



**Dinas a Sir Abertawe**

**Hysbysiad o Gyfarfod**

Fe'ch gwahoddir i gyfarfod

## **Panel Perfformiad Craffu – Datblygu ac Adfywio**

**Lleoliad:** O bell drwy Microsoft Teams

**Dyddiad:** Dydd Mawrth, 2 Tachwedd 2021

**Amser:** 10.00 am

**Cynullydd:** Y Cynghorydd Jeff Jones

**Aelodaeth:**

Cynghorwyr: P M Black, P Downing, E W Fitzgerald, S J Gallagher, D W Helliwell, T J Hennegan, C A Holley, P R Hood-Williams, L James, M H Jones, P K Jones, S M Jones, W G Thomas, M Thomas a/ac T M White

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### **Agenda**

**Rhif y Dudalen.**

- 1 Ymddiheuriadau am absenoldeb**
- 2 Datgeliadau o fuddiannau personol a rhagfarnol**  
[www.abertawe.gov.uk/DatgeluCysylltiadau](http://www.abertawe.gov.uk/DatgeluCysylltiadau)
- 3 Gwahardd pleidleisiau Chwip a Datgan Chwipiau'r Pleidiau**
- 4 Cofnodion y Cyfarfod(ydd) Blaenorol** **1 - 4**  
Derbyn nodiadau'r cyfarfod(ydd) blaenorol a chytuno eu bod yn gofnod cywir.
- 5 Cwestiynau gan y Cyhoedd**
- 6 Y diweddaraf ar Gynllun Teithio Canol y Ddinas** **5 - 25**  
*Mark Thomas – Aelod y Cabinet Gwella'r Amgylchedd a Rheoli Isadeiledd*  
*Mark Thomas - Arweinydd Grŵp Rheoli'r Rhwydwaith Traffig a Phrifyrdd*  
*Matt Bowyer - Prif Beiriannydd Telemateg*
- 7 Adroddiad Diweddaraf am y Prosiect** **26 - 28**  
*Robert Francis-Davies - Aelod y Cabinet - Buddsoddi, Adfywio a Thwristiaeth*  
*Phil Homes – Pennaeth Cynllunio ac Adfywio'r Ddinas*  
*Huw Mowbray - Rheolwr Strategol Datblygu ac Adfywio Ffisegol*

8 Cynllun Gwaith 2021-22

29 - 30

9 Llythyrau

31 - 34

**Cyfarfod nesaf:** Dydd Mawrth, 25 Ionawr 2022 ar 11.00 am

*Huw Evans*

**Huw Evans**

**Pennaeth Gwasanaethau Democrataidd**

**Dydd Mawrth, 26 Hydref 2021**

**Cyswllt: Swyddog Craffu - 07980757686**

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# Agenda Item 4



City and County of Swansea

## Minutes of the **Scrutiny Performance Panel – Development & Regeneration**

Remotely via MS Teams

Tuesday, 7 September 2021 at 10.00 am

**Present:** Councillor J W Jones (Chair) Presided

**Councillor(s)**

P M Black  
D W Helliwell  
L James  
T M White

**Councillor(s)**

E W Fitzgerald  
C A Holley  
P K Jones

**Councillor(s)**

S J Gallagher  
P R Hood-Williams  
S M Jones

**Other Attendees**

Phil Holmes  
Huw Mowbray

Head of Planning & City Regeneration  
Development and Physical Regeneration Strategic  
Manager

Emily Davies  
Professor Keith Lloyd

Scrutiny Officer  
Pro Vice Chancellor & Executive Dean of Medicine,  
Health & Life Science

Professor Steve Wilks

Swansea University Provost

**Apologies for Absence**

Councillor(s): P Downing, T J Hennegan, M H Jones and W G Thomas

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**17 Disclosures of Personal and Prejudicial Interests.**

No interests were disclosed.

**18 Prohibition of Whipped Votes and Declaration of Party Whips**

No declarations were made.

**19 Minutes of Previous Meeting(s)**

The Panel considered minutes from previous meetings and agreed the minutes of the meeting on 1 July 2021 as an accurate record of the meeting.

**20 Public Questions**

No questions were submitted by members of the public.

## 21 Swansea University

Professor Keith Lloyd and Professor Steve Wilks attended to present to the Panel an update regarding University developments alongside the City Deal. Discussions focused on:

- City Deal Project, relating to the partnership between Swansea Council, the Local Health Board and Swansea University
- Unique capabilities of the region, aspirations to grow a significant cluster of MedTech and SportsTech industries.
- Institute of Life Science – over the years have created a unique combination of industry and the NHS.
- Investment in MedTech – medical devices and new treatments. Demand has increased for space to accommodate new/more work.
- Companies value being located within the University and having opportunities to collaborate.
- Opportunity to grow regional presence in sport, focused on SportsTech.
- Expected to grow a cluster of about 300 firms, and circa 1000 jobs as a result.
- Commercial partners are in place, TBC, including Sports Wales.
- Morriston site – creating a space for companies to work alongside clinicians to work on medical devices, advancing new treatments and technology.
- Swansea University will also work with the Local Health Board and Swansea Council to improve road access and infrastructure around the Morriston site.
- Sketty Lane site to be redeveloped - ambitions to develop other sports facilities, both community facing and offering opportunities for elite sports.
- Outline of progress so far, including current status of sign of.
- Members raised general questions over the information and plans shared and thanked the University for the interesting and exciting presentation.

## 22 Project Update Report

Huw Mowbray, Development and Physical Regeneration Strategic Manager, updated the Panel on the regeneration projects in Swansea. Phil Holmes, Head of Planning & City Regeneration, also attended for this item. Discussions focused on the following:

### *Copr Bay Phase 1*

- LED Panels nearing completion and façade testing beginning.
- Parkland / landscaping work continues.
- Temporary units will be added onsite for food / beverage within the park area.
- Notice of Completion has been served on ATG, events announcements expected in coming weeks.
- Members questioned progress on the Hotel development. Officers explained that finance and funding discussions are on-going, looking into fall-back options if necessary.
- Electric charging points have been increased within the vicinity of the Arena.

### *Swansea Central North*

- UK Government Property Agency considering proposals.
- Site of Hub will be grassed and temporary use (commercial units) put in whilst final scheme confirmed.

### *Kingsway*

- Works are nearing completion.
- Pedestrian crossing treatment is pending.
- Final costs to be tied down, inclusive of bonds.

### *71/72 The Kingsway*

- Contractor selected and contract discussions ongoing.
- Good interest in site, officers hope to have positive news on this in due course.
- Supply of construction materials is an on-going and significant aspect of most current construction projects.
- Members queried the impacts on costs of these issues. Officers explained that fixed price contracts will not be affected.

### *Wind St*

- Good progress being made with fly-through of finished project.
- Completion remains as mid-November, ready for Christmas period.
- Cleaning and re-laying of stone moving forward.
- Rainbow Crossings – proposal to Cabinet for 3 of these pedestrian crossings, encompassing a pedestrian crossing with rainbow colourings.
- Members queried whether improvements have been made to building facades and street furniture layout. Officers explained that grants may be available to occupiers through other schemes, to improve façade. Officers confirmed that consultation was underway as to street furniture layout, not to obstruct business and to ensure a good flow of people along the street.
- The Panel questioned whether there would be visible security presence on Wind Street. Officers confirmed that the possibility of employing extra City Centre Rangers was being considered by the Council.

### *Castle Square*

- Landscaping proposals are underway, design will need to be approved by Cabinet before moving on to stage of planning consent.
- Proposals to change structure of the fountains as permanent features, but to be able to utilise the space by turning off water features.
- Costs position yet to be agreed.
- Members raised queries over possible archaeological interest in the Castle Square site. Officers explained that most archaeology was removed during the Victorian era.

### *Shaping Swansea*

- Long-term project of scale, comprising of 7 initial main sites.
- Private sector developer will work with the Council to move things forward. Officers anticipate that within 12 months significant progress will be made.

### *City Deal*

- Panel Members queried the sum of £15M for the Swansea University Health project, and its inclusion in the original City Deal allocation. Officers explained that the Health project was allocated a similar, but separate, figure to Trinity St David. The Panel agreed to request further information on this point.
- Trinity Saint David (TSD) have made a change request to Innovation Matrix (SA1). The second project, Innovation Precinct, is proposed to move into the City Centre.
- Members queried where in the City Centre this will be based. Officers explained this is yet to be confirmed. Business case being updated for re-submission.

### *Powerhouse & Outbuilding*

- Contractors are splitting teams to mitigate risk of Covid-19.
- Extension of time requests have been received from the Contractor on this smaller site.
- Team are moving forward as quickly as possible.

### *Strategic Sites*

- NRW consultation: planning to replace trees near Skyline site, focus on local species.
- Positive discussions on-going with Skyline, having allocated their money to submit business case to the Welsh Government.
- Officers have been inundated with interest in the Felindre site, hopeful for news on this over coming months.
- Flood Risk: New Technical Advice Note (TAN 15) document produced by Welsh Government, taking into account climate change. Work to be done on sites impacted upon by Tan15.

## **23 Work Plan 2021-22**

The work programme was received.

## **24 Letters**

The meeting ended at 12.00 pm

**Chair**

# Agenda Item 6



## Report of the Cabinet Member for Environment Enhancement & Infrastructure Management

### Development & Regeneration Scrutiny Performance Panel 2<sup>nd</sup> November 2021

#### Update on Swansea City Centre Travel Plan

<b>Purpose</b>	To present the Panel with an update on the Swansea City Centre Travel Plan.
<b>Content</b>	This update is intended to inform the Panel about the progress on work related to this project. The report provides an update on the status of the study, work done to date and plans to progress the study going forward.
<b>Councillors are being asked to</b>	Consider the update report and feedback any comments to the relevant Cabinet Member.
<b>Lead Councillor(s)</b>	Councillor Mark Thomas - Cabinet Member for Environment Enhancement & Infrastructure Management
<b>Lead Officer(s)</b>	Stuart Davies – Head of Highways and Transportation
<b>Report Author</b>	Mark Thomas – Group Leader Traffic and Highway Network Management Email: <a href="mailto:mark.thomas@swansea.gov.uk">mark.thomas@swansea.gov.uk</a>

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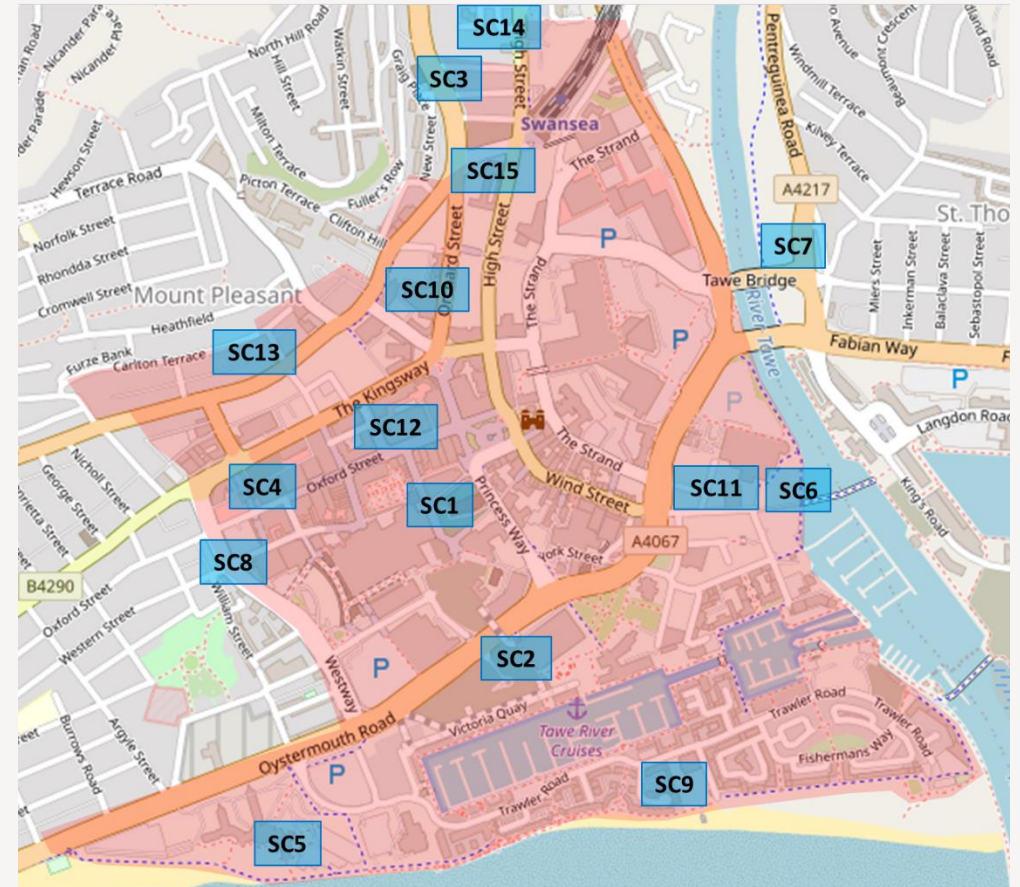
# Swansea Central Area Transport Strategy



# Purpose of Study

- › Swansea Council are currently promoting a comprehensive redevelopment and regeneration programme for the Swansea Central Area, and has commissioned Atkins to provide transport planning advice as part of developing a Swansea Central Area.
- › If there is no investment in a strategy that is fit for purpose then it could lead to Swansea being less attractive for investors, and development that is not accessible for sustainable use.
- › The approach to the study is to take a phased approach to:
  - › Identify the transport challenges and solution themes
  - › Present high-level considerations of impacts of options packages.
- › The study is focussed on supporting the regeneration programme for the central area, including a list of 15 strategic sites within the central area.
- › It is intended that any development within the identified central area, should either demonstrate how they are contributing to the strategy themes, or provide a financial contribution towards them.

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# Approach to study

## Work Stage 1/1a

These two stages have been completed and involved the following key activities:

- Data review and interpretation
- Identify transport issues and challenges
- Develop key messages, themes and focus areas
- Identification of scenarios/options packages
- Development uncertainty



## Work Stage 2

This Work Stage centres around the consideration of the solutions' impacts. The two key activities associated with this Work Stage include the following:

- Development of packages / options for improving travel to and from the central area.
- Appraisal of packages/options using an appropriate framework for appraisal.

- › The focus of the first phase of the study was defining the challenge using existing information currently available, including:
  - › Existing demographics data;
  - › Central area parking study;
  - › Swansea Strategic Transport Model; and
  - › Existing planning policy documents.
- › The focus of the second phase of the study was to consider the potential performance of strategy packages, aligning with objective established following completion of phase 1.
- › Option packages have been developed with reference to the challenges identified at phase 1, and assessed using a multi-criteria assessment framework.
- › The output sets the context against which, future detailed development of options can be developed.



# Existing Conditions Summary

- › Strong policy focus to reduce the reliance on the private vehicle through strong placemaking principles, although it is recognised there is a need for strategic interventions across all modes.
- › Most dominant commuting trips to the central area originate from locations close to the centre of Swansea, though private vehicle remains the more dominant travel mode.
- › Swansea is considered a regional hub, with a notable proportion of people working in Swansea travelling from neighbouring authorities.
- › There is a good active travel network within the central area, though the cycle hire scheme lacks a central area presence.
- › There may be a gap in the Park and Ride provision to the west / north-west of the city.

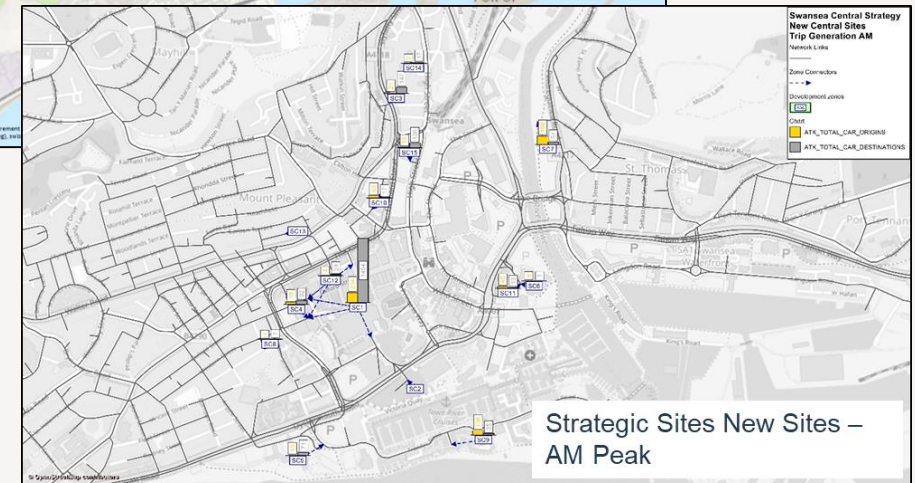
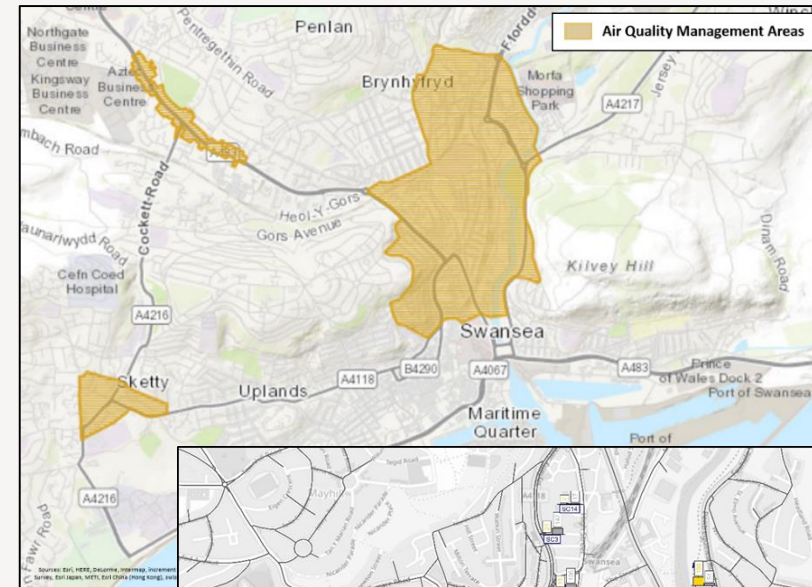
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# Existing Conditions Summary

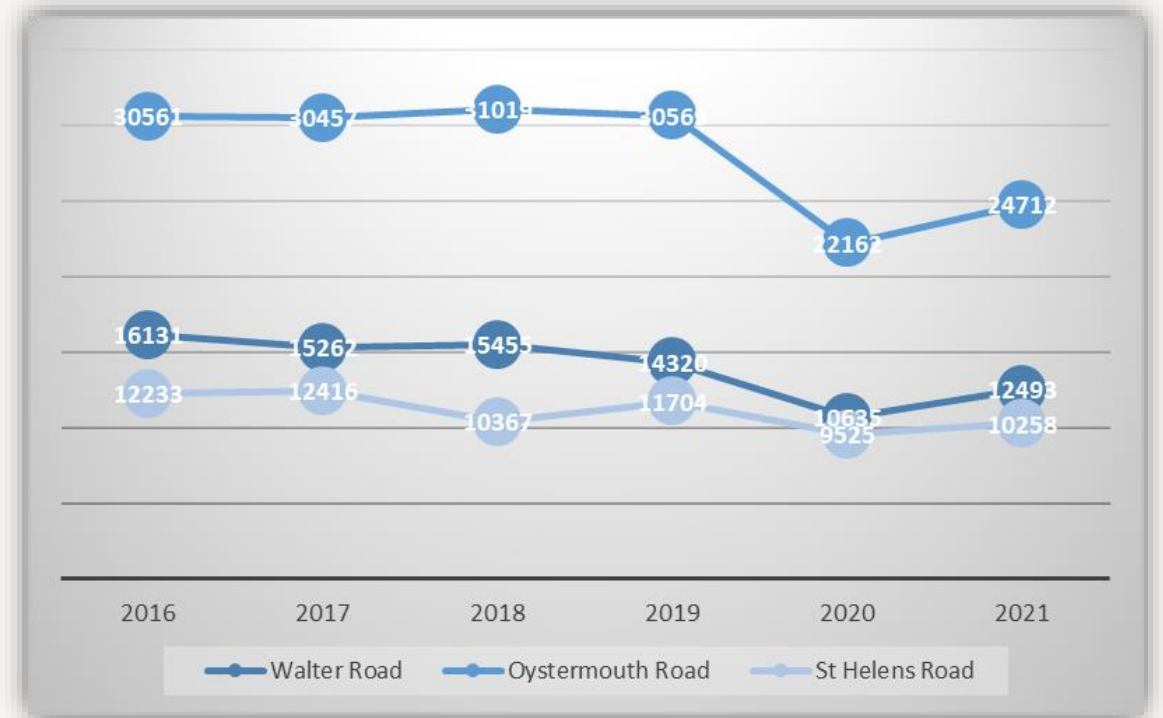
- › There are a number of congestion hotspots within the central area, such as Dyfatty signals and Fabian Way; this could be due to the high levels of through traffic rather than trips to or from the centre.
- › The strategic sites are forecast to attract a significant volume of traffic to the central area, exacerbating congestion on corridors already under pressure.
- › There is an Air Quality Monitoring Area (AQMA) partly within the central area.
- › Emissions limits within the AQMA have not been breached for a number of years.
- › There is spare parking capacity within the central area on a typical weekday, with competitive parking prices that do not dis-courage private vehicle use for the central area.
- › A number of car parks observed to be at capacity for a high proportion of weekends across the year.



# Travel Demand Uncertainty

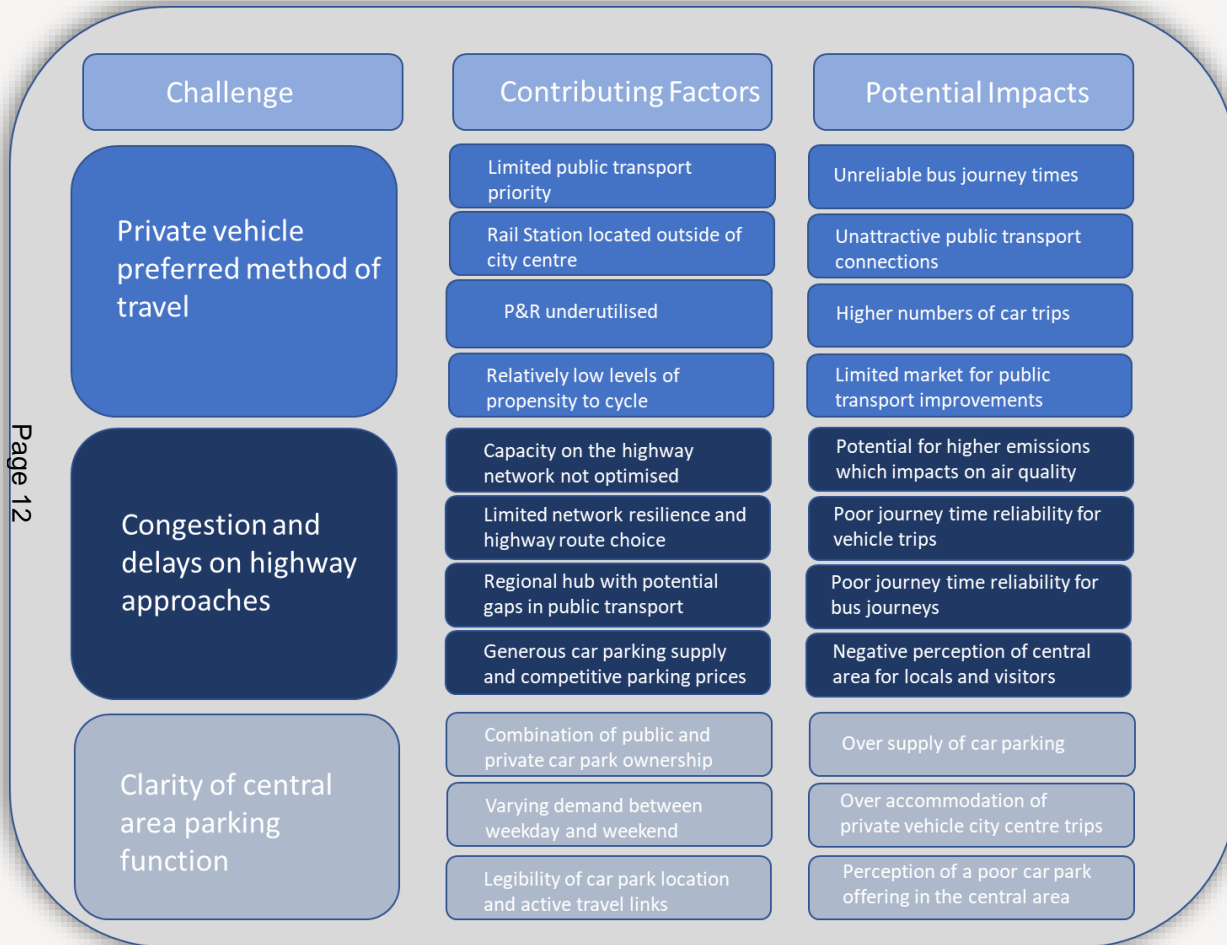
- › Considered a live document, that can be updated prepared during a time of significant uncertainty in travel patterns, due to the Covid-19 pandemic.
- › It is apparent that vehicular traffic is generally increasing; though not yet back to pre-Covid levels.
- › It is also noted that there is an apparent increase in cycle usage across Swansea, with an increase of up to 500 cyclists a day between 2017 and 2021/2021 captured cycling along the Swansea promenade.
- › There is uncertainty as to whether levels will continue to rise as the 'new normal' is approached, with the Welsh Government stating a target of 30% of the work force to continue working from home, with the government are currently developing a national remote working strategy.

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# Defining the Challenge

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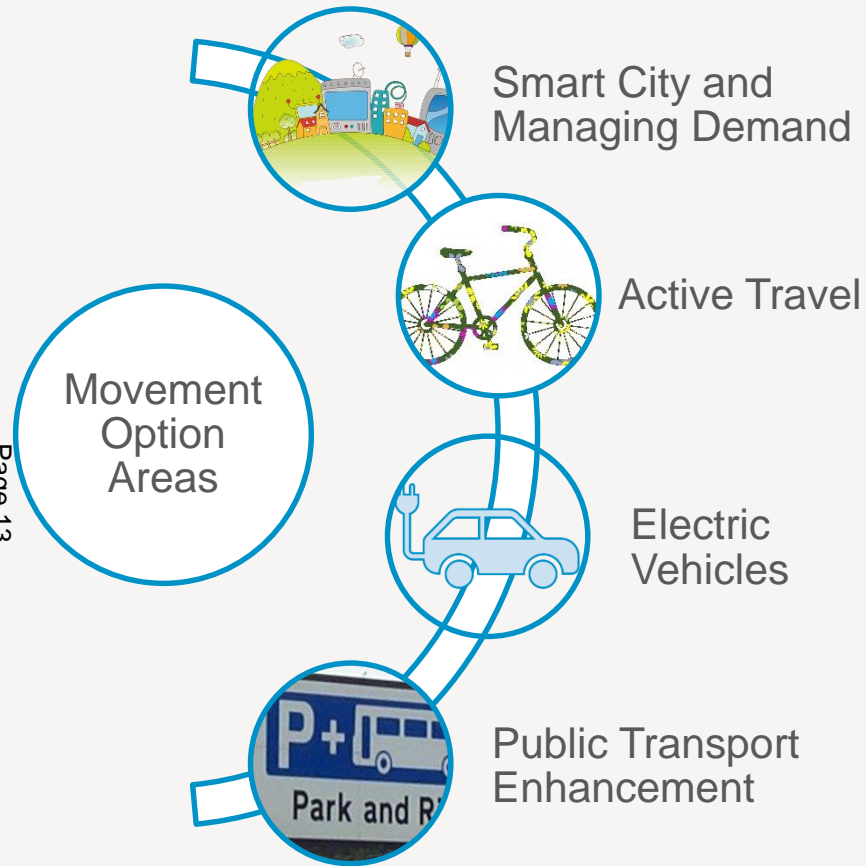


- › The review of the baseline has informed an understanding of the current and potential future movement challenges within the centre of Swansea to be understood.
- › Consideration has been given to the contributing factors that lead to the presence of the key movement challenges.
- › The key transport challenges have potential impacts on movement to, from and within the centre of Swansea.
- › Understanding these challenges, contributing factors and potential impacts allows opportunities for developing a strategy to accommodate and facilitate the regeneration of the city.



# Movement opportunities

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- › There is a strong policy background in placemaking within Swansea, and both regional and local policy supports a reduction in the reliance on the private vehicle.
- › There is an opportunity to embed environmental considerations into the development of measures to incentivise cleaner vehicles (EV charging) or Urban Parks within the central area.
- › Swansea is a regional employment hub, and there may be opportunities to enhance cross county transport linkages, including incentivising rail as part of a regional transport system (Swansea Bay Metro).
- › Commuting trips into the central area originate from neighbouring wards, providing the opportunity to increase the penetration of the active travel market in these areas.
- › There is a good network of established cycle routes within the central area, providing the opportunity to focus on route quality and increasing the propensity to cycle.
- › There are opportunities to capitalise on the digital transformation in the area through Swansea Bay City Deal funding.

# The setting of Objectives



Maintain and improve access to local bus network, including Park and Ride



Increase Active Travel trips into and around the centre



Minimise the impact of motorised traffic in the city centre



Enhance the experience of residents of, and visitors into the city centre

- › It is considered that at this stage, potential measures could be centred on a multi-modal approach; this meaning that vehicles will not necessarily be assumed to be disadvantaged, however careful management is required to allow the regeneration of Swansea to be realised in a way that provides movement opportunities for a variety of users.





# Option Package 1 – Active Travel Improvements Programme

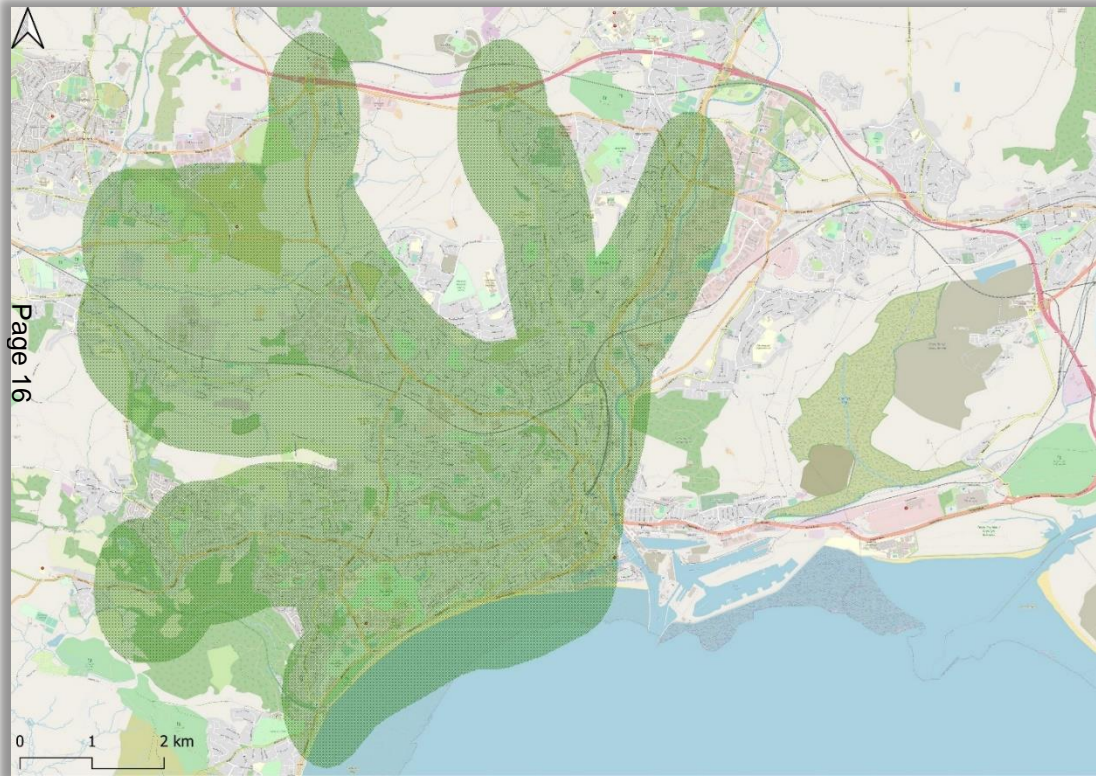


- › The options package is intended to encourage the use of active travel to / from and within the central area. It could include measures such as:
  - › Enhancing the cycle hire network within the central area;
  - › Improving the quality of active travel infrastructure;
  - › Consideration of Park and Cycle sites;
  - › Provision of end of journey active travel facilities at all developments.

Options package alignment with established objectives	
Maintain and improve access to the local bus network, including Park & Ride.	✓
Increase active travel trips into and around the centre.	✓
Minimise the impact of motorised traffic in the city centre.	✓
Enhance the experience of residents and visitors of the city centre.	✓



# Option Package 2 – Park & Ride

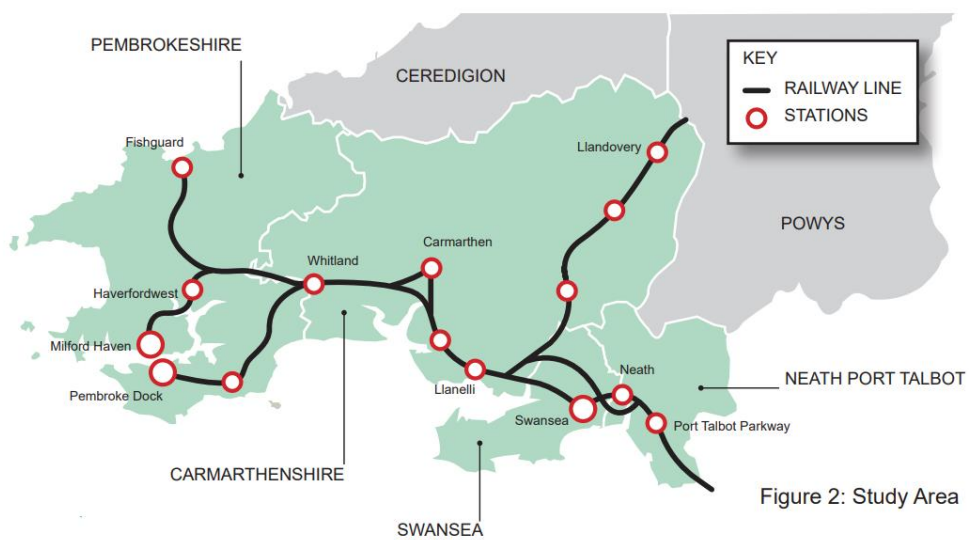


- › The options package is intended to encourage the use of Park & Ride to / from the central area, in order to reduce vehicular traffic, and will include:
  - › Review of existing sites and corridors to maximise utilisation and efficiency;
  - › Consider demand for an alternative site to serve the northern / western sectors of the city;
  - › Consideration of the South-West Wales Metro.

Options package alignment with established objectives	
Maintain and improve access to the local bus network, including Park & Ride.	✓
Increase active travel trips into and around the centre.	✓
Minimise the impact of motorised traffic in the city centre.	✓
Enhance the experience of residents and visitors of the city centre.	✓



# Option Package 3 – South Wales Metro



- › The options package will be developed in partnership with Transport for Wales, with Swansea Council facilitating the programme in the central area where possible.
- › Measures will be explored that intercept traffic to /from the central area of Swansea.



Led by Transport for Wales.  
 For more information see:  
<https://gov.wales/sites/default/files/c-consultations/2021-03/information.pdf>

Options package alignment with established objectives	
Maintain and improve access to the local bus network, including Park & Ride.	✓
Increase active travel trips into and around the centre.	✗
Minimise the impact of motorised traffic in the city centre.	✓
Enhance the experience of residents and visitors of the city centre.	✓



# Option Package 4 – Public Transport Interchanges

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- › The options package will encourage multi-modal trips, to reduce the dependence on the private car.
- › There are potential improvements that will lead to the capture of trips outside of the central area (e.g. improvements to interchanges in Gorseinon) as well as measures to provide greater integration between the central area public transport hubs of the bus station and rail station.
- › Measures will be explored that intercept traffic to /from the central area of Swansea.

Options package alignment with established objectives	
Maintain and improve access to the local bus network, including Park & Ride.	✓
Increase active travel trips into and around the centre.	✓
Minimise the impact of motorised traffic in the city centre.	✓
Enhance the experience of residents and visitors of the city centre.	✓





# Option Package 5 – Highway Improvements

- › The options package will improve the efficiency of the highway network on the approach to the central area, to ensure that private vehicle users can still access goods and services. However the focus will be on improving efficiency rather than large scale capacity increases.

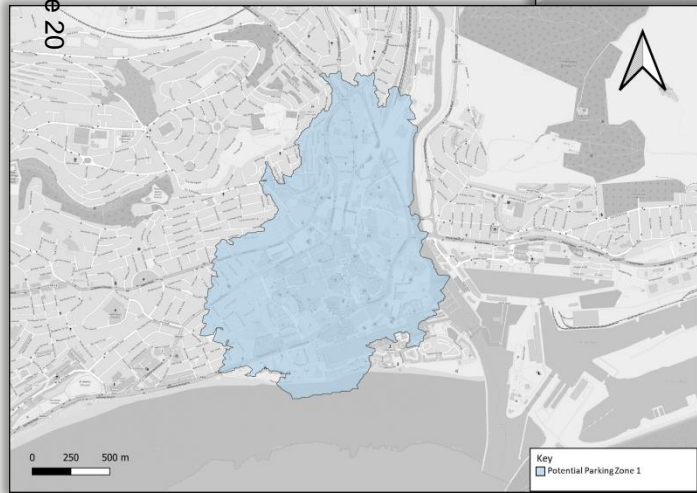
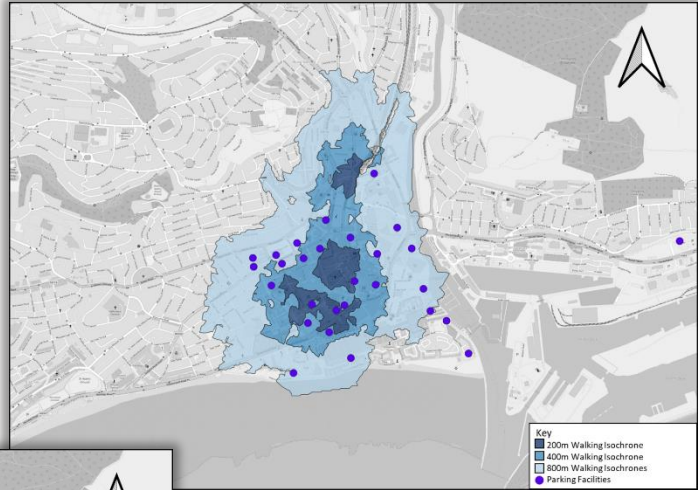


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Options package alignment with established objectives	
Maintain and improve access to the local bus network, including Park & Ride.	✗
Increase active travel trips into and around the centre.	✗
Minimise the impact of motorised traffic in the city centre.	✓
Enhance the experience of residents and visitors of the city centre.	✓



# Option Package 6 – Swansea parking Strategy



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- › The options package will redefine the car parking offering within the central area and immediate vicinity, through a combination of
  - › Car park fare structure;
  - › Revision of parking provision type (long stay / short stay);
  - › Increase in electric vehicle charging points; and
  - › Redefining the central core parking boundary for new development.

Options package alignment with established objectives	
Maintain and improve access to the local bus network, including Park & Ride.	✓
Increase active travel trips into and around the centre.	✗
Minimise the impact of motorised traffic in the city centre.	✓
Enhance the experience of residents and visitors of the city centre.	✓



# Option Package 7 – Smart / Green network development



- › The options package will develop a number of smart initiatives, including:
  - › Rapid Charging Hub concept;
  - › Enhance real-time bus information for passengers;
  - › Consider the use of greener fuelled bus services
  - › Consider vehicle actuated bus priority; and
  - › Consider future-proofing the central area network for automated vehicles.

Options package alignment with established objectives	
Maintain and improve access to the local bus network, including Park & Ride.	✓
Increase active travel trips into and around the centre.	✗
Minimise the impact of motorised traffic in the city centre.	✓
Enhance the experience of residents and visitors of the city centre.	✓



# Option Package Appraisal



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## WelTAG benefits assessment framework

Potential Significant Beneficial Impact (+++)	—————	Score of 3
Potential Moderate Beneficial Impact (++)		
Potential Slight Beneficial Impact (+)	—————	Score of 2
No Likely Notable Impact (0)		
Potential Slight Adverse Impact (-)	—————	Score of 1
Potential Moderate Adverse Impact (- -)		
Potential Significant Adverse Impact (- - -)		

- › The impact of each of the options considered in the context of a range of assessment criteria. The assessment uses a multi-criteria assessment framework (MCAF) to identify and quantify the performance:
  - › Study Objectives;
  - › Social and Cultural; and
  - › Policy Context
- › Reference is made to the scoring criteria recommended in WelTAG 2017, which makes use of a seven-point scale to provide a score using a combination of qualitative and quantitative inputs. However due to the high-level strategy nature of this study, the scoring has been rationalised into a three point scale, using a qualitative assessment.





# Option Package Appraisal

The Results of the MCAF for each Options Package, presented as green for the higher scoring elements, and red as the poorer scoring elements, shows that each package will result in a positive impact on the movement context within the central area.

Options Package	Work Stage 1 objectives	Social & Cultural	Policies and Studies	TOTAL
Options Package 1	Green	Green	Yellow	Green
Options Package 2	Green	Yellow	Yellow	Green
Options Package 3	Green	Green	Yellow	Green
Options Package 4	Green	Yellow	Yellow	Green
Options Package 5	Yellow	Green	Red	Yellow
Options Package 6	Red	Yellow	Red	Yellow
Options Package 7	Yellow	Green	Yellow	Green

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# Transport Strategy Benefits

- › The Transport Strategy provides a framework from which specific projects and initiatives can be developed, providing the over-arching vision for transport in the central area.
- › Specific projects will require case-by-case cost estimation, with funding being required from the Strategic Regeneration Project and/ or Specific Capital Grant applications via a range of funding avenues.
- › The Transport Strategy does not substitute specific Transport Assessments for each individual development/project, however it provides improvement themes that each project should either contribute towards or demonstrate compliance with.
- › The outputs of the Transport Assessment will be used to accurately predict the impact on the council's transport infrastructure and the Transport Strategy will provide the overarching framework through which those impacts can be negated.

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## Next Steps

- › We are in the process of engaging with Transport for Wales, to use the Strategic Transport Model, developed in collaboration with our officers, to develop and analyse specific measures within the option packages of this strategy. The strategic model includes both vehicular and public transport forecasts.
- › As specific measures are identified, reference will be made to the themes within the Transport Strategy's Option Packages to underpin our future Capital Grant bids.



**ATKINS**

Member of the SNC-Lavalin Group



Thank you

# Agenda Item 7



## Report of the Cabinet Member for Investment, Regeneration & Tourism

### Development and Regeneration Scrutiny Performance Panel 2<sup>nd</sup> November 2021

#### PROJECT UPDATE SUMMARY REPORT

<b>Purpose</b>	The attached departmental Summary Report provides information and updates on regeneration projects in Swansea.
<b>Councillors are being asked to</b>	Review the departmental Summary Report and feedback any comments to the relevant Cabinet Member.
<b>Lead Councillor(s)</b>	Cabinet Member for Investment, Regeneration & Tourism
<b>Lead Officer(s)</b>	Martin Nicholls – Director of Place Phil Holmes – Head of Planning and City Regeneration
<b>Report Author</b>	Huw Mowbray – Property Development Manager Email: <a href="mailto:Huw.Mowbray@swansea.gov.uk">Huw.Mowbray@swansea.gov.uk</a>

City Regeneration Programme Board – Summary Report	
Steering Group Lead	Martin Nicholls
Reporting Period	October 2021

Project: Copr Bay	Project Lead: Lee Richards
<ul style="list-style-type: none"> <li>A lack of Labour, materials, are impacting on the final stages of the project.</li> <li>Hotel - A meeting was held with the preferred developer to discuss their current position and offer which they are now revising and their position is awaited.</li> <li>ATG licence application has been approved. Monitoring of commissioning events the first of which is scheduled for 28<sup>th</sup> January forms part of the application.</li> </ul>	

Project: Kingsway Infrastructure	Project Lead: Gareth Hughes
<ul style="list-style-type: none"> <li>A revised FPR7 was presented to Cabinet on 21st October</li> </ul>	

Project: 71-72 Kingsway	Project Lead: Gareth Hughes
<ul style="list-style-type: none"> <li><b>Contracts</b> - Contract Documents have been agreed by both parties. This is being forwarded to the appointed contractor, Bouygues.</li> <li><b>Planning</b> – pre-commencement conditions discharged, only SABS remains.</li> <li><b>Programme</b> – Build to commence early November.</li> </ul>	

Project: Wind Street	Project Lead: Gareth Hughes
<ul style="list-style-type: none"> <li>Currently remains on programme for November completion, however risk of delay due to unchartered services being discovered at the location where security bollards are to be installed at the entrance to the street, all efforts being expended to resolve. The route will be clear for the Christmas parade.</li> <li><b>Rainbow installations</b> – instruction given to proceed with 3 crossings given. Location of installations will be away from courtesy crossings (marked by tactiles at kerb-edge), so as not to be perceived as courtesy crossings. To further mitigate concerns of the installations replicating zebra crossings, the colours will run across the carriageway and not in parallel to kerb edges as a zebra.</li> </ul>	

Project: Shaping Swansea	Project Lead: Katy Evans
<ul style="list-style-type: none"> <li>Discussions with a leisure operator regarding potential development at the Civic Centre site underway.</li> <li>Strategic Partnership Agreement, legal contract, issued to Urban Splash</li> <li>Meeting arranged between Urban Splash and Steve Smith, SC Planning to agree the way forward on discussions with CADW and the potential listing of Civic Centre</li> </ul>	

<b>Project: Mariner Street</b>	<b>Project Lead: Dawn Jenkins</b>
<ul style="list-style-type: none"> <li>▪ Capital receipt due to Council imminently on completion of the Deed of Variation which allowed Sectional Completion and occupation.</li> <li>▪ All residential floors are now complete and handed over for occupation.</li> <li>▪ Outstanding works including ground floor shopfronts, vinyl window treatment, s278 works and completion of tower cladding ongoing.</li> <li>▪ Practical Completion scheduled for November 9th.</li> <li>▪ Fit out of retail units scheduled for December.</li> </ul>	

<b>Project: Castle Square</b>	<b>Project Lead: Gail Evans</b>
<ul style="list-style-type: none"> <li>▪ <b>FPR7 Cabinet Report</b> being drafted to seek funding to deliver the project and authorisation to submit planning application and reports back on March 2021 stakeholder consultation.</li> <li>▪ <b>Maintenance costs</b>- further meetings held with Highways, Lighting, Parks and Cleansing, City centre manager and Events- preliminary information being sought on annual and lifecycle costs on the basis of current design specification.</li> <li>▪ <b>Funding support</b>- presentation on the scheme to potential grant funder with discussion on potential for grant assistance.</li> </ul>	

<b>Project: Community Hub</b>	<b>Project Lead: Hannah Thomas</b>
<ul style="list-style-type: none"> <li>▪ If the risk assessments and thermal modelling are not agreed with TNA and MALD then the archive storage facility will not achieve BS standards.</li> <li>▪ Enabling works to start w/c 25th Oct 21</li> </ul>	

<b>Project: Palace Theatre</b>	<b>Project Lead: Paul Relf</b>
<ul style="list-style-type: none"> <li>▪ R&amp;M Williams obtained access to the site from 8th October. Contract Start Date 18th October for site set up (mobilisation). End date of programme early November 2022.</li> </ul>	

<b>Project: Pontoons (Copperworks)</b>	<b>Project Lead: Paul Relf</b>
<ul style="list-style-type: none"> <li>▪ The legal documents covering the management, maintenance and use of the proposed pontoon are in the process of being drafted and reviewed which will in part highlight the suggested terms regarding rights and access terms for the Copper Jack and Rowing Club as prime intended users of the facility. At this stage it is proposed to only offer a short term approval for rights and access to be reviewed at set intervals caveated with the position that any intention for rights and access will have to be agreed with the current development partner for the site and the local authority.</li> <li>▪ Along with access rights, agreement is required in principle to allow vehicular access and parking on the same short term approval terms mentioned above.</li> </ul>	

# Agenda Item 8

## Development and Regeneration: Scrutiny Performance Panel

### Work Plan 2021-22

<b>Meeting 1</b> Thursday 1 <sup>st</sup> July	<ol style="list-style-type: none"><li><b>1. Confirmation of Panel Convener</b></li><li><b>2. Dashboard Report</b> Phil Holmes – Head of Planning and City Regeneration Huw Mowbray - Property Development Manager</li><li><b>3. Annual Review of Work Plan 2020-21 and Draft Work Plan 2021-22</b></li></ol>
<b>Meeting 2</b> Tuesday 7 <sup>th</sup> September	<ol style="list-style-type: none"><li><b>1. Swansea University: Update on City Deal Investment</b> Professor Steve Wilks – Swansea University Provost</li><li><b>2. Dashboard Report</b> Cllr Robert Francis-Davies – Cabinet Member for Investment, Regeneration &amp; Tourism Phil Holmes – Head of Planning and City Regeneration Huw Mowbray - Property Development Manager</li></ol>
<b>Arena Site Visits</b> 4 - 11 October	Group tours of the Arena led by Lee Richards, City Centre Team Leader (Development & Physical Regeneration)
<b>Meeting 3</b> Tuesday 2 <sup>nd</sup> November	<ol style="list-style-type: none"><li><b>1. City Centre Travel Plan update</b> Cllr Mark Thomas – Cabinet Member for Environment Enhancement &amp; Infrastructure Management Stuart Davies – Head of Highways and Transportation Mark Thomas - Group Leader Traffic &amp; Highway Network Management David Hughes - Principal Engineer Gavin Newman - Parking Services Manager</li><li><b>2. Dashboard Report</b> Cllr Robert Francis-Davies – Cabinet Member for Investment, Regeneration &amp; Tourism Phil Holmes – Head of Planning and City Regeneration Huw Mowbray - Property Development Manager</li></ol>
<b>Meeting 4</b> Tuesday 25 <sup>th</sup> January	<ol style="list-style-type: none"><li><b>1. The Swansea Business Improvement District (BID)</b> Russell Greenslade - Chief Executive Swansea BID</li><li><b>2. Foreshore Developments</b> Cllr Robert Francis-Davies – Cabinet Member for Investment, Regeneration &amp; Tourism Geoff Bacon – Head of Property Services</li><li><b>3. Dashboard Report (for Information only)</b></li></ol>

<p><b>Meeting 5</b> Tuesday 8<sup>th</sup> March</p>	<p><b>1. Impact of Brexit on Rural Development Programme and Funding Update (Post-2023)</b> Phil Holmes - Head of Planning and City Regeneration Paul Relf - Economic Development and External Funding Manager Clare James – Economic Development Manager</p> <p><b>2. Economic Regeneration Strategy</b> Phil Holmes - Head of Planning and City Regeneration Clare James – Economic Development Manager Cllr Rob Stewart – Cabinet Member for Economy, Finance &amp; Strategy</p> <p><b>3. Dashboard Report</b> (for Information only)</p>
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**To be scheduled (inclusive of suggestions from Work Planning Conference 2020)**

- Destination Management Plan / Tourism & Leisure
- Auditor General for Wales Review of Town Centre Regeneration
- Tidal Lagoon / Dragon Island
- Relocation of Council depots
- Historic / Listed Buildings

*Tom Evans – Placemaking and Strategic Planning Manager  
Stephen Smith – Lead Placemaking and Heritage Officer*



# Agenda Item 9



**To:**  
**Councillor Robert Francis-Davies**  
**Cabinet Member for Investment,**  
**Regeneration and Tourism**

*Please ask for:*  
*Gofynnwch am:*

*Direct Line:*  
*Llinell Uniongyrochol:*

*e-Mail*  
*e-Bost:*

*Date*  
*Dyddiad:*

Overview & Scrutiny

01792 637314

scrutiny@swansea.gov.uk

30 September 2021

## BY EMAIL

**Summary:** This is a letter from the Development and Regeneration Scrutiny Performance Panel to the Cabinet Member for Investment, Regeneration & Tourism following the meeting of the Panel on 7 September 2021. It covers the Project Update Report.

Dear Councillor Francis-Davies,

On the 7<sup>th</sup> September, the Panel met to discuss the Project Update Report. The Panel thanked Huw Mowbray, Development and Physical Regeneration Strategic Manager, and Phil Holmes, Head of Planning & City Regeneration, for their attendance and contributions.

The Panel also thanked Professor Steve Wilks and Professor Keith Lloyd, who attended on behalf of Swansea University to provide an update on City Deal projects. Discussions focused on the following:

### Swansea University

The Panel heard about City Deal developments, in the context of Swansea University and their partnership with Swansea Council and the Local Health Board. The Panel heard about the aspirations for investment in the *MedTech* and *SportsTech* sector, aiming to provide opportunities for companies to collaborate with Swansea University.

Under proposals for the Sketty and Morrison University sites, we heard that the Swansea University developments are expected to foster a group of up to 300 firms,

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and circa 1000 jobs, creating a space for companies to work alongside clinicians, advancing new treatments and technology. We understand that Swansea University will also work with the Local Health Board and Swansea Council to improve road access and infrastructure around the Morrision site.

The Panel queried the total amount of City Deal funding being allocated to Swansea University and, separately, Trinity Saint David (UWTSD). Officers undertook to provide further clarification on this breakdown, which has now been received with thanks. Members also noted that the UWTSD original 'Box Village' scheme will now not proceed and will be replaced with a new scheme.

Panel Members discussed the information shared and thanked Swansea University for the interesting and informative update.

### **Project Update Report**

Huw Mowbray, Development and Physical Regeneration Strategic Manager, updated the Panel on the regeneration projects in Swansea. Discussions focused on the following:

We heard that work continues to progress well on the **Copr Bay Phase 1** project, despite challenges faced by Covid cases on-site. Officers explained that LED Panels are nearing the completion stage and that façade testing is to commence shortly.

Officers explained to us that parkland / landscaping work continues and that temporary commercial units will be added within the park area.

We questioned the progress of the Hotel development. Officers explained that finance and funding discussions are on-going, and that the Council is considering other alternative options that may become necessary.

Officers explained that the Government Property Agency (GPA) is considering proposals for the **Swansea Central North** site, highlighting to us the positive response from a recent Ministerial site visit.

The Panel understand that works are nearing completion on the **Kingsway** project and that the final pedestrian crossing treatment is pending. Officers explained that final costs, taking account of bonds, are yet to be confirmed on this project.

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The Panel heard that a contractor has been selected for the **71/72 The Kingsway** project, and contract discussions ongoing. We understand that the reduced supply of materials is an on-going and significant aspect of all construction projects presently, having regard to on-going effects of the pandemic.

Members raised queries over the impacts on costs of such supply issues. Officers explained that fixed-price contracts will not be affected, and as such this project will remain unaffected in that respect.

It was pleasing to hear that good progress is being made with the production of a fly-through of the **Wind Street** project, with completion anticipated for November. The Panel heard that three Rainbow Crossings have been proposed to Cabinet, encompassing a pedestrian crossing with rainbow road markings.

Members queried whether improvements have been made to building facades along **Wind Street** and the improvement in street furniture layout. Officers explained that grants may be available to occupiers through other schemes, to improve façades, and that consultation was underway as to street furniture layout.

The Panel questioned whether there would be visible security presence on **Wind Street**. Officers confirmed that the possibility of employing extra City Centre Rangers was being considered by the Council. Officers also reiterated that the Wales Extremism and Counter Terrorism Unit (WECTU) had been consulted in project designs.

The Panel heard that landscaping proposals are underway for **Castle Square**, including some suggested designs to incorporate interchangeable fountains and water features, enabling space to be utilised for other purposes when water supply is turned off.

Members raised queries over possible archaeological interests at the **Castle Square** site. Officers explained that most archaeology was removed during the Victorian era, however, there will be a requirement for a watching brief during initial ground work stages.

The Panel were interested to hear about the long-term project **Shaping Swansea**, which we were informed will comprise seven initial main sites. Officers explained to us that they anticipate significant progress will be made within the next twelve months.

We heard that, under the **City Deal**, Trinity Saint David (UWTSD) have made a change request regarding their Innovation Matrix project in the SA1 area. Their second project,

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the Innovation Precinct, is proposed to move into the City Centre. Members queried where in the City Centre this will be based and officers explained this is yet to be confirmed.

Panel Members also queried the sum of £15M for the Swansea University Health project, and its inclusion in the original City Deal allocation. Officers explained that the Health project was allocated a similar, but separate, figure to Trinity St David.

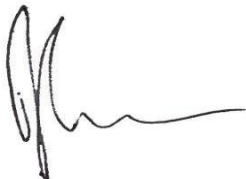
We heard that an extension of time request has been received from the Contractor on the **Powerhouse** site, but that the team are moving forward as quickly as possible alongside Covid restrictions.

The Panel noted that there has been a significant increase in interest surrounding the vacant **Felindre** site. Officers explained that they are hopeful for further news on this over coming months.

### **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.

Yours sincerely,



**Councillor Jeff Jones**  
**Convener, Development and Regeneration Performance Panel**  
✉ [cllr.jeff.jones@swansea.gov.uk](mailto:cllr.jeff.jones@swansea.gov.uk)

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