



City and County of Swansea

Minutes of the **Economy & Infrastructure Service Transformation Committee**

Multi-Location Meeting - Gloucester Room, Guildhall / MS Teams

Thursday, 2 November 2023 at 2.00 pm

Present: P Downing (Chair) Presided

Councillor(s)

C R Doyle
S J Rice

Councillor(s)

W G Lewis
W G Thomas

Councillor(s)

P Lloyd
T M White

Officer(s)

Geoff Bacon
Phil Holmes
Kristy Tillman
Samantha Woon

Head of Property Services
Head of Planning & City Regeneration
Project Manager
Democratic Services Officer

Also present

Councillor R Francis-Davies, Cabinet Member for Investment, Regeneration, Events & Tourism

Apologies for Absence

Councillor(s): None.

18 Disclosures of Personal & Prejudicial Interests.

In accordance with the Code of Conduct adopted by the City & County of Swansea, no interests were declared.

19 Minutes.

Resolved that the Minutes of the Economy & Infrastructure Service Transformation Committee held on 21 September, 2023 be approved and signed as a correct record.

20 Swansea Bay Strategy Projects.

The Head of Property Services assisted by the Project Manager, presented an update report on the workshop session held on 23 October, 2023, which explored opportunities for development of Langland Tennis Courts as part of the Swansea Bay Delivery Plan.

The Head of Property Services provided an overview of potential locations, identified under six destinations that were considered during the workshop sessions.

The suggestions captured at the Workshop on 4 July 2023 encompassed:

- Create a Destination Management Plan to complement the destinations.
- Promote All Year Tourism.
- Any development must include a travel plan.
- Make the most of the seafront - More Hotels, Commercial opportunity.
- Create an offer to benefit visitors and local communities.
- Create more café and toilet facilities along the coast and somewhere you can just buy a bucket and spade along the way.
- **Blackpill** - Consider commercial opportunities on the promenade, improve the Lido, visitor centre.
- **Langland** – Commercial opportunities to include; serviced apartments, toilets, restaurant/s and boutique hotel/s to benefit and attract visitors.
- **St Helen's** - Slip Bridge – Elevated Café on the sand.
- **Recreation Ground** – Park & Ride, multi-level parking, High value apartments.

The suggestions captured at the Workshop on 23 October 2023 encompassed:

- Development opportunities for Langland Bay were explored. It was imperative that a viable development would present opportunities and benefits on balance for the community and public, whilst promoting commercial opportunities.
- Refine the particulars for Langland marketed by B2P on behalf of Swansea Council during 2020.
- Seek opportunities for the community and visitors as an affordable destination as a mixed-use development.
- Non-Residential Stay and dine location – Serviced Apartments, Hotel and Restaurant.
- Recreational activities.
- Retail.
- New Public Conveniences and Change Facilities.
- Incorporate Planned and Preventative Maintenance (PPM).
- Beach Hut (daily/weekly hire).
- Low level development.
- Leasehold of 125yrs.
- Seek Capital **and** Revenue Offers from all interested parties with the intention of maximising financial return.
- Revenue linked to percentage of turnover with stepped increases after a defined period.
- Emphasis on cost savings and quantifying benefit.

The Cabinet Member for Investment, Regeneration, Events & Tourism referred to the other sites within the Swansea Bay area that would benefit from examination.

The Head of Property Services stated that the sites within the Swansea Bay area would require finance and resources, unless a third party were to come forward. Blackpill, in particular, was a site that may require the engagement of consultants.

A discussion ensued and Members asked questions of the Officers who responded accordingly.

The Chair thanked Officers for their informative report.

Resolved that:

- 1) A revised development brief be drafted in accordance with the findings of recent workshops as described within item 2 of the report.
- 2) The Committee Support sponsoring Cabinet Members for Investment, Regeneration, Events & Tourism and Corporate Services & Performance to develop and agree a viable delivery plan for Llangland Bay Tennis Courts as a priority under the Swansea Bay Strategy.

21 Work Plan.

The Chair introduced the 'for information' Economy & Infrastructure STC Work Plan 2023-2024.

The topics for discussion at the following meeting were noted:

- 14 December 2023

Local economic Delivery Plan Strategic Framework

The Chair referred to the Review of the Council's Housing Allocation Policy which had been deferred to a future meeting.

The meeting ended at 2.21 pm

Chair