

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

Project: Copr Bay	
<ul style="list-style-type: none"> <li>▪ Handover of the scheme is to be the w/c 21<sup>st</sup> February. Council officers are aligned with two days of familiarisation on the 21<sup>st</sup> and 22<sup>nd</sup> February. Test event tickets for Friday 25<sup>th</sup> and Saturday 26<sup>th</sup> went on sale.</li> <li>▪ Issues still persist with labour availability.</li> <li>▪ Positive discussions have also taken place with BGCL addressing the outstanding construction issues.</li> </ul>	

Project: Swansea Central North	
<p><b>Masterplan</b></p> <ul style="list-style-type: none"> <li>▪ RIBA Stage 1 proposals are expected to be submitted shortly.</li> <li>▪ RIBA Stage 2 - Target date October 2022.</li> </ul> <p><b>Office Hubs</b></p> <ul style="list-style-type: none"> <li>▪ Meetings with potential tenants in progress to establish requirements.</li> <li>▪ Risk - Decision making timelines and governance of interested tenants could impact office hub delivery if timelines are not aligned</li> </ul>	

Project: 71/72 The Kingsway	
<p><b>Progress</b></p> <ul style="list-style-type: none"> <li>▪ Piling operations ongoing, with relocation of access ramp undertaken to enable this to progress. A temporary closure of the westbound lane on The Kingsway was required to enable work to continue further to Picton Lane access being closed by Hacer</li> <li>▪ Picton Lane closure originally agreed between 19/01/22 to 01/02/22, extended to 04/02/22.</li> <li>▪ w/c 07/02 required overnight closures of junction of Plymouth St/ Oxford St to enable site set up. Weather constraints prevented its completion - additional day on the 22/02 agreed.</li> </ul> <p><b>Programme</b> - started 22/11/21 – projected completion 08/23. No change.</p> <p><b>Commercial updates</b> - Avison Young/JLL and  Cushman's reviewed draft HoT's for first tenant for prospective flex tenants. Joint agents preparing lettings strategy.</p> <p><b>Barclays Bank</b> – BYUK programme for delivery unacceptable. Alternate procurement option required to meet ERDF funding programme requirement.</p>	

Project: Wind Street	
<ul style="list-style-type: none"> <li>▪ Nominated auto bollard sub-contractor still to return to site – now scheduled for early March.</li> <li>▪ Operational meeting held with traders/SWP representative</li> </ul>	

<b>Project: TAN15 Development and Flood Risk</b>	<b>Project Lead: TE, DH, GE</b>
<p><b>Strategic Flood consequence assessment (SFCA)</b>- SC notified WG on intentions regarding preparation of Regional SW joint stage 1 SFCA , as required by WG 31.01.22</p> <p>1. <b>SFCA stage 1</b> for SW regional authorities <b>timescale 04.03.22- 04.07.22</b>. The Stage 1 SFCA brings together the various policies, plans, strategies relevant to a high-level overview of flood risk. Not expected to enable progress with key issues of TAN15, but demonstrates a co-ordinated and joint working approach aligning with WGovt requirements and aligning with SE Wales approach.</p> <p>2. <b>Swansea /River Tawe Appraisal Timescale 07.03.22-18.06.22</b>. A more detailed assessment to highlight 'real life' issues presented by the new TAN15 to WG. Key outputs to include:</p> <ol style="list-style-type: none"> <li>Development of a detailed understanding of the flood risk to strategic development sites along the River Tawe (City Centre, SA1, Tawe Riverside and Swansea Vale).</li> <li>Assess compliance with the new TAN15.</li> <li>Undertake high level testing of flood mitigation options that may enable TAN15 compliance.</li> <li>Identify other potential options for managing flood risk and development, including potential changes in TAN15 policy/guidance</li> <li>Presentation and workshop of findings</li> </ol>	

<b>Project: Castle Square</b>	
<p><b>Water Jets/Fountain</b> Options for scale and location of water fountain feature, pavilion B design and scope of lighting agreed.</p> <p><b>WG Transforming Towns Grant</b> – Formal offer letter received for eligible funding /spend during 2021/22.</p> <p><b>Leaf Boat</b>- meeting arranged with original artist Amber Hiscott to discuss options for de commissioning/relocation. Feasibility study required to look at relocation options.</p> <p><b>Heritage consultation</b> Meeting held with Cadw- to discuss update on scheme and heritage Impact assessment.</p> <p><b>Landscape Strategy</b>- Outline design being updated.</p>	

<b>Project: Shaping Swansea</b>	
<p>Strategic Partnership Agreement, agreed subject to Legal approval and then to be signed Once signed progress can start on schemes.</p>	

<b>Project: Community Hub</b>	
<p>Emergency enabling works completed. Phase 2 to start end of February.</p> <p>Paper Storage</p> <p>Not enough future physical storage to relocate out of the Civic Centre, looking at scanning options, internal/external options being looked at.</p>	

<b>Project: Palace Theatre</b>	
<p>80% cost certainty expected before the end of the month where further review can be undertaken on a more definitive position. In the meantime, VE options are being reviewed, without compromising heritage, end product quality, and let ability.</p>	

<b>Project: Skyline</b>	
<p><b>Land Assembly Strategy-</b> On going discussions continue.  <b>Skyline –</b> positive discussions continue.</p>	

<b>Project: Swansea Vale</b>	
<ul style="list-style-type: none"> <li>▪ The initial proposed site at Swansea Vale is still a front runner for P&amp;R relocation.</li> </ul>	

<b>Project: Repurposing</b>	
<p><b>St David's Place:</b> Preparatory/soft strip works to Former Mecca bingo being costed. Concept and designs for building to be included in Swansea Central North stage 1 submission  <b>Swansea Market:</b> improvements works continue. Improvement works to the market entrances and Portland Street public realm improvements to be aligned.  <b>Next Block:</b> funding and planning permission secured for conversion of upper floors into residential and refurbishment of commercial units  <b>Castle Cinema:</b> planning application received for residential units  <b>Primark:</b> Discussions with owners continue.</p> <p><b>Public Realm:</b>  <b>Portland Street / Oxford Street Junction:</b> GI Infrastructure funding application submitted. Initial proposal being developed. Aim for deliver in FY22/23.  <b>St Marys Place:</b> Concept and designs for building to be included in Swansea Central North stage 1 submission. Traffic circulation to be considered incorporation with the Castle Square works.  <b>The 'Lanes':</b> investigating funding and delivery options  <b>Marina Pocket Squares:</b> investigating funding and delivery options  <b>Spring Clean and BAU improvements:</b> ongoing. New street furniture installed, including cycle racks.</p>	