



## City and County of Swansea

### Notice of Meeting

You are invited to attend a Meeting of the

## Scrutiny Performance Panel – Development & Regeneration

**At:** Multi-Location Meeting - Gloucester Room, Guildhall / MS Teams

**On:** Monday, 20 March 2023

**Time:** 10.00 am

**Convenor:** Councillor Chris Holley OBE

#### **Membership:**

Councillors: P M Black, C M J Evans, E W Fitzgerald, T J Hennegan, P R Hood-Williams, L James, D H Jenkins, M H Jones, S M Jones, J W Jones, M W Locke, W G Thomas, M S Tribe and T M White

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### Agenda

### Page No.

**1 Apologies for Absence.**

**2 Disclosures of Personal and Prejudicial Interests**  
[www.swansea.gov.uk/disclosuresofinterests](http://www.swansea.gov.uk/disclosuresofinterests)

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

**4 Minutes**

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

**1 - 4**

**5 Public Questions**

Questions can be submitted in writing to Scrutiny [scrutiny@swansea.gov.uk](mailto:scrutiny@swansea.gov.uk) up until noon on the working day prior to the meeting. Written questions take precedence. Public may attend and ask questions in person if time allows. Questions must relate to items on the open part of the agenda and will be dealt with in a 10 minute period.

**6 Audit Wales Report - Town Centre Regeneration**

**5 - 11**

*Invited to Attend:*

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

Paul Relf – Economic Development and External Funding Manager

- 7 Regeneration Programme / Project Monitoring Report** **12 - 15**  
*Invited to attend:*  
Cllr Robert Francis-Davies – Cabinet Member for Investment,  
Regeneration and Tourism  
Phillip Holmes – Head of Planning and City Regeneration  
Huw Mowbray – Development and Physical Regeneration Strategic  
Manager
- 8 Work Plan 2022/23** **16 - 17**

**Next Meeting:** Monday, 15 May 2023 at 10.00 am

*Huw Evans*

**Huw Evans**  
**Head of Democratic Services**  
**Monday, 13 March 2023**  

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**Contact: Scrutiny Officer – 01792 636292**

# Agenda Item 4



City and County of Swansea

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

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

**Teams**

**Monday, 30 January 2023 at 11.30 am**

**Present:** Councillor C A Holley (Chair) Presided

**Councillor(s)**

P M Black  
M H Jones  
W G Thomas

**Councillor(s)**

P R Hood-Williams  
J W Jones  
M S Tribe

**Councillor(s)**

L James  
M W Locke  
T M White

**Cabinet Member(s)**

Cllr Robert Francis- Davies Cabinet Member for Regeneration and Tourism

**Officer(s)**

Phillip Holmes	Head of Planning and City Regeneration
Huw Mowbray	Development & Physical Regeneration Strategic Manager
Frances Jenkins	Strategic Manager Tourism Marketing and Events
Steve Hopkins	Tourism and Marketing Manager
Geraldine Williams	Tourism Information Officer
Stephen Crocker	Chair of Tourism Swansea Bay
Rachel Percival	Scrutiny Officer

**Apologies for Absence**

Councillor(s): C M J Evans and D H Jenkins

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**26 Disclosure of Personal and Prejudicial Interests**

No interests were disclosed.

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

No declarations were made.

**28 Minutes**

The Panel agreed the minutes from previous meetings.

**29 Public Questions**

No questions were submitted by members of the public.

### **30 Tourism Destination Management Plan**

Robert Francis-Davies, Cabinet Minister for Investment, Regeneration and Tourism, Steve Hopkins, and Stephen Crocker the Chair of Tourism Swansea Bay attended to discuss this item. The following points were made –

- The Tourism Development Plan 2017-2020 focused on creating a world class tourism destination which delivers a high quality visitor experience in a pleasant clean and well maintained environment.
- Themes during 2017-20 included the year of legends, year of the sea and the year of discovery.
- Key achievements during 2017-20 include destination marketing, partnership working, changing places, trade engagement, capital projects, tourism research and information on tourism trends.
- The tourism industry was one of the worst affected by the Covid pandemic.
- The Tourism Recovery Plan 2021/22 covered the areas of review and research, inform and support and to remind and encourage customers to return.
- The Tourism Recovery Plan 2021/22 aimed to support growth and re-establish confidence in the tourism and hospitality sector.
- Business support provided during the pandemic included a bed stock survey, online events, guideline interpretation, grant support and information sharing.
- The Tourism Support Fund via the Economic Recovery Fund supported 8 projects with up to 100% funding during the pandemic.
- Highlights of 2022 include the dark skies initiative, a visit from Tim Peake, dog friendly businesses, spring/autumn watch visits from Iolo Williams, production of a visitor guide and the return of major events.
- In 2022 an additional 7 projects received funding from the Tourism Support Fund which supports applications for ecological and environmental improvements.
- Wales STEAM survey 2021 suggests the sector is recovering. The Tourism trade survey conducted end of 2022 will be used to inform the new Destination Management Plan. Survey results overall were positive.
- Future challenges include a tourism levy, the 182 day rule, cost of living, statutory licencing, planning, recruitment and high seasonality.
- The new Destination Management Plan 2023-25 will look to bring together recent survey results, wider recovery, city centre regeneration, major events and funding with approval due in April 2023.
- The upcoming Tourism Awards will be announced later this year.
- Buses are provided by private companies and therefore there can be challenges providing a regular bus service for tourists and locals to all parts of Swansea. A hydrogen bus pilot is due to be carried out in Swansea in the near future.
- 200,000 copies of the day visitor guide were produced and will last a few more years but there are no longer the resources to produce further paper copies.

- Holiday lets and second homes can take away properties from local families. The bed stock survey has helped to establish how much available accommodation exists including Airbnbs. Statutory licencing will mean anyone providing overnight accommodation has some form of licence.
- Planning will be key in allowing regulated accommodation to meet demand.
- Welsh Government are currently consulting on the introduction of a tourism levy.

### **31 Regeneration Programme / Project Monitoring Report**

The latest regular monitoring report on regeneration programme / projects was presented to the Panel, for any comments / views on progress and achievements. Huw Mowbray, Development & Physical Regeneration Strategic Manager, provided relevant updates on the following:

#### Copr Bay:

- Resolution is being sought for a rough sleeping issue in the car park.
- The glass lift is now fully operational.
- Stairs are being redone over the next 4-6 weeks.

#### Shaping Swansea:

- The city centre Levelling Up Fund bid was unsuccessful.
- Work with Urban Splash is ongoing to look at next steps.

#### Swansea Central North:

- Rental and market values are being looked at in the Public Sector Hub A.
- The Government Property Agency are now engaged with the hub.

#### Civic Centre Relocation:

- The Stage 1 delegated report has been drafted.
- Swansea has been shortlisted by Welsh Government as an Anchor site for the National Contemporary Art Gallery.

#### TAN15 Development and Flood Risk:

- A revised draft is out for consultation with some additional improvements.

#### Castle Square:

- Planning permission has been granted.
- The tender process is about to commence.
- The Quality Audit has been completed and submitted and the Road Safety Audit has been completed and issued to the Highways Department in December 2022.
- Castle Square is a Council funded project with 4 units in the scheme to be let to private tenants.

#### Community Hub (old BHS building):

- A revised construction programme has been reviewed and current date has been extended to September 2024.

Civic Centre Decant:

- All moves from the Civic Centre to the Guildhall will be completed by Sept 2023.
- The migration of ICT services from the Civic to the Guildhall is expected to take place in September/October 2023.

Powerhouse Redevelopment Hafod Copperworks:

- The project is anticipated to be fully complete by the end of February 2023 with a licence prepared to enable Penderyn to commence fit out before the works are complete.

Laboratory Building:

- This work will be completed as part of the successful Hafod Levelling Up Fund Bid.
- Costs are expected soon on scaffolding options.

Palace Theatre:

- Current completion programme scheduled for November 2023.
- Tramshed will let the whole of the site.

71/72 the Kingsway:

- Build has started to reach ground level.
- The first major tenant has been secured and agents are being engaged to start marketing the rest of the building.
- Expected completion date is October 2023.

**32 Letters**

**33 Work Programme**

The Panel noted the Work Plan.

**34 Exclusion of the public**

The public were excluded from the meeting on the grounds that it involves the likely disclosure of exempt information as set out in Paragraph 14 of Schedule 12A of the Local Government Act 1972 as amended by the Local Government (Access to Information) (Variation) (Wales) Order 2007.

**35 Regeneration Programme / Project Monitoring Report**

Additional discussion in relation to Minute 31 was held.

The meeting ended at 1.30 pm.

**Chair**

# Agenda Item 6



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

*Development and Regeneration Scrutiny Panel*  
20<sup>th</sup> March 2023

### **Regenerating Town Centres in Wales: Audit Wales Report**

<b>Purpose:</b>	To update the Scrutiny Panel on the Council's response to the Audit Wales report 'Regenerating Town Centres in Wales'.
<b>Content:</b>	An update on: 1. Audit Wales report: Regenerating Town Centres in Wales
<b>Councillors are being asked to:</b>	Consider the information provided and give views
<b>Lead Councillor:</b>	Councillor Robert Francis-Davies, Cabinet Member for Investment, Regeneration and Tourism
<b>Lead Officer &amp; Report Author:</b>	Paul Relf E-mail: <a href="mailto:paul.relf@swansea.gov.uk">paul.relf@swansea.gov.uk</a>
<b>Finance Officer:</b>	Ben Smith
<b>Legal Officer:</b>	Debbie Smith

#### **1. Background**

- 1.1 In September 2021, Audit Wales published a report on the regeneration of town centres in Wales. Over 2.5m people in Wales live in a town or city, concluding that they remain at the heart of Welsh life, and places that people value and love. However, dramatic shifts over time in the types of uses that draw people into towns and cities are continuing to change the face of these places, and the uses that spaces and buildings within them are put to.
- 1.2 The audit wanted to highlight good practice and identify opportunities to improve the approach to regenerating town centres in Wales. The report is titled [Regenerating Town Centres in Wales](#).

1.3 The findings of the report are a positive reflection on the three missions of our recently adopted 'South West Wales Regional Economic Delivery Plan', which recognises the interdependent role of the cities, towns and villages of south west Wales as places where businesses from micro-scale upwards are the backbone of the economy which itself benefits from the experience that this network of places and their communities provide.

## 2. **Audit Wales: Key findings**

2.1 The Audit Wales report reflects on a period of change over 70 years which has changed dramatically the way that town centres are used by people, and how local authorities and communities have responded, and considerations for future development if town centres are to remain a focal point of our cities and towns in future.

2.2 The Audit Identified the following key messages:

- Town Centres remain at the heart of Welsh life as places people value and love
- Addressing the challenges faced by town centres requires brave and ambitious leadership to enact change
- Over 75 years town centres are the places most affected by the rapid evolution of lifestyles and technological changes
- Legacy impact of post-World War II planning decisions
- Impact of out-of-town service centres (not just retail)
- Positive response of Welsh and local government during the COVID-19 pandemic in supporting town centres
- Local authorities are the key public bodies to help regenerate town centres but often lack the capacity and skills to deliver sustainable regeneration.
- Powers that can help stimulate town centre regeneration are not used effectively or consistently
- Town centre first policy is not yet fully embedded – lack of definition of policies and instruments proposed to help address the challenges faced by town centres
- Post Covid challenges are similar to the regeneration of 1945 post-war Britain. Local authorities are well placed to lead in their areas but need to be clear on the purpose of their town centres and engagement of public sector partners, third sector, town and community councils, communities and businesses in decisions.
- Local authorities will have to become increasingly more interventionist to address town centre challenges.

2.3 The findings are a generic assessment across Wales. Swansea performs strongly on many of the areas highlighted above, using the many levers and options to good effect under strong and ambitious political leadership.

2.4 Each area will be addressed in turn:



Town Centres remain at the heart of Welsh life as places people value and love  
Swansea is more than just Swansea, and even within the relatively small geographical area of the county, people can identify a range of significant town centres and places alongside the City Centre itself, including Gorseinon, Mumbles, Gowerton, Sketty, Pontarddulais, Clydach, Morriston and Killay. Each of these places has a significant high street including a range of typical uses. Each has developed on the back of growth of a local industry or trade, some on the back of the industrial revolution and coal and metal industries, with others dating back to coastal and farming legacies dating back hundreds of years. Family businesses continue to feature strongly, and social media history pages are testimony to the love people have for their places, their people, spaces and buildings. Each town in our county features recognisable landmarks, and 'expectation'. Each has also been impacted by the changes, for example in changes from rail to road, cross roads, feature buildings lost to road widening, changes in retail practice, workforce changes and major changes in shopping habits.

#### Addressing the challenges faced by town centres requires brave and ambitious leadership to enact change

Swansea is experiencing the most significant and exciting programme of regeneration in the post-war period. Strong leadership and decision making is ensuring that a wide programme of regeneration is underway, from large scale City Deal investments such as the Arena and 71/72 The Kingsway, through medium scale projects tackling listed buildings at risk including the Palace Theatre and Albert Hall, down to individual financial support for the smallest businesses to improve their building facades in all corners of the county.

#### Over 75 years town centres are the places most affected by the rapid evolution of lifestyles and technological changes

Swansea was one of the unfortunate places alongside others where the densely-built up mixed use town centre was largely obliterated in the World War 2 Blitz. Pre-war Swansea was perhaps the epitome of what we would now aspire to as a 'mixed use regeneration' exemplar of living, working and leisure, with densely packed housing, retail and leisure uses crammed into a patchwork of buildings established over centuries. Part of High Street, Wind Street and the Maritime quarter show glimpses of that Swansea, which evolved around the needs of the people living in it. Now the pace of technological changes moves faster than the bricks and mortar can keep up with, so regeneration tools are needing to be deployed both keeping pace with changing demands, but also trying to look ahead to future end uses. As City living in particular is returning at scale, it is already impacting the way part of the City Centre and the wider town centres in the county are being used by their communities.

#### Legacy impact of post-World War II planning decisions

Many parts of the town centre as were almost a 'clean slate' following the devastation of the war period. There was an ambition to look to the future,

creating large open corridors and attempting to build at a large scale, but using the limited resources available, and taking advantage of advances in building technology at the same time. Many of these structures are still with us and are now in the process of finding new uses, using the regeneration tools available to help them form part of the next phase of the evolution of the place. 'Zoning' for retail at a large scale is criticised in the Audit Wales report as creating unsustainable levels of retail. Even in the smaller town centre high streets, small terraced houses, e.g. Woodfield Street were being converted into shops even in the 1960s onwards. So it should not be seen as a negative that some of these premises find their way back to residential uses, but more of a case of finding the right balance of sustainable uses.

#### Impact of out-of-town service centres (not just retail)

Out of town services of all kinds – primarily retail, but also health, education, offices and other essential services locating on large out of town development sites inevitably draw people away from town centres. These sites are usually very large and dispersed requiring individual parking areas as distances between premises are too far to walk. Smaller scale retail can barely succeed in these locations due to limited footfall other than moving from car to front door of premises. Footfall is a key metric for the success of a town centre, but arguably the more 'multi-use' facilities whether out of town or in a city centre, the less likely a person is to leave a particular building to go elsewhere by foot to eat, drink, shop or attend a leisure or cultural premises. Retail is often seen as the primary culprit, but any large scale facility that could have chosen a location in closer proximity to a town centre is equally removing footfall and vibrancy from town centre locations. Similarly, whilst hubs are a welcome move for repurposing some premises, the mix of services within them must be carefully considered as to the potential beneficial surrounding businesses and services they will be supporting outside of their 'own four walls'.

#### Positive response of Welsh and local government during the COVID-19 pandemic in supporting town centres

Swansea Council worked quickly with Welsh Government to create ways in which town centres could be supported to help them survive the several lockdown periods. The ability to utilise the WG Transforming Towns grant funding for a Premises Outdoor Adaptation Grant was one example to enable businesses facing indoor restrictions to be able to offer outdoor seating.

#### Local authorities are the key public bodies to help regenerate town centres but often lack the capacity and skills to deliver sustainable regeneration.

Regeneration of town centres is a partnership effort, and the key to success is ensuring that communication channels are open across all levels of government, across internal departments within government and a regular dialogue is maintained across key sectors including public, third and private sectors. Particularly at times where resources across the sectors are scarce,

pulling together to achieve regeneration is more important than ever. Each sector brings its own talents and skills to the table, and the ability to achieve different forms of funding and investment, which means that pulling together achieves greater results. Procurement frameworks are a fundamental part of this, as swift access to the right expertise is critical to regeneration projects of all scales. Continuous dialogue between partners across all sectors, understanding what is being brought to the table and the needs to be met speeds up decision making, reduces ambiguity and enables complex projects to be realised more quickly. A 'can-do' approach and attitude is also fundamental.

### Powers that can help stimulate town centre regeneration are not used effectively or consistently

A suite of support measures are available to enable regeneration in Wales and we draw on all of these to ensure funding opportunities are maximised:

**WG Transforming Towns** is a series of interventions of both grant and loan to support regeneration activities in the City and District town centres. Projects outside of town centres are not supported. The package of support is very well leveraged in Swansea.

#### Placemaking grants

- max £250k for smaller scale public realm and small buildings (public, private and community)
- Places invested in need a 'Place Plan'

#### Strategic projects

- Aimed at larger projects with a viability gap, upwards of £2.5m grant but subject to viability gap
- usually commercial/community/market rent gap
- Example projects – former BHS, Morganstone development Princess Way, Hacer Biophilic Building former Woolworths
- Public sector grant can go up to 70% but usually considerably lower
- Private sector intervention rates usually 45% or less against proven viability gap – new subsidy control regime impacts this
- Strong pipeline of demand from private sector

#### Town Centre Loan Fund

- 0% interest loan over 5-7 years
- Targeted at under-utilised, derelict sites or premises
- Commercial or market rent schemes
- Usually up to £1m per project aimed at private sector
- Available for SME developers (could perhaps work as partnership)
- Very popular in Swansea as bridging for acquisition and development of larger private sector projects – Swansea is one of the largest users of this programme in Wales.
- Strong pipeline of demand from private sector

### Enforcement Action Plan

- WG consultancy support available to advise
- Loan fund to support enforcement actions
- Action plan updated and maintained on key properties

**Council Economic Recovery Fund** has enabled investment in property facades and related works to improve appearance of commercial properties across the county.

**UKG Levelling Up Fund:** A bid incorporating Hafod Copperworks, Strand and Swansea Museum was approved in January 2023. A further Round 3 is expected in 2023, and a bid for the City Centre will be submitted to this round.

### Town centre first policy is not yet fully embedded – lack of definition of policies and instruments proposed to help address the challenges faced by town centres

Place Plans are emerging as a key means of ensuring that ‘place making’ is front and centre in decisions on regeneration investments. These have to be living documents, long enough to capture the action plan necessary to enable regeneration to take place, but short enough to remain adaptable and easy to update as plans evolve to include results of ongoing engagement and dialogue.

### Post Covid challenges are similar to the regeneration of 1945 post-war Britain. Local authorities are well placed to lead in their areas but need to be clear on the purpose of their town centres and engagement of public sector partners, third sector, town and community councils, communities and businesses in decisions.

Town centres are at a critical stage with key businesses and services having been severely impacted by the Covid-pandemic and the ripple impacts of the war in Ukraine, both affecting global supply chains, and cost of energy. The Council works closely with key public, private and voluntary sector partners through our Regeneration Swansea partnership to guide the regeneration agenda in Swansea, and deliver the Welsh Government Transforming Towns programme, with the partnership acting as the local project board for this.

### Local authorities will have to become increasingly more interventionist to address town centre challenges.

A range of options to engage on problem properties and zones exists, with negotiated routes enabling leverage of wider funds than public sector alone. The range of tools outlined above is working, and some of that work requires direct intervention for large scale impact – examples might include Kingsway public realm and 71/72 The Kingsway, and Swansea Central (Arena) as examples. Other regeneration players including Coastal Housing, Pobl and

private developers are an essential part of the picture, and working collaboratively is vital to ensuring quality schemes come forward and link into the wider strategic vision for places.

### **3. Conclusions**

- 3.1 We have a robust and inclusive approach to regenerating our town centres working closely with key public, private and voluntary sector partners including local developers and we utilise the full range of tools and funding opportunities to deliver an ambitious regeneration programme.

### **4. Financial Implications**

- 4.1 There are no financial implications associated with this report.

### **5. Legal Implications**

- 5.1 There are no legal implications associated with this report.

**Background papers:** None

**Appendices:** None

# Agenda Item 7



## Report of the Convener

### Development and Regeneration Scrutiny Performance Panel – 20 March 2023

## Regeneration Programme / Project Monitoring Report

<b>Purpose:</b>	The monitoring report will provide information and update on the regeneration programme and projects in Swansea.
<b>Councillors are being asked to:</b>	Review the departmental 'Dashboard' report and feedback any comments to the relevant Cabinet Member.
<b>Lead Councillor:</b>	Councillor Robert Francis-Davies, Cabinet Member for Investment, Regeneration & Tourism
<b>Lead Officer</b>	Huw Mowbray, Development and Physical Regeneration Strategic Manager

### 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.
- 1.2 As part of its monitoring role, a departmental 'Programme / Project Monitoring Report' is made available to the Panel for review and scrutiny. This report contains updates on the regeneration programme and various projects throughout Swansea and provides detail on key activities / stages and timelines where relevant.
- 1.3 The Panel are asked to review the report and ask any questions which they may have, in response to the information provided. The Panel may then follow up the meeting with a letter to the relevant Cabinet Member to convey its views and any recommendations.

**Background Papers:** None

**Appendices:** Regeneration Programme / Project Monitoring Report

<b>City Regeneration Programme Board – Summary Report</b>	
Programme Board Lead	Mark Wade
Reporting Period	March 2023

<b>Project: Copr Bay</b>	<b>Project Lead: Lee Richards</b>
<ul style="list-style-type: none"> <li>▪ Snagging progressing.</li> <li>▪ Discussions ongoing with regards resolution for North block.</li> <li>▪ ATG sold 145,000 tickets.</li> </ul>	

<b>Project: Shaping Swansea</b>	<b>Project Lead: Katy Evans</b>
<ul style="list-style-type: none"> <li>▪ Funding sources being explored.</li> </ul>	

<b>Project: Swansea Central North</b>	<b>Project Lead: Emma Dakin</b>
<b>Stage 1 / Stage 2</b>	
<ul style="list-style-type: none"> <li>▪ Delivery programme and strategy being updated to reflect new funding approach – first development phase continues to Public Sector Hub A and the residential block.</li> </ul>	
<b>Funding</b>	
<ul style="list-style-type: none"> <li>▪ Shared Propensity Fund and Transforming Towns bids in development</li> <li>▪ Funding meeting with Welsh Government to be scheduled</li> <li>▪ Private investment funds in discussion with M/US</li> </ul>	

<b>Project: 71/72 The Kingsway</b>	<b>Project Lead: Huw Mowbray</b>
<ul style="list-style-type: none"> <li>▪ Construction advancing and now up to first floor level.</li> <li>▪ Procurement of Marketing Agent is currently being progressed.</li> </ul>	

<b>Project: Civic Centre Redevelopment</b>	<b>Project Lead: Katy Evans</b>
<ul style="list-style-type: none"> <li>▪ Meeting held with Cadw with regards to potential listing of the Civic Centre.</li> <li>▪ Urban Splash looking at designs.</li> </ul>	

<b>Project: TAN15 Development and Flood Risk</b>	<b>Project Lead: Tom Evans/ Gail Evans</b>
<ul style="list-style-type: none"> <li>▪ <b>New TAN 15 issued for re consultation 23.01.23. Consultation response required to WG by April 17th 2023</b></li> <li>▪ <b>WLGA/POSW/Welsh Government Workshop</b> to be held on March 17th. Consultants JBA have been asked to review the implications of the new re-consultation version of the TAN on key regeneration sites including Swansea Central North and Civic centre.</li> </ul>	

<b>Project: Castle Square</b>	<b>Project Lead: Gail Evans</b>
<ul style="list-style-type: none"> <li>▪ <b>Transforming Towns Grant application-</b> Revised version of application submitted to WG.</li> <li>▪ <b>External legal advisors Geldards</b> to review JCT contract and ITT Spider consultancy additions.</li> </ul>	

<b>Project: Community Hub</b>	<b>Project Lead: Geoff Bacon</b>

<b>Project: Skyline</b>	<b>Project Lead: Lee Richards</b>
<ul style="list-style-type: none"> <li>▪ Skyline's initial public consultation completed w/c 6<sup>th</sup> March.</li> <li>▪ Report to be produced with consultation outcomes.</li> <li>▪ Planning submission being prepared.</li> </ul>	

<b>Project: Powerhouse Redevelopment Hafod Copperworks</b>	<b>Project Lead: Paul Relf</b>
<ul style="list-style-type: none"> <li>▪ Works are drawing to a close.</li> <li>▪ Phased partial possession approach of areas across this development being taken to enable Penderyn to commence fit out works via early access licences. The first phase commences on 13<sup>th</sup> February 23 of the Powerhouse (main distillery).</li> <li>▪ Application for additional NLHF grant support made. Outcome expected sometime during March 2023.</li> </ul>	

<b>Project: Laboratory Building (LUF)</b>	<b>Project Lead: Paul Relf</b>
<ul style="list-style-type: none"> <li>▪ Following LUF decision, progress being made to conclude scheme to progress to tender for main contractor making use of budget remaining on an existing order.</li> <li>▪ Discussions underway with Legal and Procurement on most efficient and compliant route to engage the design team to move forward with haste.</li> <li>▪</li> </ul>	

<b>Project: Levelling Up Fund – Lower Swansea Valley</b>	<b>Project Lead: Paul Relf</b>
<ul style="list-style-type: none"> <li>▪ End Date March 2025 to expend and deliver grant award.</li> <li>▪ EFT are underway with engagement of professional teams to move this forward of the 3 distinct programme of projects to be delivered.</li> <li>▪ Site Visit undertaken with prospective design team.</li> </ul>	

<b>Project: Palace Theatre</b>	<b>Project Lead: Paul Relf</b>
<ul style="list-style-type: none"> <li>▪ Programme continues to be an issue and key discussions underway with professional team to address alongside contractors.</li> </ul>	



- Current programme suggests a completion as January 24. Main contractors have advised they are working to an 'internal programme' of completing before Christmas 2023.

**Project: Inward Investment**

**Project Lead: Sue Woodward**

- Hosted a day with Wales Government Invest team to focus on Swansea's plans and aspirations.

**Project: Copperworks Pontoon**

**Project Lead: Paul Relf**

- Quayside railings installation preparation work has commenced along with the preparation works for the installation of the lighting columns. Works expected to be complete by end of March 2023.
- 25yr lease completed with the DOB.

# Agenda Item 8



## Development and Regeneration Scrutiny Performance Panel Work Plan 2022-23

<b>Meeting 1</b> 5 September 2022	<ul style="list-style-type: none"><li>• <b>Regeneration Programme / Project Monitoring Report</b> Cllr Robert Francis-Davies – Cabinet Member for Investment, Regeneration &amp; Tourism Phil Holmes – Head of Planning and City Regeneration Huw Mowbray - Development and Physical Regeneration Strategic Manager</li><li>• <b>Draft Panel Work Plan 2022/23</b></li></ul>
<b>Meeting 2</b> 14 November 2022	<ul style="list-style-type: none"><li>• <b>Regeneration Programme / Project Monitoring Report</b> Cllr Robert Francis-Davies – Cabinet Member for Investment, Regeneration &amp; Tourism Huw Mowbray - Development and Physical Regeneration Strategic Manager</li><li>• <b>Focussed Topic: City Centre Retail</b> Councillor Rob Stewart – Cabinet Member for Economy, Finance &amp; Strategy (Leader) Cllr Robert Francis-Davies – Cabinet Member for Investment, Regeneration &amp; Tourism Paul Relf – Economic Development and External Funding Manager Russell Greenslade – Chief Executive, Swansea BID</li></ul>
<b>Meeting 3</b> 23 January 2023	<ul style="list-style-type: none"><li>• <b>Regeneration Programme / Project Monitoring Report</b> Cllr Robert Francis-Davies – Cabinet Member for Investment, Regeneration &amp; Tourism Phil Holmes – Head of Planning and City Regeneration Huw Mowbray - Development and Physical Regeneration Strategic Manager</li><li>• <b>Focussed Topic: Tourism Destination Management Plan</b> Cllr Robert Francis-Davies – Cabinet Member for Investment, Regeneration &amp; Tourism Steve Hopkins – Tourism and Marketing Manager Stephen Crocker – Chair of Tourism Swansea Bay</li></ul>
<b>Meeting 4</b> 20 March 2023	<ul style="list-style-type: none"><li>• <b>Regeneration Programme / Project Monitoring Report</b></li><li>• <b>Audit Wales Report – Town Centre Regeneration</b> Cllr Robert Francis-Davies – Cabinet Member for Investment, Regeneration &amp; Tourism</li></ul>

	Paul Relf – Economic Development and External Funding Manager
<b>Meeting 5</b> 15 May 2023	<ul style="list-style-type: none"> <li>• <b>Regeneration Programme / Project Monitoring Report</b></li> <li>• <b>Achievement against Corporate Priorities / Objectives / Policy Commitments</b></li> </ul>
<b>Meeting 6</b> 10 July 2023	<ul style="list-style-type: none"> <li>• <b>Regeneration Programme / Project Monitoring Report</b></li> <li>• <b>Focussed Topic: Project Review - Swansea Arena</b></li> </ul>

Possible other specific topics for future meetings:

<b>Topic</b>	<b>Notes</b>
<b>Audit Wales report on Town Centre Regeneration (published Sep 2021)</b>	for monitoring of Council response to audit recommendations
<b>City Deal 'Swansea specific' Projects</b>	would need to complement regional scrutiny
<b>Rural Development Programme / Plan</b>	from previous Panel interest
<b>Historic / Listed Buildings</b>	potential carry over from last year and also mentioned at this year's Work Planning Conference - looking at ones fallen into disrepair and what is happening in terms of redevelopment and restoration
<b>New Build Housing Towers e.g., student accommodation</b>	raised at this year's Work Planning Conference - concern about the support available in terms of health services and education given number of new high-rise dwellings that are being built around the city, for the large number of new people who would be moving into the area. What is the process, who is informed?
<b>SA1 development &amp; supporting infrastructure / services</b>	an issue from Scrutiny public survey – concerns about supporting infrastructure given growth in residential development, e.g., road safety, pavements, public transport links