

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

**Lleoliad:** O bell drwy Microsoft Teams

**Dyddiad:** Dydd Llun, 14 Medi 2020

**Amser:** 1.30 pm

**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 a/ac T M White

---

### **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 - 14**  
Derbyn nodiadau'r cyfarfod(ydd) blaenorol a chytuno eu bod yn gofnod cywir.
- 5 Cwestiynau gan y cyhoedd**  
Rhaid cyflwyno cwestiynau'n ysgrifenedig, cyn hanner dydd ar y diwrnod gwaith cyn y cyfarfod fan bellaf. Rhaid i gwestiynau ymwneud ag eitemau ar yr agenda. Ymdrinnir â chwestiynau o fewn cyfnod 10 munud.
- 6 Adroddiad Diweddaraf am y Prosiect** **15 - 23**

Gwahodd i fynychu:

Y Cyng. Rob Stewart - Aelod y Cabinet dros yr Economi a Strategaeth (Arweinydd)

Phil Homes – Pennaeth Cynllunio ac Adfywio'r Ddinas

Huw Mowbray - Gwasanaeth Adfywio Economaidd A Chynllunio

**Cyfarfod nesaf:** Dydd Mawrth, 3 Tachwedd 2020 ar 10.00 am

*Huw Evans*

**Huw Evans**  
**Pennaeth Gwasanaethau Democrataidd**  
**Dydd Llun, 7 Medi 2020**  
**Cyswllt: Liz Jordan 01792 637314**

---

# Agenda Item 4



City and County of Swansea

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

Committee Room 5, Guildhall, Swansea

Monday, 27 January 2020 at 10.00 am

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

### **Councillor(s)**

P Downing  
S J Gallagher  
C A Holley  
P K Jones  
W G Thomas

### **Councillor(s)**

E W Fitzgerald  
D W Helliwell  
L James  
S M Jones  
T M White

### **Councillor(s)**

M H Jones  
T J Hennegan

### **Other Attendees**

Robert Francis-Davies  
Rob Stewart

Cabinet Member - Investment, Regeneration & Tourism  
Cabinet Member - Economy & Strategy (Leader)

### **Officer(s)**

Phil Holmes  
Gareth Hughes  
Liz Jordan  
Huw Mowbray

Head of Planning and City Regeneration  
Principal Physical Regeneration Manager  
Scrutiny Officer  
Property Development Manager

### **Apologies for Absence**

Councillor(s): P M Black and P R Hood-Williams

---

#### **1 Disclosure of Personal and Prejudicial Interests.**

No disclosures of interest were made.

#### **2 Prohibition of Whipped Votes and Declaration of Party Whips**

No declarations were made.

#### **3 Minutes of Previous Meeting(s)**

The Panel agreed the minutes of the meeting on 18 November 2019 as an accurate record of the meeting.

#### **4 Public Question Time**

No members of the public were present at the meeting.

## 5 Project Update Report

Huw Mowbray, Property Development Manager updated the Panel on the regeneration projects in Swansea.

### Swansea Central Phase 1

- Main contract – 10% of ground works completed. Main contractor having trouble finding local suppliers. So much building work going on locally that local contractors do not have capacity. Only major packages have been tendered at present. Small packages will be tendered in next 6 to 7 months. Panel would like to see figures on how much local suppliers are used.
- Panel has requested copy of contract for arena. Agreed this will be provided but it is confidential as the Council has a Non-Disclosure Agreement with the contractor.
- Green wall - Application progressing for green infrastructure grant. £5m available for Wales. If successful, it will enable more mature plants to be used in green wall planting than otherwise planned.
- Digital – Procurement exercise has commenced for new broadband provider. Panel felt this exercise should have commenced earlier. Cabling being installed is Council's so will keep competition going and allow Council to choose partner.
- Hotel - Draft lease issued to preferred developer. Council confident funding is there for hotel but waiting for it to be finalised.

### Swansea Central – Public Sector Hub

- Public Sector Hub – Panel concerned if people from other parts of Swansea will be moved into this hub. Informed there may be some which move but also expect some potential new occupiers.
- City Centre Transport – Panel queried when the masterplan will be completed. Informed this is not known. Under risks it says there may not be enough parking available. This is a key risk for the arena and the hub. Council's general policy is to reduce parking and have a robust transport plan. This will be a real test. A robust travel plan will be needed before planning consent is given to build. Panel would like Stuart Davies to come to the Panel to get an understanding of the direction of travel with transport.

### Kingsway Infrastructure

- Green landscaping – As much as possible is being done to prevent people entering green areas again.
- People parking on new paving as no curbs. The introduction of public realm should help stop parking.
- Concerns about build-up of traffic with Kingsway having one lane in each direction.
- A number of spaces have been built in along Kingsway in case a vehicle breaks down etc
- Project total cost £12.7m. This may increase as Dawnus failed to correct defects before going into administration. It is hoped a bond of £500k will cover most of repairs to defects. Currently the project is within budget but the

contingencies are likely to be drawn down. The Panel would welcome sight of the final cost details.

#### Kingsway – Strategy and Digital Village

- Panel feels it is important to have links in place with Swansea University. Department does not see any competition with Tech hub as on different scale.
- Panel would like to see Welsh Development Bank have more involvement in the area. However it is not cheap in terms of the offers it provides.
- All these aspects need to be brought in as part of the overall survey of the hub.

#### City Deal

- Terms and conditions agreed.
- £18m has been released to Carmarthenshire Council as the lead. Swansea Council will receive its share of this in due course. Panel understands release of the monies will be drip fed over 15 years and not in lump sum advance payments. To date no monies have been released by Swansea.
- Ongoing regional discussions about how the £36m will be received over the next 10 years.

#### Castle Square

- Development Manager appointed.
- Having on-going discussions with CADW to ensure they do not object to how the Council moves forward.

#### Felindre

- Reviewing marketing strategy.

#### Swansea Bay Regeneration

- This project is about reinforcing the sea wall.
- Mumbles bus station will be considered as part of the proposed sea wall project, as probably will not get any funding for bus station without sea wall reinforcement being carried out.

#### External Funding

- RDF Priority 4 – Concern about future funding. Consultation will be coming out from WEFO – “Future Regional Investment in Wales”, probably sometime in March 2020. This will be used to allocate Council’s share of the fund. Suggested Panel looks at this.

#### Actions:

- Project Development Manager to provide figures (%) for local suppliers used as Swansea Phase 1 project progresses.
- Panel to be provided with final cost details for Kingsway Infrastructure.
- Property Development Manager to provide Panel with contract for arena.
- Add City Centre Transport Plan to Work Programme – 18 May 2020 meeting.
- Circulate WEFO consultation – “Future Regional Investment in Wales” to Panel Members for information, when available.

## **6 Presentation : Targeted Regeneration Investment Programme - Residential Units above Shops**

The Cabinet Member for Investment, Regeneration and Tourism and the Head of Planning and City Regeneration attended to present an overview of the Sustainable Living Grant Scheme, which is funded through the Welsh Government Targeted Regeneration Investment Programme, and provide examples of completed projects.

### **Discussion Points:**

- £1.175m is total grant pot in Swansea over 3 years, April 2018 – March 2021
- Grant award is the minimum amount needed for a project to proceed, up to a maximum of 40% of eligible project costs. This does not affect the rate of rent and properties will be rented at market rates. If the property is sold, the grant has to be paid back based on timescales.
- Council will try and help in any way it can. As well as a grant, it will consider a loan on the property.
- As well as the City Centre, there is a pilot scheme in Woodfield Street, Morriston.
- Council is in talks with the Minister about a Towns Fund for outlying areas for closed shops etc.
- Some of the upcoming 6 schemes are on a bigger scale.
- Council promotes the schemes. Swansea Regeneration Partnership agrees the schemes.
- Panel very pleased with this scheme. There are many housing association properties in the city centre and these private rentals will balance it up so get the right mix in the city centre.

## **7 Presentation: Digital Village - Designs and Plans**

Cabinet Member for Economy and Strategy (Leader) and the Principal Physical Regeneration Manager attended to present an overview of 71 and 72 The Kingsway Redevelopment, which is a Swansea Regional City Deal project.

### **Discussion Points:**

- Panel feels Picton Yard needs to be part of the travel plan and access for deliveries needs to be restricted to certain times for safety.
- Panel would like to see shop frontage on the Yard and on the walk through to Oxford Street.
- Internal building will have adaptable work spaces and meeting areas so is suitable for a mix of different size businesses.
- There will be showers and storage facilities in the building for cyclists.
- Panel has concerns as a great deal of quality office accommodation is being built in Swansea. It will cost money to run and unlikely in first few years to have enough rental to cover running costs. Cabinet Member has confidence there will be enough occupancy to proceed with the project.
- Current level of rent in city centre is not commercially viable. Trying to drive this up. Gap currently is being filled with City Deal money.
- Contract should be awarded by end of this year. £30m is estimated cost for this project.

## **8 Work Plan 2019-20**

The Panel considered the work programme.

Actions:

- Briefing on Travel Plan to be added to 18 May 2020 meeting.

The meeting ended at 12.15 pm.

**To/  
Councillor Rob Stewart  
Cabinet Member for Economy and  
Strategy**

*Please ask for:  
Gofynnwch am:*

*Direct Line:  
Llinell Uniongyrchol:*

*e-Mail  
e-Bost:*

*Date  
Dyddiad:*

**Overview & Scrutiny**

**01792 637314**

**scrutiny@swansea.gov.uk**

**26 February 2020**

**BY EMAIL**

**Summary:** This is a letter from the Development and Regeneration Scrutiny Performance Panel to the Cabinet Member for Economy and Strategy following the meeting of the Panel on 27 January 2020. It covers the Dashboard Report and the Digital Village.

Dear Councillor Stewart

We would like to thank you, Phil Holmes, Huw Mowbray and Gareth Hughes for attending to present these items and respond to the Panel's questions. We appreciate your engagement and input.

We are writing to you to reflect on what we learnt from the discussion, share the views of the Panel, and, where necessary, raise any issues or recommendations for your consideration and response.

**Dashboard Report**

We received the usual monitoring update on the regeneration projects in Swansea. We are pleased by the progress on these projects overall but we do have some observations we would like to share with you.

**Swansea Central Phase 1**

Main contract – We were informed that 10% of ground works have been completed. We heard that the main contractor is having trouble finding local suppliers as there is so much building work going on locally that local contractors do not have any

**OVERVIEW & SCRUTINY / TROSOLWG A CHRAFFU**

**SWANSEA COUNCIL / CYNGOR ABERTAWE**

**GUILDHALL, SWANSEA, SA1 4PE / NEUADD Y DDINAS, ABERTAWE, SA1 4PE**

[www.swansea.gov.uk](http://www.swansea.gov.uk) / [www.abertawe.gov.uk](http://www.abertawe.gov.uk)

I dderbyn yr wybodaeth hon mewn fformat arall neu yn Gymraeg, cysylltwch â'r person uchod  
To receive this information in alternative format, or in Welsh please contact the above



capacity. We were informed that only major packages have been tendered so far and that small packages will be tendered in the next 6 to 7 months. We would like to see the figures (%) for local suppliers used as Swansea Phase 1 project progresses.

We requested, once again, to see a copy of the contract for the arena. It was agreed that this will be provided, and we noted that it is confidential as the Council has a Non-Disclosure Agreement with the contractor.

Green wall – We heard the application is progressing for a green infrastructure grant and that £5m is available for Wales. We heard that if successful, it will enable more mature plants to be used in green wall planting than otherwise planned.

Digital – We heard the procurement exercise has commenced for a new broadband provider. We felt this exercise should have commenced earlier. We heard that the cabling being installed is the Council's so will keep competition going and allow the Council to choose partner.

Hotel – We heard the draft lease has been issued to the preferred developer and that you are confident funding is there for the hotel but are waiting for it to be finalised.

#### Swansea Central – Public Sector Hub

Public Sector Hub – We expressed concern that people from other parts of Swansea will be moved into this hub. We were informed there may be some which move but you also expect some potential new occupiers.

City Centre Transport – We queried when the masterplan will be completed. We were informed this is not known. In the report under risks it says there may not be enough parking available. We feel this is a key risk for the arena and the hub. We heard that the Council's general policy is to reduce parking and have a robust transport plan and that this will be a real test. We heard a robust travel plan will be needed before planning consent is given to build. We would like Stuart Davies to come to the Panel to get an understanding of where we are with the transport plan. We have scheduled this for the Panel meeting on 18 May 2020.

#### Kingsway Infrastructure

Green landscaping – We heard that as much as possible is being done to prevent people entering green areas again.

#### **OVERVIEW & SCRUTINY / TROSOLWG A CHRAFFU**

SWANSEA COUNCIL / CYNGOR ABERTAWE  
GUILDHALL, SWANSEA, SA1 4PE / NEUADD Y DDINAS, ABERTAWE, SA1 4PE  
[www.swansea.gov.uk](http://www.swansea.gov.uk) / [www.abertawe.gov.uk](http://www.abertawe.gov.uk)

I dderbyn yr wybodaeth hon mewn fformat arall neu yn Gymraeg, cysylltwch â'r person uchod  
To receive this information in alternative format, or in Welsh please contact the above

We raised that concern that people are parking on new paving as there are no curbs. We were informed that the introduction of public realm should help stop parking.

We expressed our concern about a build-up of traffic with the Kingsway having one lane in each direction.

We heard that a number of spaces have been built in along the Kingsway in case a vehicle breaks down etc.

We were informed that the project total cost is circa £12.7m and that the contractual works cost may increase as a consequence of the original contractor Dawnus going into administration and employment of Griffiths the second placed tenderer. We heard that Dawnus failed to correct defects before going into administration but that the Council took out a bond against such a situation arising (in the region of circa £500k), and this provides a significant buffer against the additional costs of repairing the defects. We also heard that final costs are not yet known and will be known following a commercial assessment at the end of the project. Currently the project is within budget but the contingencies are likely to be drawn down. The Panel would welcome sight of the final cost details.

#### Kingsway – Strategy and Digital Village

We feel it is important to have links in place with Swansea University. We were informed that you do not see any competition with the Tech hub as they are on a different scale.

We stated that we would like to see the Welsh Development Bank have more involvement in the area. However we were informed that it is not cheap in terms of the offers it provides and that all these aspects need to be brought in as part of the overall survey of the hub.

#### City Deal

We were pleased to hear that terms and conditions have been agreed.

We heard that £18m has now been released to Carmarthenshire Council as the lead and that Swansea Council will receive its share of this in due course. We understand that the release of the City Deals monies will be drip fed over 15 years and not in lump sum advance payments, but to date no monies have been released. We also heard that there are ongoing regional discussions about how the £36m will be received over the next 10 years.

#### **OVERVIEW & SCRUTINY / TROSOLWG A CHRAFFU**

**SWANSEA COUNCIL / CYNGOR ABERTAWE**

**GUILDHALL, SWANSEA, SA1 4PE / NEUADD Y DDINAS, ABERTAWE, SA1 4PE**

[www.swansea.gov.uk](http://www.swansea.gov.uk) / [www.abertawe.gov.uk](http://www.abertawe.gov.uk)

I dderbyn yr wybodaeth hon mewn fformat arall neu yn Gymraeg, cysylltwch â'r person uchod  
To receive this information in alternative format, or in Welsh please contact the above



### Castle Square

We were informed that a Development Manager has been appointed and that we are having on-going discussions with CADW to ensure they do not object to how the Council moves forward.

### Felindre

We heard that the marketing strategy is being reviewed.

### Swansea Bay Regeneration

We heard that this project is about reinforcing the sea wall and that Mumbles bus station will be considered as part of the proposed sea wall project, as the Council will probably not get any funding for the bus station without sea wall reinforcement being carried out.

### External Funding

RDF Priority 4 – We expressed concern about future funding. We were informed that consultation will be coming out from WEFO – “Future Regional Investment in Wales”, probably sometime in March 2020 and that this will be used to allocate the Council’s share of the fund. It was suggested that the Panel looks at this.

### **Digital Village – Designs and Plans**

We received a presentation giving an overview of Swansea Regional City Deal project, 71 and 72 The Kingsway Redevelopment.

We feel Picton Yard needs to be part of the travel plan and access for deliveries needs to be restricted to certain times for safety.

We would like to see shop frontage on the Yard and on the walk through to Oxford Street.

We heard that the internal building will have adaptable work spaces and meeting areas so is suitable for a mix of different size businesses.

We were pleased to hear that there will be showers and storage facilities in the building for cyclists.

**OVERVIEW & SCRUTINY / TROSOLWG A CHRAFFU**

**SWANSEA COUNCIL / CYNGOR ABERTAWE**

**GUILDHALL, SWANSEA, SA1 4PE / NEUADD Y DDINAS, ABERTAWE, SA1 4PE**

[www.swansea.gov.uk](http://www.swansea.gov.uk) / [www.abertawe.gov.uk](http://www.abertawe.gov.uk)

I dderbyn yr wybodaeth hon mewn fformat arall neu yn Gymraeg, cysylltwch â'r person uchod  
To receive this information in alternative format, or in Welsh please contact the above



We expressed concern as a great deal of quality office accommodation is being built in Swansea and it will cost money to run and it is unlikely in the first few years to have enough rental to cover running costs. You told us that you have confidence there will be enough occupancy to proceed with the project.

We heard the current level of rent in the city centre is not commercially viable and you are trying to drive this up. We also heard that the gap is currently being filled with City Deal money.

We were informed the contract should be awarded by the end of this year. £30m is the estimated cost for this project.

We also received an update from Cllr Robert Francis-Davies on the Targeted Regeneration Investment Programme and we will be writing to him separately on this.

Your response:

We hope you find this letter useful and informative. We would welcome your comments on any of the issues raised, but in this instance, a formal written response is not required. However, please provide the following:

- Figures (%) for local suppliers used as Swansea Phase 1 project progresses.
- Copy of the contract for the arena.
- Final cost details for the Kingsway Infrastructure when available.

Yours sincerely,

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

**OVERVIEW & SCRUTINY / TROSOLWG A CHRAFFU**

**SWANSEA COUNCIL / CYNGOR ABERTAWE**

**GUILDHALL, SWANSEA, SA1 4PE / NEUADD Y DDINAS, ABERTAWE, SA1 4PE**

[www.swansea.gov.uk](http://www.swansea.gov.uk) / [www.abertawe.gov.uk](http://www.abertawe.gov.uk)

I dderbyn yr wybodaeth hon mewn fformat arall neu yn Gymraeg, cysylltwch â'r person uchod  
To receive this information in alternative format, or in Welsh please contact the above

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

**BY EMAIL**

*Please ask for:  
Gofynnwch am:*

*Direct Line:  
Llinell Uniongyrchol:*

*e-Mail  
e-Bost:*

*Date  
Dyddiad:*

**Overview & Scrutiny**

**01792 637314**

**scrutiny@swansea.gov.uk**

**26 February 2020**

**Summary:** This is a letter from the Development and Regeneration Scrutiny Performance Panel to the Cabinet Member for Investment, Regeneration and Tourism following the meeting of the Panel on 27 January 2020. It covers Targeted Regeneration Investment Programme – Residential Units above Shops.

Dear Councillor Francis-Davies

We would like to thank you and Phil Holmes for attending to present an overview of the Sustainable Living Grant Scheme, which is funded through the Welsh Government Targeted Regeneration Investment Programme, and provide examples of completed projects. We appreciate your engagement and input.

We are writing to you to reflect on what we learnt from the discussion, share the views of the Panel, and, where necessary, raise any issues or recommendations for your consideration and response.

We heard that £1.175m is the total grant pot in Swansea over 3 years, April 2018 – March 2021.

We also heard that the grant award is the minimum amount needed for a project to proceed, up to a maximum of 40% of eligible project costs. We were informed that this does not affect the rate of rent and properties will be rented at market rates. Also, if the property is sold, the grant has to be paid back based on timescales.

We heard that the Council will try and help in any way it can and as well as a grant, it will consider a loan on the property.

**OVERVIEW & SCRUTINY / TROSOLWG A CHRAFFU**

**SWANSEA COUNCIL / CYNGOR ABERTAWE**

**GUILDHALL, SWANSEA, SA1 4PE / NEUADD Y DDINAS, ABERTAWE, SA1 4PE**

[www.swansea.gov.uk](http://www.swansea.gov.uk) / [www.abertawe.gov.uk](http://www.abertawe.gov.uk)

I dderbyn yr wybodaeth hon mewn fformat arall neu yn Gymraeg, cysylltwch â'r person uchod  
To receive this information in alternative format, or in Welsh please contact the above



We were pleased to hear that as well as the schemes in the City Centre, there is a pilot scheme in Woodfield Street, Morriston.

We were informed that the Council is in talks with the Minister about a Towns Fund for outlying areas for closed shops etc and we would like to be kept updated on this.

We raised a query as to whether there are any schemes on a bigger scale and were informed that some of the upcoming six schemes are on a bigger scale.

We heard that the Council promotes the schemes and Swansea Regeneration Partnership agrees the schemes.

We expressed our pleasure with this scheme and discussed the fact that there are many housing association properties in the city centre and these private rentals will balance it up so get the right mix in the city centre.

Your response:

We hope you find this letter useful and informative. We would welcome your comments on any of the issues raised but please note that, in this instance, a formal response is not required.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'Jeff Jones', written in a cursive style.

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

**OVERVIEW & SCRUTINY / TROSOLWG A CHRAFFU**

SWANSEA COUNCIL / CYNGOR ABERTAWE  
GUILDHALL, SWANSEA, SA1 4PE / NEUADD Y DDINAS, ABERTAWE, SA1 4PE  
[www.swansea.gov.uk](http://www.swansea.gov.uk) / [www.abertawe.gov.uk](http://www.abertawe.gov.uk)

I dderbyn yr wybodaeth hon mewn fformat arall neu yn Gymraeg, cysylltwch â'r person uchod  
To receive this information in alternative format, or in Welsh please contact the above



City and County of Swansea

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

Committee Room 5, Guildhall, Swansea

Tuesday, 18 February 2020 at 2.00 pm

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

**Councillor(s)**

P M Black  
D W Helliwell  
P R Hood-Williams  
S M Jones

**Councillor(s)**

E W Fitzgerald  
T J Hennegan  
M H Jones  
W G Thomas

**Councillor(s)**

T M White  
C A Holley  
P K Jones

**Other Attendees**

Robert Francis-Davies      Cabinet Member - Investment, Regeneration & Tourism

**Officer(s)**

Jeffrey Dong	Deputy Chief Finance Officer / Deputy Section 151 Officer.
Liz Jordan	Scrutiny Officer
Huw Mowbray	Property Development Manager

**Apologies for Absence**

Councillor(s): P Downing, S J Gallagher and L James

---

**1 Disclosure of Personal and Prejudicial Interests.**

No disclosures of interest were made.

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

No declarations were made.

**3 Development and Regeneration Draft Budget Proposals**

Councillor Robert Francis-Davies, Cabinet Member for Investment, Regeneration and Tourism, Jeff Dong, Deputy Chief Finance Officer and Huw Mowbray, Property Development Manager went through the proposed budget proposals in relation to Development and Regeneration highlighting the main issues and answering questions.

**4 Summarising Views and Making Recommendations**

The Panel agreed the following views and recommendations on the budget proposals in relation to Development and Regeneration it would like to make to Cabinet:

- Panel had concerns about the overall borrowing requirement, as it was not clear how much we are going to borrow. The Panel needs clarity on (i) how much we are going to borrow, (ii) what the costs will be of this borrowing and (iii) how we will fund the additional cost of the borrowing.
- The Panel felt there was no certainty about how much money the Council will be getting in or how much it will have to pay out.
- Panel expressed concern regarding the 15-year draw down of money from the City Deal. The amount of money we will receive from this is very small and does not even cover the interest payments.
- The panel would like clarity in terms of the £200k costs for our contribution to regional City Deal arrangements. What is this for and over what timescale?
- Panel expressed concern about future pressures resulting from capital finance charges and also use of MRP and capital equalisation reserve to pay for these charges.
- The panel would like more clarity in what is reported to the panel on how Development and Regeneration schemes are costed out and what they entail.

Following on from this meeting:

The convener will feed in the views of this Panel, along with the conveners of the other panels to the Service Improvement and Finance Panel which meets on 19 February. The convener of the Service Improvement and Finance panel will then attend Cabinet on 20 February to feed in the collective views of the scrutiny performance panels and write a letter to the Cabinet member.

The meeting ended at 3.25 pm.



# Agenda Item 6



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

Development and Regeneration Scrutiny Performance Panel –  
14 September 2020

### Project Update 'Dashboard' Cover Report

<b>Purpose:</b>	The Project Update Report will provide information and updates on regeneration 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 Jeff Jones Convener of the Development and Regeneration Performance Panel
<b>Lead Officer &amp; Report Author:</b>	Tel: 01792 636714 E-mail: <a href="mailto:liz.jordan@swansea.gov.uk">liz.jordan@swansea.gov.uk</a>

#### 1. Background

- 1.1 The Development and Regeneration Scrutiny Performance Panel meets bimonthly 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 'Dashboard' 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 can 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

# Regeneration Scrutiny

Dashboard Report  
August 2020

Page 17



**Progress highlights**

- Arena construction progressing well and has not stopped on site.
- Steelwork of the arena and north side residential core and MSCP is complete.
- Cairns appointed as hotel developer and have submitted a grant application to Visit Wales in order to deliver a 4\* hotel.
- Design work of all other work streams is continuing including the church hall, Pod, arena & north block.
- Planning Application for the Church hall submitted.
- Evaluation of the Digital and wifi tenders complete. Contract award report approval in process to proceed with preferred bidder.
- Wellington St works have commenced and are due for completion Oct/Nov.
- Meetings with Heads of Service held to discuss ongoing maintenance responsibility and budget allocation for the development post completion are continuing.
- Branding exercise underway, two shortlisted parties have been asked to work proposals up further before final selection and presentation to Member steering group.
- North site hoarding designs in progress.
- ATG have received a cash investment from their Equity owners. Ticket for next year concerts are selling well and government funding towards the sector could assist recovery further.
- Covid-19 is impacting on the Practical completion of original 82 week contract which was due in June 2021, this is currently 4-6 weeks behind due to social distancing.

**Risks**

- All ATG venues remain closed
- Potential for programme impacts due to both the supply of both construction materials and labour through Covid-19 related issues being managed by Contractor.
- Inefficiencies on site operations due to compliance with the distancing restrictions

**Next Steps**

Continue with business continuity plans to progress scheme elements that can be progressed including design and releasing planning of elements of the scheme

Green

Green

Green

## Progress highlights

- Discussion continue with GPA and WG to identify the amount of space and specification.
- Architects completed initial massing exercise in line with outline planning consent.
- Council occupational strategy being reviewed,

## Risks

- Project programme and further progressing of massing testing now dependant on GPA decision making and them supplying requirements and timelines
- Project budget up to September 2020, has been authorised for feasibility and initial design works

## Next Steps

- Meetings with WG and GPA to progress.
- RIBA Stage 1 to commence, subject to GPA providing the required commitment

Green

Green

Amber

## Progress highlights

- 2 way switch completed and working well.
- Green infrastructure being constructed..
- Awaiting revised works programme for completion

## Risks

- It is still too early to predict how COVID-19 will impact on the project. Budget and programme implications arising from Covid impact are as yet unknown.

# Kingsway – Strategy and Digital Village

Target scheme completion date :

Green

Green

Amber

## Progress highlights

- Tender issued on 26/06 and clarifications being managed.
- Barclays building works included within tender.
- Tender Return date 15/09.
- Request for Proposal (RFP) process for lettings continues - submissions from potential key tenants operators received and being assessed prior to informal interviews

## Key Milestones::

- August – draft viability report.
- 15/09 tender return.
- October - Cabinet report on decision on whether to proceed
- Intention to award contract – 03/11 – delay of 1 week to accommodate Barclays.
- Contractors mobilise – 4<sup>th</sup> January 2021 – no change.
- Completion – 7<sup>th</sup> October 2022.

## Risks

- It is still too early to predict how COVID-19 will impact on the project. Budget and programme implications arising from Covid impact are as yet unknown.

## Next Steps

- Work up viability report during tender period in readiness for Cabinet reporting in October.

## Progress highlights

- Agreeing scope for Flood Consequences Assessments in order to get quotes and establish likely costs thereof.
- Ongoing discussion with Council colleagues with regard to how to proceed with updating Parking Standards
- Issued draft procurement documents to DIT for comment from an International investor perspective
- Legal colleagues and advisors DWF are interrogating land titles
- Additional DWF resource identified to progress the proposed Heads of Terms
- Draft ITT received from DWF for comment

Page 22

## Risks

- Bidder's could be put off from bidding if the process is unwieldly, therefore we must ensure that the documents and process are fit for purpose and acceptable to the market.

## Next Steps

- Decide format of virtual launch and invitees,
- SQ and OJEU Notice to be finalised
- Obtain feedback from DIT on procurement documents



Strategic Sites and Projects Overview					
Project	Update	Timescale	Budget	Resource	
Castle Square	<ul style="list-style-type: none"> <li>Professional team currently designing scheme options.</li> <li>Covid-19 implications on the a)short term use of public space to support the use of the wider central area ie need for pop up uses or seating/covered space, b)commercial market for new.</li> <li>Next steps – Consideration of design proposals and decision on whether to proceed.</li> </ul>	G	G	G	
Felindre	<ul style="list-style-type: none"> <li>DPD are now operational.</li> <li>Draft ecology reports being reviewed to inform habitat mitigation &amp; maintenance plan.</li> <li>Marketing meeting arranged with agents to review enquiries and marketing strategy in light of Covid..</li> </ul>	G	G	G	
Hafod Copperworks Powerhouse development	<ul style="list-style-type: none"> <li>Works commence on site and progressing well.</li> </ul>	G	G	G	
Mariner Street	<ul style="list-style-type: none"> <li>Works on site progressing in line with government guidelines.</li> <li>Discussions ongoing between developer and Council's Monitoring Surveyor in relation to approving variations to the agreed spec and formally documenting.</li> <li>Meetings ongoing between developer and Planning to discharge conditions.</li> </ul>	G	G	G	
Swansea Vale	<ul style="list-style-type: none"> <li>Meeting to be arranged to review Ecology and species survey progress and to develop a wildlife management plan for the area. This will also inform mitigation for loss of habitat at Tregof for bringing forward the development which has been delayed due to these issues together with new SUDS legislation.</li> <li>JV meeting to be arranged to further discuss disposal strategy.</li> </ul>	R	G	R	
Skyline	Work ongoing by consultants to produce an Economic Impact study to support funding application to Welsh Government. Application to be updated to reflect any financial and programme implications owing to Covid Pandemic.	A	G	A	
Wind Street	<ul style="list-style-type: none"> <li>Instruction to proceed with Gold scheme, with WGvt TRI funding support.</li> <li>Initial review indicates that the construction period(s) must reflect the need to reduce the impact on Christmas trading periods and the night time economy. A programme is being developed to best meet Welsh Gvt Tri funding support.</li> </ul>	A	G	G	