



**To:**

**Cllr Robert Francis-Davies  
Cabinet Member for Investment,  
Regeneration & Tourism**

**BY EMAIL**

**CC: Cabinet Members**

*Please ask for:  
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**Overview & Scrutiny**

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**17 October 2022**

**Summary:** This is a letter from the Development and Regeneration Scrutiny Performance Panel, following the meeting of the Panel on 5<sup>th</sup> September 2022. It covers the Regeneration Programme / Project Monitoring Report.

Dear Councillor Francis-Davies,

On the 5<sup>th</sup> September, the Panel met to consider the Regeneration Programme / Project Monitoring Report. The Panel are grateful for your attendance and input at this meeting. We also thank Huw Mowbray, Development and Physical Regeneration Strategic Manager and the Leader for their attendance and contributions.

### **Copr Bay**

We heard that the first residents have now taken occupation at Copr Bay and that the presence of City Rangers has been increased to deal with the rise in Anti-Social Behaviour in the parkland area. The Panel raised concerns about the wider issue of Anti-Social Behaviour and whether the City Rangers could support this issue in other areas of SA1 and the Marina. We heard that City Rangers do not cover this far and that it would be a Police matter. We were informed by the Leader that having raised issues with the Police they will be deploying additional resources to the City Centre from October.

We noted there was a snagging list of construction issues which the Council is working with the contractor, Buckingham, to get resolved. It was anticipated that these would be completely addressed by the end of the year.

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### **Shaping Swansea**

We were told that a Levelling Up bid has been submitted for the City Centre,, which has presented a good opportunity to help plug small funding gaps in the regeneration scheme and help accelerate delivery of the first projects, which otherwise is coming entirely from the private sector (Urban Splash and its partners).

We noted that Swansea was the first region of the UK to submit Levelling Up bids, in this round of bidding, and that decisions on these will be made by new Government administration, expected in October.

### **71/72 Kingsway**

Officers explained that due to sickness staff have been temporarily diverted from other schemes onto this project, which means it is moving forward and on target for October 2023, notwithstanding current pressures on the construction industry.

We asked if any tenants had signed up to the development and were told that first major tenant (taking 25,000sq foot of the building) will be announced in the coming months. We were keen to know what this would mean in terms of the number of jobs.

### **TAN15**

We noted that work is ongoing regarding preparation of Strategic Flood Consequences Assessments, as the implementation of the Welsh Government's Technical Advice Note, TAN15, has been delayed.

We were informed that issues for Swansea are largely concerning the river, not the sea, and the Sainsbury's bridge area is at most risk and were reassured that work is being carried out there to look at the potential issues and how to resolve those and what changes need to be made to TAN15.

It was expressed that the implementation of TAN15 is an issue for Swansea but is equally an issue for other Local Authorities as well as cross cutting with other Welsh Government initiatives around climate change. Issues, including those raised locally, have been fed back to the Welsh Government, which it is hoped will result in positive changes in terms of what TAN15 will require, so that it works for Swansea as well as the rest of Wales and enables all to move forward.

We raised concerns that there is little positive information so far, and need for clarity regarding TAN15, given the investment made around the River Tawe including the stadium and enterprise zone, and what it means for future development We look forward to more information.

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### **Castle Square**

We heard that the planning application has been submitted on 2 August 2022, taking things a significant step forward, and that the tender process is now being looked at, given the current position in the construction industry, in order to get the best deal for the mixed package of works to build the scheme

We asked that when the tenders are in for this scheme could this be brought back to the Scrutiny Panel for a detailed discussion on the development.

### **Community Hub**

We were informed that the tender process has been completed for this development and Keir have been awarded the contract. We were reassured that Beyond Bricks and Mortar would be involved to make sure that any jobs or training opportunities created are open to local people. It was confirmed that this is a pre-requisite within our contracts which must be complied with.

As the final cost of this development has not yet been finalised due to elements of the contract still being negotiated, we were made aware that once this figure is agreed it will be fed back to the Scrutiny Programme Committee who have been looking at this development as part of their scrutiny of the Archive Service. The Committee had been told that final costs would not be significantly higher than were previously projected, and the Council was looking at a fixed price contract.

### **Civic Centre Relocation**

We heard the Public Sector Hub is projected for completion in Spring 2025.

We noted that there were delays to the Guildhall data centre / computer room due to procurement issues and resource issues within the ICT service. The impact of the delays will also affect the Civic Centre decommission. We raised concern regarding whether the delay in the Guildhall computer room would have an impact on any digital services provided by the Council.

Regarding the future development of the Civic Centre site, the Panel was told that the Civic Centre will not be demolished as Urban Splash plan to use the building to create an exciting new mixed-use space. We were encouraged to hear that Urban Splash was behind the impressive Royal William Yard development in Plymouth, which you told us could provide a good model for development at the Civic Centre.

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### **Skyline**

We noted there would be a report to Cabinet on 8 September, signalling significant progress in the proposed development. We were pleased to hear that Skyline have secured Board approval to instruct a technical team to drive the project forward. The Panel felt this to be an exciting moment, and welcome the positive affect the Skyline project will have on the area, the City Centre and Landore, and protecting its heritage. Officers were congratulated for the work they have put in, and how well they have worked with Welsh Government to get this development over the line.

### **Pontoon @ Copperworks**

We heard that about the work that has gone into delivering this and that this is will be submitted to the Planning Committee in the near future. We noted there has been positive consultee responses.

### **Powerhouse Redevelopment Hafod Copperworks**

We were informed that the handover to Penderyn Whisky will happen imminently and that production at the distillery will be considerably higher than originally planned.

The Panel acknowledged how impressive the Copperworks were currently looking and welcomed the progress made. We noted that the Council are looking at ways to raise additional funding to complete all buildings on the site that are not currently being developed. Panel members recognised that there will be a great deal of interest in the area and important decisions ahead as to what schemes will best complement and fit the Copperworks development.

### **Your Response**

We are interested in any thoughts you may have on the contents of this letter but, in this instance, we require no formal written response.

The Regeneration Programme / Project Monitoring report will be a standing item on each Panel agenda, but each meeting will also have space for focussed discussion on specific topics of interest and concern.

The Panel intends to focus on the situation regarding City Centre Retail at our next meeting on 14 November. At a future meeting the Panel wants to hear about progress with Foreshore Developments / Swansea Bay Strategy and Destination Management Plan. The Panel also agreed that it should follow up on projects, e.g., around 12 months after completion, to consider their effectiveness and success, and will be looking to have an initial session around July 2023 which should be timely to include reflection on the Swansea Arena.

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We will contact you, and relevant officers, in due course regarding arrangements for future meetings.

Yours sincerely,

**Councillor Chris Holley**  
**Convener, Development and Regeneration Performance Panel**  
✉ [cllr.chris.holley@swansea.gov.uk](mailto:cllr.chris.holley@swansea.gov.uk)

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