



City and County of Swansea

Notice of Meeting

You are invited to attend a Meeting of the

Scrutiny Performance Panel – Development & Regeneration

At: Remotely via Microsoft Teams

On: Tuesday, 25 January 2022

Time: 11.00 am

Convenor: Councillor Jeff Jones

Membership:

Councillors: 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 and T M White

Agenda

Page No.

1 Apologies for Absence

2 Disclosure of Personal and Prejudicial Interests

www.swansea.gov.uk/disclosuresofinterests

3 Prohibition of Whipped Votes and Declaration of Party Whips

4 Minutes of Previous Meeting(s)

To receive the minutes of the previous meeting(s) and agree as an accurate record.

1 - 6

5 Public Questions

Questions must be submitted in writing, no later than noon on the working day prior to the meeting. Questions must relate to items on the agenda. Questions will be dealt with in a 10-minute period.

6 Swansea Business Improvement District (BID) - Overview

Invited to attend:

Russell Greenslade - Chief Executive, Swansea BID

7 - 11

7 Foreshore Developments - Verbal Update

Invited to attend:

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

Cllr David Hopkins – Deputy Leader, Cabinet Member for Delivery & Operations
Geoff Bacon – Head of Property Services

- | | | |
|-----------|--|----------------|
| 8 | Project Update Report
For information only | 12 - 15 |
| 9 | Work Programme | 16 - 17 |
| 10 | Letters | 18 - 29 |

Next Meeting: Tuesday, 8 March 2022 at 10.00 am



Huw Evans
Head of Democratic Services
Wednesday, 19 January 2022

Contact: Scrutiny Officer - 07980757686

Agenda Item 4



City and County of Swansea

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

Remotely via Microsoft Teams

Tuesday, 2 November 2021 at 10.00 am

Present: Councillor J W Jones (Chair) Presided

Councillor(s)

P M Black
S J Gallagher
C A Holley
M H Jones

Councillor(s)

P Downing
D W Helliwell
P R Hood-Williams
P K Jones

Councillor(s)

E W Fitzgerald
T J Hennegan
L James
T M White

Other Attendees

Mark Thomas	Cabinet Member - Environment Enhancement & Infrastructure Management
Emily-Jayne Davies	Scrutiny Officer
Stuart Davies	Head of Highways & Transportation
Phil Holmes	Head of Planning & City Regeneration
Huw Mowbray	Development and Physical Regeneration Strategic Manager
Gavin Newman	Parking Services Manager
Matthew Bowyer	Principal Telematics Engineer
Mark Thomas	Group Leader Traffic & Highway Network Management

Apologies for Absence

Councillor(s): R Francis-Davies, S M Jones and W G Thomas

25 Disclosure of Personal and Prejudicial Interests

No interests were disclosed

26 Prohibition of Whipped Votes and Declaration of Party Whips

No declarations were made

27 Minutes of Previous Meeting(s)

The Panel considered minutes from previous meetings and agreed the minutes of the meeting on 7 September 2021 as an accurate record of the meeting.

28 Public Questions

No questions were submitted by members of the public

29 City Centre Travel Plan update

The Panel received an update report, providing information regarding the status of the study, work done to date and plans to progress the study going forward. Discussions focused on the following points:

- Officers highlighted this forward-looking report, produced in conjunction with Atkins, having considered highway infrastructure, pedestrians, cyclists, and current / projected traffic levels.
- Pre-Covid levels within the City Centre are returning, but patterns have changed dramatically. The Panel heard that there have been overall changes in the traffic patterns and use of City Centre.
- Officers explained that there is now a situation of trying to anticipate post-pandemic traffic levels, taking account of major project developments.
- Considerations should be had to charging infrastructure points, as well as environmental considerations such as air quality.
- The study focuses predominantly on the City Centre, although looking at ideas on outskirts, such as traffic hubs, park & ride and public transport.
- Looking to accommodate all needs of future users to the City Centre.
- Members commented on many previous travel plans – querying a number of issues as have been present previously and not seemingly changed.
- Officers assert that there has been significant improvement and investment in networks, junction improvements and distributor routes; having made a big impact in some areas.
- Members questioned the Council's intention to create more cycle ways across the City Centre. Cllr Thomas explained that secure bike storage has been constructed at Fabian Way park & ride, taking account of people cycling into the city. Numerous bike shelters have been installed in the City Centre itself, so bikes can be undercover, and new developments in the City Centre should consider bike storage provisions to encourage employees and visitors.
- Officers highlighted that the needs of the City Centre are changing, and new technology is changing ways of travel, therefore there will be constant changes to this travel plan.
- Officers explained that there has been a strong change in focus, although a number of previous iterations, but this study looks at the significant development opportunities, creating a demand for access to those projects.
- Hierarchy different, now informed by the active travel modes such as cycle, public transport, private car. Strong focus on the different modes of accessing the City Centre.
- Swansea Council has tried to minimise reliance on private cars, with focus on improving connectivity in and around the City Centre.
- Strong Placemaking themes running throughout this planning, intended to make areas better and reduce the need to drive if desired, making the City Centre more accessible.
- Swansea has a dominant flow of people from the local area into/out of town.

- Finite road network – need to make best use of this going forward.
- Members queried existing conditions summary, referring to hotspots such as Dyfatty. Officers confirmed progress being made on this.
- Officers explained that Dyfatty is recognised as a pedestrian/cycle hostile environment, aspiring to enhance public transport flows through that junction, having regard to a holistic solution / links with air quality.
- Members also questioned whether the new Road in SA1 will be managed to protect residents living in that area.
- Officers explained that external funding has been applied for, to date unsuccessful. The Council is now preparing and revising applications to secure funding. It was explained that the initial stages of funding for land purchase have been successful; further funding from Welsh Government now required to construct the road.
- Members questioned whether designs will prevent rat running along that road.
- SA1 link road – Swansea Council sees a benefit here between linking SA1 and enhancing active travel modes linking from University. Will take pressures off junctions along the Fabian Way corridor.
- Park & Ride sites – Members asked if the Council has identified possible sites, particularly from the West, e.g. Mumbles? Officers explained that there is no specific site identified in Mumbles.
- Members raised the need for Park & Ride provision in Swansea West to accommodate rural traffic flows. Members quoted Kittle as an example; traffic surveys indicating over five thousand traffic movements through the village each day.
- 'Metro' description conjures up various different descriptions and modes of transport. Officers highlighted that the term metro included a range of transport, integrating high frequency buses and good interchanges between all modes.
- The Council is considering a number of different strands, looking at main line Swansea/West Wales, how to improve journey times, bus reviews, and possible hydrogen-fuelled bus corridor,
- The Panel queried the sometimes challenging nature of the topography and geography across Swansea as a basis for a cycle network.
- Members commented that cyclists do not always stay on the cycle paths.
- Park & Ride – needs to be made more attractive.
- Members commented that bus services should be transferred to the control of Local Authorities.
- Members questioned the timescales on parking near and around the Arena, and whether parking prices at the Arena will be prohibitive.
- Hospital visits – The Panel commented on the need for connecting both hospitals (Morrison/Singleton) with the travel plan.
- Noted that many aspects of transport issues are not within Council control, such as buses, road infrastructure, hydrogen fuel, train and cars. Officers highlighted significant change now through Transport for Wales taking on control themselves.
- Integrated ticket systems needed. Transport for Wales are making progress on this.
- Challenges with longer journeys out to rural areas when not many passengers. Network of feeder buses possible.

Public transport now within the remit of Welsh Government, driven by need and environmental considerations.

30 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 and City Regeneration, also attended for this item. The Panel noted the change in format of reporting, comprising a condensed summary of some projects.

Main discussions focused on the following:

Copr Bay – Phase 1

- Considerable issues surrounding lack of labour and materials, impacting upon the final stages of the project.
- Officers confirmed there had been a Covid outbreak on site last week.
- Hotel – funding difficulties currently experienced. The appointed developer is due to submit a revised proposal soon.
- Ambassador Theatre Group (ATG) licence has now been approved by the Council's Licensing Committee.
- ATG Programming to start in March, majority of tickets on sale now sold out.
- Officers confirmed that ATG indicate the sales density in Swansea Arena is ahead of other similar venues, ATG reiterating their positive outlook.
- The Panel queried the Arena car park – Officers explained that the North side is designed to pick up traffic from the West, and the other side to pick up from East-coming traffic.
- Members raised concerns over LED lighting and effect on Marina residents.
- Officers confirmed that LEDs were included in initial planning consent, and that they significantly fade to rear of building. Officers also highlighted the control system allowing lights to be turned off if necessary.
- Screening has been designed by an artist in conjunction with residents.

71/72 The Kingsway

- Contract Documents have been agreed by both parties. This is being forwarded to the appointed contractor, Bouygues.
- Planning – pre-commencement conditions have been discharged.
- Build programme to commence end of November.
- Members queried change in specification of original tender – Officers confirmed that there were a number of original tenderers making suggestions. New sensible suggestions were built into the new tender process, now being progressed by the contractor within budget.

Wind Street

- Officers explained that there have been issues with installations of bollards at the top of Wind Street; some services have been identified during excavations which weren't on original plans.
- Rainbow crossing installations are progressing.

Shaping Swansea

- Contract issued to Urban Splash.
- Positive interest in Civic sites from leisure operators, relating to surrounding sites, encompassing 17 acres, including green areas and car parks.
- Meeting arranged with planning team/ Urban Splash to discuss potential CADW listed status.

Mariner Street

- All residential floors are now complete and handed over for occupation.
- Outstanding works including ground floor shopfronts, vinyl window treatment, s278 works and completion of tower cladding ongoing.
- Practical Completion scheduled for November 9th.
- Fit out of retail units scheduled for December.

Castle Square

- FPR7 Cabinet Report being drafted to seek funding to deliver the project.
- Further meetings to be held with Highways, Lighting, Parks and Cleansing, City Center manager and Events.
- Initial information being sought regarding costs on the basis of current design specification.
- Members sought clarification on the project manager post and potential grant funding, having understood this to have been secured already. Officers explained that Swansea Council is the developer, having appointed a professional team.
- Officers also explained that funds have been allocated for work-up costs; capital costs not approved as yet (FPR7 will seek capital funding to deliver scheme).
- Members queried the funding – clarifying that the private sector would make no contributions.

Community Hub

- Issues surrounding location of archives to be addressed with archive teams.
- Members queried alternative provisions for archives – officers explained they currently sit within basement of civic centre, and there are proposals to move into new community hub building.
- The Panel raised some concerns over the suitability of this proposed location, and are aware that the Scrutiny Programme Committee will address this issue in further detail.
- Some enabling works on site, such as asbestos stripping, to prepare site for contractors.

Pontoons

- The legal documents are currently being drafted and reviewed.
- Terms have been suggested regarding rights and access for the Copper Jack and Rowing Club as prime intended users of the facility.
- Along with access rights, agreement is required in principle to allow vehicular access and parking on short-term approval terms.

Members asked about the *Skyline* project – Officers explained that a revised business case has been submitted to Welsh Government for funding discussions. Skyline have engaged architects on the design, having now changed the restaurant design to be replaced with an area for local food hubs. Officers clarified that Swansea is the only Skyline project currently progressing in Europe.

Members queried the funding position regarding *Penderyn Distillery*. Officers explained that this project is moving forward and discussions with the Heritage Lottery fund are ongoing.

31 Work Programme

The Panel noted the Work Plan.

32 Letters

The meeting ended at 11.50 am



Russell Greenslade | Chief Executive

Background on Business Improvement Districts (BIDs)

Business Improvement Districts, known as BIDs, are private sector led and managed partnerships.

A geographical boundary is defined where businesses and organisations in this area invest, collaborate and improve their trading environment.

Projects created provide added value and go beyond the statutory provision of public services.

They address local issues through partnership working and collaboration, achieved through a democratic ballot process.

For a BID to go ahead the ballot must be won on two counts: 1) A +50% YES majority 2) A +50% in rateable value.

BIDs were first established in Canada and the USA in the 1960s and now thousands exist across the world.

There are currently over 320 BIDs delivering £136 million investment from its 87,000 businesses/organisations in towns and city centres throughout the UK.

Swansea Business Improvement District (BID)

Swansea BID is one of the older BIDs in the UK and the first in Wales. It was established on August 1st, 2006, after being given a positive mandate by a ballot of businesses/organisations in the designated BID area.

Each BID term lasts five years after which time the BID must be voted in again by the businesses /organisations in its area to continue.

In 2011, 2016 businesses/organisations voted to renew the Swansea BID and on 25/6/21, Swansea BID successfully secured a Wales record-breaking 4th term ballot with 77.4% Yes and 76.9% Rateable Value. The new BID term started on 1st August 2021 and will run over 5 years until 31st July 2026.

C. 814 hereditaments pay the BID levy which is 1% of their rateable value based on the 2017 rating list as of 13th May 2021.

Swansea BID is a not-for-profit private sector company with its own board of Directors made up of Private, Public and Third sector representatives that financially contribute towards the BID company.

The role of the BID is to help make the area it operates in a better place to shop, stay, study, visit and do business and it does this using the monies collected through the 1% levy.

As the Chief Executive of Swansea BID, I lead the company as its manager, communicator and decision maker reporting to the board of Directors. Only person in the Country to have led a BID company through three successful ballots.

Swansea BID operates in the top 20% of c. 320 BIDs in UK based on its performance and management that is independently asset by national BIDs organisation.

Thoughts

As a City centre the current business position is challenging as in other places. But we have a positive outlook.

Intelligence suggests that foot flow was down considerable on 2019 over the 2021 peak period but basket spend was up - which is a positive.

Currently Swansea stands on a solid platform to bounce back strong from the pandemic and its restrictions with its collaborative and partnership approach and ethos being a primary driver in doing so.

Due to the investments and regeneration the area is now on the radar of businesses and investors more so than ever.

To place this in context over the last 18 months we have had 30 new businesses opening and investing in the City centre creating new jobs and careers.

Thoughts continued....

In addition to our daily practical operations supporting our levy payers, we have several proposed BID projects in the pipeline that include:

Jobs Fairs | Cost Reductions | Digital Diverted Given | Climate Change Toolkit | Business Bubble with UWTSD | Final Mile Delivery | Commuter Bike Hub | Commercial Bin Green Roofs | Pavement Produce Planters | Gift Card Growth

Numerous events activities such as: Love your pet week | Music Month | Swansea Day | Flower Show | Book Festival | Makery | Ghost Walks | Vegan Festival | Vintage Sale | Carnival Day | Rioja Day | World Kindness Day... to name a few

From the BIDs view point the City centre developments have created a new upbeat positivity about the area and are welcomed and supported by the City centre business community.

We now need to capitalise on this positivity and collectively shout even louder about what's happening here in our lovely City and its City centre. Let's challenge people's negative perceptions about our City and its City centre as these don't help recruit new businesses and investors.

Agenda Item 8



Report of the Convener for the Development and Regeneration Scrutiny Performance Panel

25 January 2022

Project Update Report – Cover Sheet

Purpose:	The Project Update Report will provide information and updates on regeneration projects in Swansea
Councillors are being asked to:	Review the departmental 'Dashboard' report and feedback any comments to the relevant Cabinet Member.
Lead Councillor:	Councillor Jeff Jones, Convener of the Development and Regeneration Scrutiny Performance Panel
Lead Officer & Report Author:	Tel: 01792 637732 E-mail: scrutiny@swansea.gov.uk

1. Background

1.1 The Development and Regeneration Scrutiny Performance Panel meets every two months to review the 'health' of the City Centre and regeneration projects within Swansea.

2. As part of the monitoring aspect of the Panel, a departmental 'Project Update Report' is made available for review and scrutiny.

2.1 This report contains updates on various projects throughout Swansea and provides detail and timelines where relevant.

3. The Panel are asked to review the report and ask any questions which they may have on the information provided.

3.1 The Panel may then follow up the meeting with a letter to the relevant Cabinet Member to ask questions and make further comments.

4. Legal Implications

4.1 There are no legal implications.

5. Financial Implications

5.1 There are no financial implications.

Background papers: None

Appendices: None

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

Project: Copr Bay	Project Lead: Lee Richards
<ul style="list-style-type: none"> ▪ Buckingham are aiming to complete substantial works by 31st January. ▪ ▪ Progression is dependent on the main risks, Labour e.g., shortage of carpenters, Materials, Covid, Covid Restrictions. ▪ An important milestone has been met this week with ATG taking partial possession of the Arena on 17th January. This allows the team to continue their fit out including a specialist French team commencing construction of the stage. Given the constraints placed on this development throughout the pandemic this is a major milestone. ▪ Test events are being targeted for weekend of 18th & 19th February ▪ The north side car park completion date is currently being discussed and is being hampered by the poor weather recently thus requiring some environmentally controlled conditions so that the contractor can remedy some paintwork defects prior to completion 	

Project: Swansea Central North	Project Lead: Emma Dakin
<p>Masterplan - Concept masterplan in development.</p> <ul style="list-style-type: none"> ▪ Masterplan to comply with existing Outline Planning permission for site to enable efficient and timely delivery. ▪ Approval of Urban Splash/Milligan JV – expected by W/C 17th January <p>Office Hubs workstream</p> <ul style="list-style-type: none"> ▪ The Council, in partnership with Urban splash/Milligan are now pursuing the delivery the hubs, working directly with interested parties. Milligan commencing direct engagement with interested parties. ▪ It is expected the first hub will comprise of the Council (c. 2,000sqm/20,000 sqft) and Welsh Government (plus ground floor commercial), with the ability to deliver the second hub with UK Government in the adjacent, connecting plot. ▪ Brief for building and Council's accommodation to be developed and agreed. 	

Project: 71/72 The Kingsway	Project Lead: Gareth Hughes
<ul style="list-style-type: none"> ▪ Programme - started 22/11/21 – projected completion 08/23. ▪ Planning Conditions: Condition 14 - Construction Phase Method Statement – discharged; Condition 17 - Proposed Access Works – discharged; Condition 23 – Piling - discharged; Condition 13 - Drainage - discharged. ▪ Marketing agents – Avison Young/JLL preparing lettings strategy. ▪ Site Issues - Hacer closure of Picton Lane from 17/01/22 for 2 weeks means an alternate proposal for access off Kingsway approved. Means traffic control adjacent bus bay. ▪ Comms – stakeholder meeting held on 07/01, contractor also neighbour comms, SC press releases/social media issued on TM and piling start, Meet the Buyer (MTB) event held on 16/12/21. 	

Project: Wind Street	Project Lead: Gareth Hughes
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- **Completion** - end of Jan with outstanding works on street furniture in contract defects period. Substantial completion achieved, however auto bollard & landscape sub-contractor impacted by Covid issues leading to overrun. The current plan is for AGC to complete snagging of their civils/paving works ATG commission bollards w/c 17th January and landscaping to be completed w/c 24th January.
- **Rainbows** – small areas have 'lifted/gone missing – this may be down to installation in damp conditions. Looking to correct this under defects
- **Budget** – projected expenditure tips near £200k over budget (may increase on contract settlement) – the reasons are attributed to additional new paving, drainage and channel requirements; problem buildings delaying contractor progress (prolongation) and requiring design changes; auto bollard installation SC nominated subcontractor poor performance (late to site/addressing utility requirement/obstructions); contractor prolongation and related preliminary costs; additional planting instructions to increase density as availability of certain species/sizes limited by Covid supplies and Brexit;
- WGovt invited application for further funds to mitigate this.

Project: TAN15 Development and Flood Risk	Project Lead: TBC
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- Officers met on a regional basis to discuss options for the development of Strategic Flood Consequence Assessments (SFCA) in line with Welsh Governments postponement of Tan 15 implementation.
- It is required to identify the programme for delivery by the end of January. It is proposed that a regional commission is developed to provide a high level assessment to summarise issues and illustrate a coordinated approach. It is also proposed that a parallel commission is taken forward by Swansea to identify key sites and potential mitigation requirements.

Project: Castle Square	Project Lead: Gail Evans
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- **Cabinet report in December 2021**- approved budget for delivery, acceptance of WG grant offer and ring fencing of revenues.
- **Water Fountain** proposals reviewed in terms of scale/cost to provide a feature which is proportionate with the space available and affordable in the context of the wider scheme.
- **WG Transforming Towns Grant** -bid prepared for funding support over 3 years. Grant funding agreed in principle-awaiting ministerial decision and formal offer letter.

Project: Felindre	Project Lead: Adrian Denning
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- NHS are urgently looking to locate a temporary vaccination centre at Felindre. Site visit to be arranged and Tenancy at Will to be completed by the end of January.
- New marketing brochure to be launched in February including link to fly through imagery.

Project: Community Hub	Project Lead: Geoff Bacon
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- Transforming Towns Grant bid submitted – awaiting outcome.

Project: Hafod Copperworks	Project Lead: Paul Relf
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CCTV drainage survey undertaken. The condition of the drainage appears to be largely satisfactory and any surface water issues experienced in the Rolling Mill (Museum Store) are unlikely to be due to the

drainage runs themselves. This confirms the decision to remove the drainage works to the rear of the rolling mill from the current Hafod Copperworks project.

Invasive Species Treatment position – site wide: **Decisions required:**

- Bascule Bridge – one off knotweed treatment undertaken in 2019. Recommended that a minimum 3 year programme is undertaken.
- Knotweed treatment undertaken in 2021 of some areas around the Hafod Copperworks by CCS team. Recommended that a minimum 3 year programme is undertaken' Quote requested for 2022, and suspect subsequent years until resolved. Budget required.
- Substantial area of Whiterock treated for knotweed in 2018 whilst funding available as a one off treatment.

Project: Skyline

Project Lead: Gail Evans

- **WG Funding application-** Subject to WG review of Business plan, a formal funding application to be submitted to WG by Skyline.
- **Due diligence** -WG have appointed consultants Ernst Young to undertake due diligence exercise. Carter Jonas working with SCC also to provide QS advice on the scheme proposal.
- **Legal and Procurement-** Report of title in preparation. Meetings arranged with legal to discuss market approach, land assembly strategy. Further external legal advice will be required.
- **Reporting programme-** Council Cabinet Report programmed for May. This will set out provisional land acquisition costs and service provision.
- **Meetings** and negotiations on land acquisitions have commenced with private landowner/leaseholders agents

Project: City Deal

Project Lead: Huw Mowbray

- Updated Business Case being prepared.

Agenda Item 9

Development and Regeneration: Scrutiny Performance Panel

Work Plan 2021-22

Meeting 1 Thursday 1 st July	<ol style="list-style-type: none">1. Confirmation of Panel Convener2. Dashboard Report Phil Holmes – Head of Planning and City Regeneration Huw Mowbray - Property Development Manager3. Annual Review of Work Plan 2020-21 and Draft Work Plan 2021-22
Meeting 2 Tuesday 7 th September	<ol style="list-style-type: none">1. Swansea University: Update on City Deal Investment Professor Steve Wilks – Swansea University Provost2. Dashboard Report Cllr Robert Francis-Davies – Cabinet Member for Investment, Regeneration & Tourism Phil Holmes – Head of Planning and City Regeneration Huw Mowbray - Property Development Manager
Arena Site Visits 4 - 11 October	Group tours of the Arena led by Lee Richards, City Centre Team Leader (Development & Physical Regeneration)
Meeting 3 Tuesday 2 nd November	<ol style="list-style-type: none">1. City Centre Travel Plan update Cllr Mark Thomas – Cabinet Member for Environment Enhancement & Infrastructure Management Stuart Davies – Head of Highways and Transportation Mark Thomas - Group Leader Traffic & Highway Network Management Matt Bowyer - Principal Telematics Engineer2. Dashboard Report Cllr Robert Francis-Davies – Cabinet Member for Investment, Regeneration & Tourism Phil Holmes – Head of Planning and City Regeneration Huw Mowbray - Development and Physical Regeneration Strategic Manager
Meeting 4 Tuesday 25 th January	<ol style="list-style-type: none">1. Swansea Business Improvement District (BID) Russell Greenslade - Chief Executive, Swansea BID2. Foreshore Developments Cllr Robert Francis-Davies – Cabinet Member for Investment, Regeneration & Tourism Cllr David Hopkins - Cabinet Member for Delivery & Operations Geoff Bacon – Head of Property Services

	<p>3. Project Update Report (for Information only)</p>
<p>Meeting 5 Tuesday 8th March</p>	<p>1. South West Wales Regional Economic Delivery Plan Cllr Rob Stewart – Cabinet Member for Economy, Finance & Strategy Cllr Robert Francis-Davies – Cabinet Member for Investment, Regeneration & Tourism Phil Holmes - Head of Planning and City Regeneration Clare James – Economic Development Manager</p> <p>2. Project Update Report Cllr Robert Francis-Davies – Cabinet Member for Investment, Regeneration & Tourism Phil Holmes – Head of Planning and City Regeneration Huw Mowbray - Development and Physical Regeneration Strategic Manager</p> <p>3. Impact of Brexit on Rural Development Programme and Funding Update (Post 2023) – For information only</p>

To be scheduled (inclusive of suggestions from Work Planning Conference 2020)

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

Agenda Item 10



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

1st December 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 2nd November 2021. It covers the Project Update Report.

Dear Councillor Francis-Davies,

On the 2nd November, 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. Discussions focused on the following:

Copr Bay – Phase 1

Officers explained to us that there are currently considerable issues surrounding lack of labour and materials, having significant impact upon the final stages of the project. We also understand that there has been a Covid-19 outbreak on site recently, further affecting project completion.

We heard that funding difficulties are currently being experienced in relation to the Hotel development, and that revised submissions are due to be completed soon.

It was explained to us that Swansea Council's Licensing Committee have now approved the licence for the Ambassador Theatre Group (ATG). It was pleasing to hear that ATG programming is to commence in March, and that the majority of tickets

OVERVIEW & SCRUTINY / TROSOLWG A CHRAFFU

SWANSEA COUNCIL / CYNGOR ABERTAWA

GUILDHALL, SWANSEA, SA1 4PE / NEUADD Y DDINAS, ABERTAWA, SA1 4PE

www.swansea.gov.uk / www.abertawe.gov.uk

I dderbyn yr wybodaeth hon mewn fformat arall neu yn Gymraeg, cysylltwch â'r person uchod
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on sale have now sold out. Officers explained that early indications show the sales density in Swansea Arena is ahead of other comparable ATG venues across the UK.

We raised concerns over the Arena car park and accessibility off the main road. Officers explained that the two main car parks are designed to pick up traffic flows coming from both directions, minimising the need to cross the road.

Members raised concerns over LED lighting and any impact on Marina residents. Officers confirmed to us that the LED fascia was included in the initial planning consent, and that they significantly fade to the rear of building. Officers explained about the control system allowing lights to be turned off if necessary. We also understand that a screen has been designed by an artist in conjunction with residents.

71/71 The Kingsway

It was explained to us that good progress is being made, contract documents having been agreed by both parties. We also understand that pre-commencement planning conditions have been discharged and that the build programme is to commence at the end of November.

Members queried any change in the specification of the original tender. Officers confirmed that a number of original tenderers' suggestions have been built into the new tender process, now being progressed within budget by the contractor.

Wind Street

We heard that there have been issues with installations of traffic bollards at the top of Wind Street; some services having been identified during excavations, which officers explained were not on original plans.

Shaping Swansea

The Panel were told that this contract has been issued to Urban Splash and that there is already positive interest from leisure operators regarding the Civic sites, encompassing 17 acres of green areas and car parks. Officers highlighted to us that a meeting is scheduled with the Council's planning team and Urban Splash to discuss potential CADW listed status of the Civic Centre.

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Mariner Street

We heard that all residential floors are now complete and handed over for occupation, although outstanding works including ground floor shopfronts, vinyl window treatment, and completion of tower cladding remains ongoing. Officers explained that the practical completion is scheduled for November and that fit-out of retail units is scheduled for December.

Castle Square

We heard that the FPR7 Cabinet Report is being drafted to seek funding to deliver the project and that further meetings are to be held with Highways, Lighting, Parks and Cleansing, City Centre Manager and Events teams.

We sought clarification on the project manager post and potential grant funding, having understood this to have been secured. Officers explained that Swansea Council is the developer, having appointed a professional team. Officers also explained to us that funds have been allocated for work-up costs, although capital costs have not yet been approved.

Community Hub

We understand that there are ongoing issues surrounding the re-location of archives, which are to be addressed with the archive department. Members queried alternative provisions for the archives, and officers explained they currently sit within the basement of the Civic Centre.

We understand current proposals are to move the archives into a new community hub building within the City Centre. The Panel raised some concerns over the suitability of this proposed location, and are aware that the Scrutiny Programme Committee will address this issue in further detail.

Officers explained to us that some enabling works have commenced on site, such as asbestos stripping, to prepare the site for contractors.

Pontoons

It was explained to us that the legal documents are currently being drafted and reviewed, including suggested terms regarding rights and access for the Copper Jack and Rowing Club as prime intended users of the facility.

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Members asked about the Skyline project, which was not included on the project update report. Officers explained that a revised business case has been submitted to Welsh Government for funding discussions. We understand that Skyline have engaged architects on the design, having now changed the restaurant design to be replaced with an area for local food hubs. Officers clarified that Swansea is the only Skyline project currently progressing in Europe.

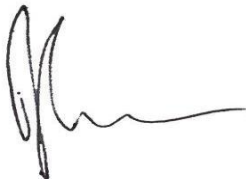
Members also queried the funding position regarding Penderyn Distillery. Officers explained that this project is moving forward and discussions with the Heritage Lottery fund are ongoing.

Your Response

We are interested in any thoughts you may have on the contents of this letter. We would be grateful if you would please provide a written response to the following points by 22nd December 2021:

- 1) In relation to Castle Square, please clarify whether any private funding source will be allocated to this project.
- 2) Please confirm whether the Arena will host an opening event prior to the first ticketed events in March.
- 3) Please outline car-parking provision at the Arena site, including access points off Oystermouth Road.
- 4) Please confirm if potential parking problems at Swansea Marina have been considered and what plans are in place to mitigate such potential problems.
- 5) We would like to formally note our long-standing concerns regarding the affordability and long-term financial viability of the Arena development as a whole.

Yours sincerely,



Councillor Jeff Jones
Convener, Development and Regeneration Performance Panel
✉ cllr.jeff.jones@swansea.gov.uk

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Councillor Jeff Jones
Convener
Development and Regeneration
Performance Panel

(By email)

Please ask for: Cllr Robert Francis-Davies
Direct Line: 01792 63 7440
E-Mail: cllr.robert.davies@swansea.gov.uk
Our Ref: RFD/WLN
Your Ref:
Date: 6 December 2021

Dear Councillor Jones

Thank you for your letter of 1st December 2021. Further to the five points raised in your letter, I respond as follows:

1. In relation to Castle Square, please clarify whether any private funding source will be allocated to this project.

It is anticipated that the only private sector funding will be a contribution towards occupier fit costs of the units.

2. Please confirm whether the Arena will host an opening event prior to the first ticketed events in March.

The Council are currently working with the Ambassador Theatre Group ATG and the Safety Advisory Group on a commissioning event for the arena prior to opening. Details are currently being discussed but it is hoped that this event in late February can accommodate a formal opening of the Copr Bay phase 1 development. Further information will be shared in the new year.

3. Please outline car-parking provision at the Arena site, including access points off Oystermouth Road.

Car parking provision for the arena includes approximated 984 space at the new North and South car parks. In additional parking is available at Paxton Street, and the Quadrant car park together with the NCP at Wind Street. Additional car Parking is provided at East Burrows Car Park. In total there are in the order of 2500 spaces available within close proximity to the arena. In addition to car parking six double bay coach drop off and pick up areas have been constructed. Two at the service area to the Arena, two at Wellington Street and two incorporated in the central island off the bus lane adjacent to Paxton street car park. These spaces will be available to all coaches entering Swansea operating a drop off and pick up service.

4. Please confirm if potential parking problems at Swansea Marina have been considered and what plans are in place to mitigate such potential problems.

The Council has met on a number of occasions with marina residents to discuss various aspects related to the scheme including the possibility of parking along Victoria Quay just behind the revetment wall. To address this concern the council has looked to introduce a TRO in this vicinity to prevent illegal car parking but taking account of local business requirements for servicing. As such the council is looking to introduce a 6m service bay at the top of Victoria Quay to accommodate business together with no loading or waiting elsewhere along Victoria Quay which residents are supportive.

5. We would like to formally note our long-standing concerns regarding the affordability and long-term financial viability of the Arena development as a whole.

The panel's ongoing and often repeated concerns are noted. I would remind however that in terms of capital affordability the S151 officer has advised Council recently that all external borrowing has been completed and advised Cabinet that the capital financing budget continues to underspend. I therefore see no affordability concerns with the financing.

As regards its ongoing use and delivery there will be revenue spend and income related to the Arena, as there is on many of our functions, which as a public body we are not always expected to necessarily make a direct commercial/financial return which is why we are funded from council tax and block grants. There are well documented spill over benefits for both the Council and the wider economy however through increased car parking income, retail, hospitality and tourism footfall etc. as well as being the catalyst for future private sector investment and regeneration.

Yours sincerely



**Y CYNGHORYDD/COUNCILLOR ROBERT FRANCIS-DAVIES
AELOD Y CABINET DROS FUDDSODDI, ADFYWIO A THWRISTIAETH
CABINET MEMBER FOR INVESTMENT, REGENERATION & TOURISM**

To:
Cllr Mark Thomas
Cabinet Member for Environment
Enhancement & Infrastructure
Management

Please ask for:
Gofynnwch am:

Direct Line:
Llinell Uniongyrochol:

e-Mail
e-Bost:

Date
Dyddiad:

Overview & Scrutiny

01792 637314

scrutiny@swansea.gov.uk

1st December 2021

BY EMAIL

Summary: This is a letter from the Development and Regeneration Scrutiny Performance Panel to the Cabinet Member for Environment Enhancement and Infrastructure Management following the meeting of the Panel on 2nd November 2021. It covers the City Centre Travel Plan Update Report.

Dear Councillor Thomas,

On the 2nd November, the Panel met to discuss the City Centre Travel Plan Update Report. The Panel were grateful to all who attended to provide information and answer questions. We are writing to you to reflect on what we learnt from the discussion and to share the observations of the Panel.

Discussions focused on the following:

The Panel heard that this report was produced in conjunction with Atkins, having considered highway infrastructure and various modes of transport. It was explained to us that the study has focused predominantly on the City Centre, although taking account of some aspects of more sub-urban and rural outskirts, such as traffic hubs, park & ride sites and public transport amenities.

Members raised concerns over similarities with previous travel plans, querying a number of issues as having been present previously or displaying minimal changes. Officers explained that there has been a strong change in focus, concentrating on the different modes of accessing the City Centre. Officers assured us that there have been

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significant improvements and investments in networks, junctions and distributor routes; having made a big impact in some areas across Swansea.

We understood that there is now a strong Placemaking theme running throughout the planning, making the City Centre more accessible and minimising reliance on private cars, intending to improve connectivity in and around the City Centre.

It was explained to us that, since the Pandemic, traffic and footfall levels within the City Centre are returning, although traffic patterns have changed dramatically as has the use of the City Centre.

Officers explained to us that that Swansea Council is now trying to understand and anticipate post-pandemic traffic patterns, taking account of major project developments, such as the Arena. It was highlighted to us that considerations will be had to electric charging infrastructure points, as well as environmental considerations such as air quality.

You explained to us that secure bike storage has been constructed at Fabian Way Park & Ride, taking account of people cycling into the city. We also heard that numerous bike shelters have been installed in the City Centre itself, and new developments in the City Centre will consider bike storage provisions to encourage cycling amongst employees and visitors. Officers highlighted that the needs of the City Centre are changing, and new technology is changing ways of travel.

The Panel queried the sometimes-challenging nature of the topography and geography across Swansea as a basis for a cycle network. Members commented that cyclists do not always stay on the cycle paths.

We queried the existing conditions summary, referring to hotspots such as Dyfatty. Officers explained that the Dyfatty junction is recognised as a problem for cyclists/pedestrians. It was highlighted that plans aspire to enhance public transport flows through that junction, having regard to a holistic solution / links with air quality.

Members questioned the development of a new Road in SA1, and how this will be managed to protect residents living in that area. Officers explained that external funding has been applied for, although to date these applications have been unsuccessful. Swansea Council is now preparing and revising applications to secure funding. It was explained that the initial stages of funding for land purchase have been successful and that further funding from Welsh Government is now required for the construction phase.

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Members raised their concerns over possible rat-running along this new road. Officers explained that Swansea Council sees a benefit between connecting SA1 and enhancing active travel modes linking from the Swansea University Bay Campus.

It was explained to us that Swansea Council is considering a number of different 'metro' travel schemes, aimed at improving journey times, bus reviews, and a possible hydrogen-fuelled bus corridor. Officers highlighted that the term 'metro' included a range of transport, integrating high frequency buses and good interchanges between all modes.

The Panel discussed previous Park & Ride schemes, highlighting that sites need to be made more attractive to users, as well as more accessible.

The Panel commented on the need for public transport provisions connecting both hospitals (Morrison and Singleton), noting this was not currently addressed.

It was explained to us that many aspects of transport issues are not always within Swansea Council's control. Officers explained that significant change will likely be visible through Transport For Wales taking on control themselves, such as initiatives to implement integrated ticket systems.

We discussed the challenges faced by bus routes with longer journeys out to rural areas and the possibility of a network of feeder buses through main arterial routes, such as Gower Road, which experience daily traffic congestion. Members raised the need for Park & Ride provision in Swansea West to accommodate rural traffic flows.

Your Response

We are interested in any thoughts you may have on the contents of this letter. We would be grateful if you could please provide a written response to the following points by 22nd December 2021:

- 1) We note the increase in the number of cyclists across Swansea – please would you clarify the quantitative data behind these statistics, particularly relating to the number of people cycling for leisure and/or work.
- 2) Please provide any relevant information or travel plans in relation to rural areas beyond the City Centre.
- 3) In relation to the Dyfatty and Fforestfach junctions, we would like to know if there has been an appraisal of traffic flow.

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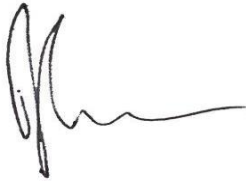
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- 4) We would like to know if any proposals are to be expected for a congestion charge scheme in Swansea City Centre.
- 5) In relation to Singleton Hospital and Morriston Hospital, what are the plans for car parking provision and transport links between the two sites?

Yours sincerely,



Councillor Jeff Jones
Convener, Development and Regeneration Performance Panel
✉ cllr.jeff.jones@swansea.gov.uk

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Councillor Jeff Jones
Convener, Development and Regeneration
Performance Panel.
Overview and Scrutiny
Guildhall
Swansea
SA14PE

Please ask for: Councillor Mark Thomas
Direct Line: 01792 63 6926
E-Mail: cllr.mark.thomas@swansea.gov.uk
Our Ref: MT/JG
Your Ref:
Date: 20 December 2021

By email

Dear Councillor Jones,

RE: Development and Regeneration Performance Panel 2nd November 2021

With reference to your letter of 1st December following the meeting of the panel on 2nd November which raised points for further information and discussion I would provide the following response:

- 1) Clarification of the quantitative data behind cycling statistics, particularly relating to the number of people cycling for leisure and/or work.

I can confirm the Authority has a number of automatic cycle counters placed on strategic cycle infrastructure throughout the county. These show a general increase in the total number of cyclists using cycle paths, but cannot differentiate between journey purpose.

Cycle trips increased significantly during the first lockdown in 2020, which due to closed businesses and workplaces, would seem to be driven by an increase in leisure trips. 2021 has seen daily cycle flows remain at this level, this would tend to suggest that although leisure was the cause of the initial increase, people have continued to cycle for alternative purposes as restrictions have eased. As part of ongoing active travel improvements additional cycle counters are being installed as part of new routes, with a specific grant bid to expand our coverage.

- 2) Please provide any relevant information or travel plans in relation to rural areas beyond the City Centre.

The Transportation Strategy presented at panel was focused on the city centre. There are alternative work streams, Active Travel, Strategic Bus Corridors, seeking to deliver improvements outside of the city centre.

- 3) In relation to Dyfatty and Fforestfach junctions, we would like to know has there been an appraisal of traffic flow.

Although in overall terms traffic levels across the city are broadly at pre-pandemic levels albeit with a significantly altered profile. The Carmarthen Road corridor is distinct from the other arterial routes in that flows remain less than pre-pandemic levels.

Improvements for Dyfatty have been appraised, modelled and design proposals are being formalised to bid for the necessary finance.

Improvements at Fforestfach Cross were found to be a necessary consequence of Strategic Development area at Pentre Rhosir, and these will be delivered under Section 106.

- 4) Are there any proposals to be expected for a congestion charge scheme in Swansea City Centre?

It can be confirmed there are no proposals for a congestion charge scheme.

- 5) In relation to Singleton and Morriston Hospital, what are the plans for car parking provision and transport links between the two sites?

Car parking provision at the hospital sites is a matter for the Local Health Board to address. The Council has provided infrastructure to enable high frequency, high quality bus route linking the two, bus route 4. Also new active travel routes have been delivered along the A48, linking the DVLA, and further routes are proposed in the vicinity to link to the NCN.

Yours sincerely



Y Cynghorydd / Councillor Mark Thomas
Aelod Y Cabinet Dros Gwella'r Amgylchedd a Rheoli Isadeiledd/
Cabinet Member for Environment Enhancement & Infrastructure Management