castle Square**Project Lead: Gail Evans**

- **Cabinet report in December 2021**- approved budget for delivery, acceptance of WG grant offer and ring fencing of revenues.
- **Water Fountain** proposals reviewed in terms of scale/cost to provide a feature which is proportionate with the space available and affordable in the context of the wider scheme.
- **WG Transforming Towns Grant** -bid prepared for funding support over 3 years. Grant funding agreed in principle-awaiting ministerial decision and formal offer letter.

Project: Felindre**Project Lead: Adrian Denning**

- NHS are urgently looking to locate a temporary vaccination centre at Felindre. Site visit to be arranged and Tenancy at Will to be completed by the end of January.
- New marketing brochure to be launched in February including link to fly through imagery.

Project: Community Hub**Project Lead: Geoff Bacon**

- Transforming Towns Grant bid submitted – awaiting outcome.

Project: Hafod Copperworks**Project Lead: Paul Relf**

CCTV drainage survey undertaken. The condition of the drainage appears to be largely satisfactory and any surface water issues experienced in the Rolling Mill (Museum Store) are unlikely to be due to the

drainage runs themselves. This confirms the decision to remove the drainage works to the rear of the rolling mill from the current Hafod Copperworks project.

Invasive Species Treatment position – site wide: **Decisions required:**

- Bascule Bridge – one off knotweed treatment undertaken in 2019. Recommended that a minimum 3 year programme is undertaken.
- Knotweed treatment undertaken in 2021 of some areas around the Hafod Copperworks by CCS team. Recommended that a minimum 3 year programme is undertaken' Quote requested for 2022, and suspect subsequent years until resolved. Budget required.
- Substantial area of Whiterock treated for knotweed in 2018 whilst funding available as a one off treatment.

Project: Skyline

Project Lead: Gail Evans

- **WG Funding application-** Subject to WG review of Business plan, a formal funding application to be submitted to WG by Skyline.
- **Due diligence** -WG have appointed consultants Ernst Young to undertake due diligence exercise. Carter Jonas working with SCC also to provide QS advice on the scheme proposal.
- **Legal and Procurement-** Report of title in preparation. Meetings arranged with legal to discuss market approach, land assembly strategy. Further external legal advice will be required.
- **Reporting programme-** Council Cabinet Report programmed for May. This will set out provisional land acquisition costs and service provision.
- **Meetings** and negotiations on land acquisitions have commenced with private landowner/leaseholders agents

Project: City Deal

Project Lead: Huw Mowbray

- Updated Business Case being prepared.