



Cabinet Member for Investment, Regeneration, Events and Tourism

Cabinet - 15 June 2023

FPR7 – Lower Swansea Valley Programme Levelling Up Fund

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| Purpose: | To comply with Financial Procedure Rule No.7 (Capital Programming and Appraisals) - to commit and authorise the addition of new schemes to the Capital Programme. |
| Policy Framework: | Swansea Bay City Region Economic Regeneration Strategy. |
| Consultation: | Access to Services, Finance, Legal. |
| Recommendation(s): | It is recommended that Cabinet: 1) approves the acceptance of the UK Government Levelling Up grant of £20m. 2) approves the Council's match funding contribution of £8.76m via unsupported borrowing. 3) authorises the addition of the scheme and its financial implications to the Capital Programme 4) delegates authority to the Head of Planning and City Regeneration, the Director of Place and the Chief Finance Officer to progress this scheme within the approved budget. |
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| Legal Officer: | Debbie Smith |
| Access to Services Officer: | Rhian Millar |

1.0 Introduction

- 1.1 This report provides background information regarding the UK Government Levelling Up bid and outlines the proposals and next steps for the Lower Swansea Valley scheme.

2.0 Background

- 2.1 Swansea Council first submitted a bid for UK Government levelling up funding based on the concept 'Lower Swansea Valley Regeneration through Vivian Legacy' in April 2021. This bid was unsuccessful in Summer 2021, but following UK Government feedback the Council were encouraged to reapply in the second funding round. This second bid was submitted in the summer of 2022, following which the Council was notified that the bid was successful at the end of January 2023. This has provided the Council an opportunity to access money for a blend of regeneration, culture and heritage projects that wouldn't typically have access to this level of funding.
- 2.2 Over the last forty years the assets within this scheme have had a lack of investment, in particular Swansea Museum. It is acknowledged to be one of Swansea's most iconic buildings, but it is now part of what has become a disparate and disconnected Museum offer within the city. Since 1990, the Museum has been under the guardianship of the City & County of Swansea, and no significant investment has befallen the building, this has resulted in much of the collection remaining in the publicly in-accessible storage at the Rolling Mill building, a building clearly not designed for such use.
- 2.3 Additionally, is the Hafod Morfa Copperworks, an under-utilised former heavy industrial site that was once at the forefront of the Copper industry. Following a steady decline in the industry through the first half of the 20th century has left behind it a landscape of industrial decay – derelict works and mills, spoil heaps and severe pollution. The proposals for the Lower Swansea Valley project will seek to tell the story of Swansea's amazing industrial and social heritage, through the individual buildings and sites, and through the physical and historical ways in which they are linked.
- 2.4 Over the last decade investment in elements of the Hafod-Morfa Copperworks site has provided a catalyst for further interest and redevelopment of the site. With the recently refurbished Powerhouse building which is now home to Penderyn distillery and the recent commitment from Skyline New Zealand to develop a proportion of the site as a leisure destination, it has highlighted the potential uses that can be applied to the site and the surrounding area to make it a high quality, exemplary leisure destination.
- 2.5 This Lower Swansea Valley Project is an ambitious scheme that consolidates a strategic path of investments bringing people closer to the iconic heritage and culture of Swansea, relying on strong working relationships across public, private and community to consider the best placement and usage of key

heritage and cultural assets and facilities to drive and encourage strong social, employment and regeneration outcomes. The project will mix new income generation opportunities with struggling heritage assets to give them a new lease of life and sustainable long-term futures. As darker memories of the industrial age fade, there is a new opportunity to consider the contrasting legacy impacts, positive and negative, as we level up our county.

- 2.6 The bid is formed of three geographically defined projects focussing on prominent aspects of the legacy of Victorian entrepreneurialism and its effects on the modern city, bringing them into relief against the strong regeneration programme underway across the county.

Project 1 consolidates the industrial legacy of the copper industry on the banks of the River Tawe at the Hafod-Morfa Copperworks, preserving the rich heritage features including several listed buildings, releasing them for business use, preparing for new private sector investment and increasing connectivity of local communities and visitors alike telling the story to new generations.

Project 2 picks up the river linkages and eases the public interface with the core City Centre through re-use of Victorian railway arches enabling access to public transport by bus, rail and river, continuing the heritage experience currently underplayed.

Project 3 creates a mutual destination with the heritage corridor in upgrading and enhancing Swansea Museum, oldest in Wales, enabling a richer display of the history of the place, bringing its collection nearer to the increased exhibition space to release the Copperworks rolling mill for mixed use regeneration and economic benefit.

3.0 Proposed Scheme

- 3.1 As mentioned above, the Lower Swansea Valley scheme will deliver three geographically-defined projects, which consolidate a strategic path of investments in historic assets which aims to highlight and enrich the legacy of Victorian entrepreneurialism and copper industry. Key to this is the creation of a new heritage destination at Hafod-Morfa Copperworks which will include exhibitions, hospitality, and marketplace options through the regeneration of historic buildings. River linkages, public realm improvements and a reimagining of Victorian Railway arches will improve the public interface between Hafod-Morfa Copperworks and the City Centre. Finally, Swansea Museum will be substantially upgraded to increase exhibition space and cultural offer.
- 3.2 Below is a summary of the key components to be delivered as part of the Levelling Up Fund, Lower Swansea Valley programme, focusing on the prominent aspects of the legacy of Victorian entrepreneurialism and its effects on the modern city, bringing them into relief against the strong regeneration programme underway already underway across the county.

Project 1 – The Hafod-Morfa Copperworks Site Regeneration project

The project will invest in the:

- Restoration of the former Laboratory building to create restaurant/F&B space.
- Restoration of the Musgrave and Vivian Engine Houses and build a new enclosure to create both a heritage visitor attraction and café.
- Creation of a marketplace at the former Rolling Mill building.
- Restoration of the V&S Shed, to reinstate track and locomotive.
- Creation of new vibrant public realm space within the site.

Project 2 - River Tawe and Strand Tunnels project

The project will invest in the:

- Installation of two pontoons along the river Tawe, one located North of the Copperworks site at the Liberty Stadium/Bascule Bridge and the other located South of the Copperworks site and a stone's throw from the Strand Victorian Tunnels in the City Centre.
- Creation of shop frontages and small retail units for SMEs at the Strand Victorian Arches, and external elevator access to High Street.
- Significant enhancement of public realm infrastructure and landscaping at the Strand, adjacent to the arches and tunnels.
- Improved pedestrian connections at the Strand Tunnels, including creation of retail pods, lighting upgrades.

Project 3 – Swansea Museum expansion project

The project will invest in the:

- New build addition to Swansea Museum which will provide a significant footprint expansion to enable additional exhibition and gallery space to bring the collections stored at the Rolling Mill to a public venue for display.
- Creation of new conservation and storage areas
- Creation of a new café that will be open to the public, as part of a bright and attractive
- New dual entrance to provide a 'connection' between the existing museum and the National Waterfront Museum which is located across the external courtyard.

- 3.3 Swansea Council will deliver the project which aims to create 5,028 sq m floorspace, creating additional jobs, and driving an increase in visitor numbers as part of a £28.8 million scheme.
- 3.4 The project will mix new income generation opportunities with struggling heritage assets to give them a new lease of life and sustainable long-term futures.
- 3.5 The project will help reconnect communities with their local heritage and instil a sense of pride in their area. It offers people opportunities to improve their health and wellbeing via the walking routes through the sites.

- 3.6 Along with the considerable community and social benefits, the project will create employment, particularly in commercial elements but also extensive opportunities for high quality community engagement and volunteering work particularly in light of the increasing student population in walking distance of all these facilities. The creation of new commercial space will also create affordable space for new micro-enterprises across a range of sectors.
- 3.7 The combination of investments will significantly enhance opportunities for all ages to engage with heritage, increasing viability and sustainability of key assets for future generations and a much stronger appreciation and understanding amongst the wider population.

4.0 Economic Outcomes and Impact

- 4.1 AMION Consulting were appointed by Swansea City Council to assist in the preparation of the Levelling Up Fund application for the Lower Swansea Valley projects. Their report set out the economic costs and benefits, alongside key evidence and assumptions, as well a non-monetised benefits that will impact Swansea as a result of this scheme.
- 4.2 The headline economic benefits derived from the whole Lower Swansea Valley scheme are as follows:
- Job and GVA creation – expected to support 106 gross direct jobs, 69 net additional jobs and will generate £5.7m gross direct GVA per annum and £3.7m net additional per annum.
 - Increased footfall – programme will enhance over 6,000 sqm of public realm settings in Swansea, thus increasing footfall and supporting surrounding businesses and amenities.
 - Visitor numbers – through the above investments there will be a forecasted increase of 11,500 additional visitors to the V&S Shed and engine houses. The overall programme of investment will bring about an additional 8,350 additional overnight visitors and 31,200 daytime visitors each year.
- 4.3 As part of the Economic Impact Assessment AMION calculated the overall value for money of the proposed scheme through the use of Benefit Cost Ratios. Benefit Cost Ratios, or BCRs are widely used in government to assess the overall value for money of intervention. They are expressed as a ratio of benefits over costs. For example, a BCR of 2.34:1 means that a project will generate a £2.34 of benefit for every £1.00 of cost. The overall Lower Swansea Valley Scheme has an initial BCR of 2.2:1 and adjusted BCR of 2.8:1 – both of which are considered high value for money.
- 4.4 In terms of individual projects, they all provide their own economic benefits to Swansea and are highlighted below.

Project 1 – Copperworks

- It is estimated that the Copperworks scheme will generate direct benefits of more than £26.9 million. Allowing for distributional effects, reflecting the

benefit of investment in an area of relative deprivation, the assessed benefit has increased to nearly £35.2m.

- Based on estimated net marginal costs of £12.0m, the identified benefit will support an initial BCR of 2.20:1 and adjusted BCR of 2.9:1. This is above the threshold of 2.0 and is therefore considered to be high value for money, particularly in light of the wider benefits described below.

Project 2 – River Tawe Link

- It is estimated that the River Tawe Link scheme will generate direct benefits of more than £21.0 million. Allowing for distributional effects, reflecting the benefit of investment in an area of relative deprivation, the assessed benefit has increased to nearly £27.5 million.
- Based on estimated net marginal costs of £9.9m, the identified benefit will support an initial BCR of 2.1:1 and adjusted BCR of 2.8:1. This is above the threshold of 2.0 and is therefore considered to be high value for money, particularly the wider benefits described below.

Project 3 – Swansea Museum

- It is estimated that the Swansea Museum scheme will generate direct benefits of more than £14.0 million. Allowing for distributional effects, reflecting the benefit of investment in an area of relative deprivation, the assessed benefit has increased to nearly £18.3 million.
- Based on estimated net marginal costs of £6.9m, the identified benefit will support an initial BCR of 2.0:1 and adjusted BCR of 2.6 :1. This is above the threshold of 2.0 and is therefore considered to be high value for money, particularly in light of the wider benefits described below.

4.5 It is worth noting that the economic benefits outlined above have been estimated using the framework as part of the HM Treasury Green Book and considers the following, as relevant to each project:

- Land uplift value
- Wider land uplift value
- Crime cost savings
- Amenity benefits
- Labour market benefits
- Employment wellbeing
- Social inclusion
- Arts and heritage engagement
- Economic value of Culture.

4.6 In addition to the economic benefits of this scheme, the AMION report highlighted some non-monetised impacts that the scheme will deliver, these include:

Regeneration – There has been a lack of investment over the last few decades in Swansea Museum, resulting in much of the collection remaining in publicly in-accessible storage, as well as an under-utilised former heavy industrial site

that was once at the forefront of the Copper industry. This project will reverse the trend in recent years by enhancing the pedestrian links from the area to the station, city centre, marina and universities supporting footfall and acting as a catalyst for further regeneration in the area.

Image – The area is suffering from negative perceptions and image, as well as anti-social behaviour and crime issues. This is demonstrated by the poor and/or derelict condition of heritage assets at Copperworks site, which has attracted vandalism by residents. The proposed schemes aim to address the core underlying issues which are impacting on residents and visitors alike by creating a unique visitor destination with opportunities for local businesses and bringing these buildings back into commercial use to overcome associated crime issues.

Community pride – There is a disconnect between the Strand and High Street due to poor linkages and public realm creating anti-social behaviour and crime issues. These issues have created a lack of community cohesion. This intervention will improve the provision of public amenities and the attractiveness of public spaces. The public realm enhancements will provide key opportunities for the local community and additional to gather and improve social cohesion.

Growth of new sectors – The project will encourage year-round tourism, helping local businesses to trade for longer periods throughout the year. The new interventions will aid in the development of new business opportunities due to the additional footfall and visitors each year.

Addressing disadvantage – Multiple LSOAs around the interventions are ranked in the 20% most deprived parts of the country. This package of intervention will create employment opportunities within sectors that are accessible to local residents, provide a destination for residents to attend and be proud of, and create a safer environment that discourages crime. The proposed projects located in the Landore ward will directly help create employment opportunities for these citizens through the refurbishment programme.

- 4.7 A weighting and scoring system have been used to assess these impacts – the most important wider benefits relate to enhancing image and improving community pride. Overall, substantial wider benefits are expected with scores above 8.0/10 for each project.

5.0 Next Steps

- 5.1 The project team within the Council's Economic Regeneration Team are currently commissioning a Multi-Disciplinary Team (MDT) via the SEWTAPS framework to assist the Council in designing and refurbishing all three projects, to restore our historic assets, which will aim to highlight and enrich the legacy of Victorian entrepreneurialism and copper industry.
- 5.2 The MDT will be led by Wardell Armstrong, they will provide the Council with a number of specialist disciplines including Heritage & Archaeology, Planning,

Ecology, Ground Engineering, Landscape, drainage, Stakeholder Engagement and Principal Designer. They will be partnering with project management and cost consultants Coreus, architects GWPA, mechanical and electrical engineers SDS, structural engineers Mann Williams.

- 5.3 The commission of the design team is to assist the Council in designing up to RIBA Stage 3 for all projects, except the laboratory building which has previously had design investment. As a result, the design team will help the Council through RIBA Stages 4-7 and will assist in the procurement of a main contractor to undertake the design work, which will see practical completion of the building mid-2024.
- 5.4 The Council project team are in the process of completing a tender exercise for the disposal of contaminated waste on the Hafod Morfa Copperworks site. This work is part of land remediation and to create access to a nearby site to undertake early enabling works to the Laboratory building.
- 5.5 An early enabling works package is being brought forward for the Laboratory building, to undertake the restoration works as part of the Lower Swansea Valley scheme, in order to de-risk the project prior to the main contractor tender exercise. The South West Wales Civil Engineering Contractors Framework will be used to procure an enabling works package which consists of clearance of an area of the derelict building to uncover unknowns (i.e., condition, asbestos presence etc.). This tender will be published via Sell2Wales in the coming weeks, with the aspiration to start on site within the next few months.
- 5.6 Expressions of interest for the main works of the Laboratory building have gone out to the market with positive responses from contractors.
- 5.7 Once the contract with the MDT is in place, design work will start in earnest on all three projects concurrently, it is advantageous that both the architects and structural engineers have previous knowledge of the Hafod Copperworks site, having been involved in the Penderyn Powerhouse scheme.
- 5.8 The timeline given by UK Government to complete these projects is currently March 2025, however due to the delay in announcing the grant offer they recognise that an extension will be required, indicating a revised end date of March 2026. An inception meeting was held at the beginning of April 2023 with the UK Levelling Up team and the Council project team where time extensions on programme were discussed. The Council will continue dialogue with the UK Government team and will look to back-end the Council's match funding contribution to elongate the programme into the 2026/27 financial year.
- 5.9 Although the current programme is challenging, both the Council project team and the MDT believe it is still deliverable. Below are some indicative milestones highlighted in the current Stage 1 programme timeline:

| Key milestone - Project 1 - HCW | | Date |
|---|--|-------------|
| RIBA 1 complete | | 26/04/2023 |
| RIBA 2 Complete | | 05/07/2023 |
| RIBA 3 Complete | | 25/10/2023 |
| Planning and LBC Application Submission | | 22/11/2023 |
| Planning & LBC Determination | | 13/03/2024 |
| Confirm Procurement Strategy | | 14/06/2023 |
| Develop Tender Pack | | 20/12/2023 |
| Key Milestone - Project 1a - Laboratory | | |
| RIBA 4 complete | | 03/04/2023 |
| Bridges RIBA 3 complete | | 10/05/2023 |
| Bridges RIBA 4 complete | | 26/07/2023 |
| Planning and LBC Application Submission (bridges) | | 19/07/2023 |
| Planning & LBC Determination (bridges) | | 11/10/2023 |
| Enabling Works Tendered and Complete | | 14/06/2023 |
| Main works tendered and contract award | | 02/08/2023 |
| Commence main works to Laboratory | | 30/08/2023 |
| Bridges tendered and contract award complete | | 31/07/2024 |
| commence main works to bridges | | 28/08/2024 |
| Practical completion - Laboratory | | 31/07/2024 |
| Practical completion - Bridges | | 04/06/2025 |
| Key milestone - Project 2 - Strand Links | | |
| | | Date |
| RIBA 1 complete | | 26/04/2023 |
| RIBA 2 Complete | | 21/06/2023 |
| RIBA 3 Complete | | 25/10/2023 |
| Planning and LBC Application Submission | | 06/12/2023 |
| Planning & LBC Determination | | 27/03/2024 |
| Confirm Procurement Strategy | | 14/06/2023 |
| Develop Tender Pack | | 03/01/2024 |
| Key milestone - Project 3 - Museum | | |
| | | Date |
| RIBA 1 complete | | 26/04/2023 |
| RIBA 2 Complete | | 07/06/2023 |
| RIBA 3 Complete | | 27/09/2023 |
| Planning and LBC Application Submission | | 25/12/2023 |
| Planning & LBC Determination | | 15/04/2024 |
| Confirm Procurement Strategy | | 14/06/2023 |
| Develop Tender Pack | | 02/08/2023 |

6.0 Integrated Assessment Implications

- 6.1 The Council is subject to the Equality Act (Public Sector Equality Duty and the socio-economic duty), the Well-being of Future Generations (Wales) Act 2015 and the Welsh Language (Wales) Measure, and must in the exercise of their functions, have due regard to the need to:
- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Acts.
 - Advance equality of opportunity between people who share a protected characteristic and those who do not.
 - Foster good relations between people who share a protected characteristic and those who do not.
 - Deliver better outcomes for those people who experience socio-economic disadvantage
 - Consider opportunities for people to use the Welsh language
 - Treat the Welsh language no less favourably than English.
 - Ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.
- 6.2 The Well-being of Future Generations (Wales) Act 2015 mandates that public bodies in Wales must carry out sustainable development. Sustainable development means the process of improving the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the 'well-being goals'.
- 6.3 Our Integrated Impact Assessment (IIA) process ensures we have paid due regard to the above. It also takes into account other key issues and priorities, such as poverty and social exclusion, community cohesion, carers, the United Nations Convention on the Rights of the Child (UNCRC) and Welsh language.
- 6.4 The initiative will have a positive low impact on all groups. Communities will benefit from the improvements, which have a low effect on protected characteristics.
- 6.5 The Well-being of Future Generations Act (Wales) 2015 was considered during the development of this initiative, supporting our Corporate Plan's Well-being Objectives, maximising contribution to each of the seven national well-being goals, applying each of the five ways of working and meeting the needs of the present without compromising the ability of future generations to meet their own needs.
- 6.6 The initiative has a medium risk impact as socio-economic and cultural elements are involved.
- 6.7 The cumulative impacts of this proposal are as follows:
- Enhanced public realm and townscape.

- Enhanced public realm and redeveloped heritage buildings at the Copperworks site.
- Increased interest and investment from businesses.
- Expanded and fit-for-purpose Museum will significantly improve the arts, culture and heritage offered.
- Increased employment / reduced unemployment.
- Improved health and well-being of residents and visitors.
- Improved and varied cultural offers for the residents of the city and visitors. Expansion and diversification of local businesses.
- Creation of a long-term sustainable economic centre.
- Reduction of anti-social behaviour.
- Growth of start-ups from small business units created in tunnels/arches.

6.8 The project is built on a firm foundation of substantial engagement over the past decade because of the Cu@Swansea Project collaboration between Swansea University and Swansea Council, Swansea University's Connected Communities Project and the development of a Masterplan for the site by Purcell which has continued to evolve. Engagement has included:

- First Copper Day event in 2010 attracted over 3,000 people
- Site launch at the end of the Cadw-funded project in June 2014 attracted over 7000 people.
- Establishment of the Friends Group by the Cu@Swansea Project has encouraged collaboration with the public and civil society organisations. Consultation meetings are held three times per year, and attract 60 plus people, providing continuous feedback on the project.
- Nomination of a management committee by the Friends in 2015 to develop a number of project activities, which meets 8-10 times per year. Friends' groups are drawn from local volunteers from the community which helps to ensure community views are incorporated into the proposals.
- Community-driven phases of work from 2018 to date have seen community involvement unlock funding and expertise to support renovation of further structures and buildings, in particular the Musgrave Engine House and its integral engine.
- Stakeholder engagement via social media and the local media around proposed improvements of key assets. Use of social media helped to reach out to additional members of the community who may not have otherwise engaged.

6.9 Preparation of the site Masterplan in 2013 was based upon consultation with a large and diverse number of partners, community groups, and potential stakeholders. This plan is continually being refined as we learn more about the site, consider feedback from stakeholders and regeneration partners and as economic and social needs evolve, the plan has effectively paved the way for a series of smaller funding interventions leading towards this larger valley-wide approach.

6.10 The feedback received from the above engagement with stakeholders was collated and directly shaped the development of this project and provided robust evidence of need for the proposed scheme.

- 6.11 Social media has been posted to announce the projects.
- 6.12 The next steps for consultation and engagement for the project over the coming months are as follows:
- Stakeholder engagement continues as the project enters detailed design and delivery stages which will include statutory consultations processes with stakeholders as part of the planning process.
 - A dedicated consultant will continue to perform stakeholder engagement.
 - Continue to update the public via social media to inform them of key milestones.
- 6.13 Throughout the detailed design stage, the project will ensure equalities implications will be considered in all aspects of the design.
- 6.14 The IIA screening form (Appendix A) has been completed and reviewed, as design progresses, each of the three projects will be subject to its own IIA to understand the impact on each protected characteristic.

7.0 Financial Implications

- 7.1 In January 2023 the Council was successful in their grant bid for the UK Government Levelling Up Fund. This report is seeking approval to accept the £20m grant offer and for the Council to match fund the grant with a contribution of £8.76m.
- 7.2 A Memorandum of Understanding has been received, signed, and returned to Central Government and an NGA1 completed and approved.
- 7.3 Based on QS cost estimates drafted by cost consultants Coreus and TC Consult as part of the levelling up bid, indicative costs for all three projects suggest a budget need of £28.76m. The funding for the Lower Swansea Valley will derive from the following strands:
- £20m from UK levelling up grant.
 - £8.76m from unsupported borrowing
- 7.4 To date, the following has been costs have occurred for the scheme and are noted for awareness and transparency:
- Approval for the appointment of the MDT has been progressed using the SEWTAPS framework. Contract Award Reports were approved in March 2023, with the agreement to proceed at risk prior to the formal grant offer being signed, before match funding allocated and before FPR7 approval, noting at the time only a successful bid of full award had been received. This required S151 approval which was received. No costs have been incurred to date, however, is expected before the end of May 2023. There is no fee schedule yet received however, an estimated fee of £200k could be expected.

- Hire of the laboratory building scaffolding which is securing the building from collapse as part of the emergency works. This has an estimated value £50k, commencing October 2022 and was included in the LUF April funding claim, approved by S151 Officer. The capital code used was C06564.
- CCTV hire to cover the laboratory building, estimated value £5k, commencing May 2023.
- Urgent ecology surveys have been instructed due to critical survey timescales via a Purchase Order for £10k. The capital code used was C06564.

7.5 As part of the grant conditions the Council will submit a Levelling up Fund Monitoring form quarterly which includes reporting on budget spend and funding profiles which will be approved and signed off by the Section 151 Officer.

7.6 Staffing costs associated with the project team within the Council's Economic Regeneration Team are included within the scheme budget and will be capitalised to the scheme throughout the delivery of the programme as appropriate.

8.0 Legal Implications

8.1 The Council will need to comply with the terms and conditions attached to any grant funding utilised in this project.

8.2 All contracts for works, goods and services necessary to deliver the project must be procured in accordance with the Council's Contract Procedure Rules and the relevant procurement legislation as appropriate. The contractual liabilities/obligations of the Council and any appointed contractors will be covered by the individual contracts entered into.

8.3 All statutory consents required to deliver the project will be the responsibility of the Planning and City Regeneration Division.

8.4 Any property transactions must comply with the Council's Land Transaction Procedure Rules.

8.5 This project is fully compliant with the Well-being of Future Generations (Wales) Act 2015 and will ultimately preserve this building for future use by the citizens of Swansea. The project objectives align with the Council's obligation to act in a sustainable way demonstrating compliance with the 5 Ways of Working promoted by the Act and will make a significant contribution to the 7 well-being goals.

Background Papers:

Appendix A – IIA screening form

Appendix B – Financial Implications