



**Dinas a Sir Abertawe**

**Hysbysiad o Gyfarfod**

Fe'ch gwahoddir i gyfarfod

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

**Lleoliad:** O bell drwy Microsoft Teams

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

**Amser:** 10.00 am

**Cynullydd:** Y Cynghorydd Jeff Jones

**Aelodaeth:**

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

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### **Agenda**

**Rhif y Dudalen.**

- 1 Ymddiheuriadau am absenoldeb.**
- 2 Datgeliadau o fuddiannau personol a rhagfarnol.**  
[www.abertawe.gov.uk/DatgeluCysylltiadau](http://www.abertawe.gov.uk/DatgeluCysylltiadau)
- 3 Gwahardd pleidleisiau Chwip a Datgan Chwipiau'r Pleidiau**
- 4 Cofnodion y Cyfarfodydd Blaenorol** **1 - 7**  
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 eite mau ar yr agenda. Ymdrinnir â chwestiynau o fewn cyfnod 10 munud.
- 6 Cyflwyniad: The Ambassador Theatre Group (ATG)**  
*Gwahodd i fynychu:*  
*Stuart Beeby - Cyfarwyddwr Gweithrediadau Grŵp*  
*Claire Dixon - Rheolwr Busnes ATG UK*
- 7 Adroddiad Diweddaraf am y Prosiect** **8 - 22**  
*Gwahodd i fynychu:*  
Rob Stewart - Aelod y Cabinet dros yr Economi, Cyllid a Strategaeth (yr Arweinydd)  
Robert Francis-Davies - Aelod y Cabinet - Buddsoddi, Adfywio a

Thwristiaeth  
Phil Homes – Pennaeth Cynllunio ac Adfywio'r Ddinas  
Huw Mowbray - Gwasanaeth Adfywio Economaidd A Chynllunio

- |          |                               |                |
|----------|-------------------------------|----------------|
| <b>8</b> | <b>Cynllun Gwaith 2020-21</b> | <b>23 - 24</b> |
| <b>9</b> | <b>Llythyrau</b>              | <b>25 - 30</b> |

**Cyfarfod nesaf:** Dydd Mawrth, 11 Mai 2021 ar 10.00 am



**Huw Evans**  
**Pennaeth Gwasanaethau Democrataidd**  
**Dydd Mawrth, 23 Chwefror 2021**  
**Cyswllt: Swyddog Craffu - [emily-jayne.davies@swansea.gov.uk](mailto:emily-jayne.davies@swansea.gov.uk)**

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# Agenda Item 4



City and County of Swansea

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

Remotely via Microsoft Teams

Tuesday, 12 January 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  
W G Thomas

### **Councillor(s)**

P Downing  
D W Helliwell  
P R Hood-Williams  
P K Jones  
T M White

### **Councillor(s)**

E W Fitzgerald  
T J Hennegan  
L James  
S M Jones

### **Cabinet Members**

Robert Francis-Davies  
Rob Stewart

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

### **Officer(s)**

Huw Mowbray  
Phil Holmes  
Liz Jordan  
Emily Davies  
Vicki Thomson  
Clare James  
Martin Nicholls

Property Development Manager  
Head of Planning & City Regeneration  
Scrutiny Officer  
Scrutiny Officer  
External Funding Programme Officer  
Economic Development Manager  
Director of Place

### **Apologies for Absence**

None

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

Cllr Paxton Hood-Williams disclosed an interest in item 6

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

No declarations were made

## **3 Minutes of previous meetings**

The Panel considered letters and minutes from previous meetings and agreed the minutes of the meeting on 3<sup>rd</sup> November 2020 as an accurate record of the meeting.

Some queries were raised regarding follow up of the previous meeting discussions:

- Swansea Central Phase 1 – Members requested more detailed information on the impact of Covid-19 cases amongst employees, particularly those employees who are not local to Swansea. Queries were raised about what is being done to safeguard the local population.
- Officers assured the Panel that all appropriate measures were being taken to limit the risk of Covid-19 infections, such as splitting the team into sections, pods working / living together, and compliance with all associated guidelines and legislation.
- Strategic sites – Skyline: Concerns expressed over the recent announcement that a similar attraction will open in Hirwaun this year. The Panel expressed concern over competition. Cabinet Members addressed this point, confirming that Skyline see this as a positive addition, and that Welsh Government and the Council are keen to see the clustering of attractions within the region.
- Skyline and the Welsh Government are still in negotiation with regards to funding; the timescale for completion, should the project go ahead, is four years.
- The Leader highlighted that the Skyline project is an international inward investment to Swansea and will not be a Council-funded development. The Leader reiterated the need to build on the tourism economy and bring more attractions to the region as a whole. Officers cited the Pembrokeshire region as a good example of clustering tourist attractions.
- Castle Square – Members requested a detailed update on developments since the appointment of the Development Manager.
- The Leader confirmed that good progress is being made regarding Castle Square and revised proposals are shortly to be released.
- Members questioned the previous letter response by the Leader, citing the pie chart as unclear in relation to what exactly constitutes 'local labour' (employment), as it appears to include all of Wales. Officers undertook to provide the local figures.

#### **4 Public Questions**

No questions were submitted by members of the public

#### **5 Project Update Report**

Huw Mowbray, Property Development Manager, updated the Panel on the regeneration projects in Swansea. The Cabinet Member for Economy, Finance and Strategy (Leader), and the Cabinet Member for Investment Regeneration and Tourism, also attended for this item.

Swansea Central Phase 1

- Good progress being made. Digital and wifi infrastructure provider has been confirmed as Vodafone. Review undertaken to consider CCTV design and delivery as part of Phase 1.
- The Arena is almost watertight. External cladding to commence shortly.
- Pobl agreement complete together with show flat in readiness for NHBC inspection. A good outcome as will reduce Council contribution.
- Members asked if consideration was given to using the housing revenue account to purchase these flats as Council is trying to increase its Council housing stock. Officers explained that this was not an option at the time as a capital revenue cap was in place. This has now been lifted we can look ahead to other opportunities.
- Members queried the length of the lease agreement with Pobl. Officers are willing to provide heads of terms if needed, although the units are designed for flexible change of use if ever required.
- New Copr Bay website launched to incorporate new brand. Officers confirm a very positive response, particularly from local traders.
- The Panel queried why bamboo was being planted on site, as opposed to native plants. Officers confirmed that native plants are also being planted.
- Members queried which access groups had been consulted regarding this site. Officers confirmed they had consulted with residents and sent out newsletters.
- Members queried whether there have been complaints, or compliments, from local residents regarding the site. Officers confirmed that there have been positive and negative comments received, and, understandably, also complaints in relation to the building site noise and activity. This is likely to reduce now as the crane has been removed and preliminary building structures completed.
- Members queried current situation regarding tree removal in Wellington Street. Officers confirmed that two trees had to be removed due to the relocation of the access to Tesco, however, mitigation measures are in place and new trees have been planted.
- Members questioned whether there would be good take up of commercial units in the current business climate. Officers confirmed that there has been a good level of interest from local businesses.
- Members asked whether ATG have needed to shed further staff. Officers confirmed that most of ATG's staff are on furlough, however, as an equity business, partners have invested funds. ATG continue to look to appoint a manager for the Swansea Arena and plan to open their business up again this year.
- Members raised concerns over whether the Hotel development would be at risk. Officers confirmed that Cairns are still committed to moving forward and await response from Visit Wales concerning funding.

#### Swansea Central North

- As part of the spending review, GPA have been awarded funding for multiple hub projects across the UK. We are awaiting details of the funding award in order to progress.

- Welsh Government continue to review their accommodation strategy, expected to support localised hubs.
- The Panel requested details of organisations who had shown interest in locating to Central Swansea. The Leader replied that details could not be shared at the present time due to negotiations between various parties.

#### Kingsway

- The Panel heard that this development is reaching a conclusion and defects are being finalised. The scheme will exceed the original tendered sum by Dawnus and this overspend is expected to be covered by the bond in place.

#### 71/72 Kingsway

- It was heard that a tender on the construction contract has needed to be revised. No contractors complied with the original terms and as such a revised specification has now gone out to bid. The Panel heard that non-compliance was mainly due to the range of non-comparable alternative suggestions.
- Panel Members queried whether we should be value engineering this project and were informed that we should not.
- The completion date is scheduled for February 2023.

#### Wind Street

- Advanced work already completed includes tree management which makes the area's historic architecture more visible, new street lights have been installed and new coloured pea-lights on trees.
- Discussions are ongoing with stakeholder groups, such as residents and disability groups.
- The Panel queried the current state of business in Wind St, given restrictions. Officers confirmed that most businesses are closed, however, owners are keen to see the works completed as this will help retain businesses and attract new business if/when applicable.
- The Leader confirmed that Swansea is leading the way in terms of recovery of jobs, indicating an 8.1% growth rate.

#### Marketing of Strategic Sites

- Dialogue meetings with selected partners have begun and meetings arranged for bidders to have the opportunity to meet representatives from SC planning and housing departments and Welsh Government.
- Ongoing discussion with Council colleagues with regard to how to proceed with updating parking standards.
- Members queried whether traffic management for the city centre would be able to accommodate self-drive cars in the future. Officers believe that it is future proofed. They explained that the road network has been mapped and drop off areas have been modelled into the project. They confirmed there is no reason why these areas could not be used by self-drive cars in the future.

#### Strategic Sites and Projects Overview

- Castle Square - revised requirements for additional greenspace and increased commercial opportunities.

- Skyline - Covid has caused delays across all Skyline projects. If Skyline decide to proceed then the timescale is expected to be: 12 month planning, 12 month design and 24 month build.
- Mariner Street – Works are progressing, although delays due to Covid-19. Heads of terms agreed with one anchor tenant. Discussions ongoing to secure second anchor tenant.

#### External Funding Overview

- Palace Theatre - Overall programme remains on track for June 2022 completion
- Woolworths store development being assessed - Hacer have requested TCL upfront for the former Woolworths property development. Likely to be mixed use as value in retail rental on ground floor.
- Pontoons development - continues to progress and we are trying to source funding to take this development forward. The Panel heard that river taxis and the Copper Jack boat will be able to drop off passengers at various access points along the River.
- There will be some limitations to how far boats can travel past the bascule bridge.
- Members asked whether this project will enable water sports. Officers stated that the River is already designated as a rowing river and the rowing club have expressed interest in a site along the river bank.
- Swansea Vale – Members queried the time taken to produce an ecology report and wished to highlight the increasingly rare site occupied (water meadow). Officers assured the Panel the ecology report was in the final stages of completion. Officers explained that NRW are revising the flood requirements and this will need to be considered before taking anything forward.
- Felindre - Officers confirmed they would update the Panel on this project in due course.

## 6 Commercial Opportunities in Rural Areas

The Panel were grateful for the presentation given by Vicki Thomson, External Funding Programme Officer. Clare James, Economic Development Manager, also attended for this item. It was noted that:

- Swansea Rural Development Partnership (RDP) is funded by the European Agricultural Fund for Rural Development (EAFRD) until 2023.
- The Panel heard that the programme aims to promote strong, sustainable rural economic growth in Wales and encourage greater community-led local development; being community led as opposed to business led.
- The Panel heard that Swansea RDP's Local Action Group (LAG) administers the locally led 'LEADER' fund, being made up of private, third, and public sector representatives operating over eight rural wards.
- Officers explained that a 'One Planet' approach is taken, having regard to the impact activities have on the planet and taking action to reduce the resources consumed/waste produced.
- Rural project outputs have exceeded targets thus far.

- Officers set out the financial position of the project, £281,900 being the remaining budget yet to be allocated.
- The Panel heard about completed projects, such as the Killan Community project, under which a Solar Farm will progress to access further Government funding. The 'Market at the Mill' was another example of a successful project which now continues to trade selling local produce.
- Current projects which are ongoing include - Community Supported Agriculture, Gower Off Rd Cycle Routes and Big Meadow – Surf and Turf.
- The Panel understand that the last funding window was during summer 2020 and will need to be utilised by February 2023.
- The Panel heard that, depending on the amount of the grant, there are two different application processes.
- It was explained that although the Rural Development Programme is centred around a community approach (rather than individual business support and development), the Swansea RDP team recognises there is a responsibility to work with businesses to identify the necessary mechanisms that create a resilient foundational economy.
- Members heard about specific challenges faced as a result of the pandemic:
  - Over the last 9 months, Rural Swansea has experienced significant impact due to the pandemic and a wave of local restrictions put in place to protect public health.
  - Tourism businesses have reported their inability to capitalise on visitor spend; demand for accommodation has been non-existent.
  - Hospitality businesses have reported severe losses in trade due to the restrictions.
  - Primary and secondary food producers have reported collapses in the supply chain.
  - Food retail has seen increased demand for locally produced foods. Those which have the capacity to deliver to customers have reported increases in sales but have concerns regarding customer retention once supermarkets make delivery slots more widely available;
  - All businesses have reported difficulties with financial support through restricted commercial activity, lack of clarity on restrictions and difficulties within supply chains.
  - Swansea Food Partnership was set up as a direct response to discussions with rural food businesses in RDP areas, who expressed a need and interest in a coordinated approach for food and drink business support and networking. Currently, the Swansea Food Partnership has no funding and is seeking resources to achieve identified outcomes.
- Members raised concerns over available funding now that the UK has left the European Union. Officers explained that the European funding already secured will be available to spend until 2023. Other funding streams are being explored, namely the 'Shared Prosperity Fund'.
- Members commented on the lower than average global footprint per person in Swansea at 3.25 gha.
- Members queried which organisations are represented within the LAG. Officers cited SCVS, Wales Cooperative and Coed Fach, who recently stepped down from the Partnership. There is to be an open call for additional group members.



- Members queried whether local food resources were also sustainable and if any account is taken of eating less meat.
- The Panel commented on the positive work and projects they had heard about, including the Gower cycle routes. Members queried the progress of this, however officers explained that delays have been met due to land access permissions and inevitable Covid-19 delays. Officers undertook to come back with more information on extending the cycle route and bike hire.
- Members discussed how North Gower is also very important for cycle routes.
- Members questioned whether there were links with other RDPs in the region. Officers stated that the regional teams meet every six weeks to share good practice.
- The Panel raised concerns over the historic Penclawdd cockle picking industry, and the effects suffered as a result of an estuary diesel spillage earlier this year. Officers undertook to liaise directly with that group once again.

Actions:

- Drone footage of the Arena is yet to be provided in place of a site tour.
- Further update on the marketing of Felindre to be provided at future meeting.
- Greater clarity sought on what constitutes local labour, and how exactly the figures in the previous response letter reflect Swansea's workforce.
- More information to be provided to the Panel on extending the cycle route and bike hire.

## **7 Letters**

The meeting ended at 12.08 pm

# Scrutiny

Dashboard Report  
February 2021



# Swansea City Regeneration - key objectives and current target dates.



## Phase One

Development of a 3,500 capacity arena, a quality Hotel and 1.1acre Coastal Park with F&B units. A new bridge will connect the Arena to the City Centre, with additional car park and residential buildings also being built.

### Target Completion Dates

- Arena: August 2021
- Bridge: August 2021
- Hotel: TBC



**Swansea Central North**  
Development of a new City Centre Public Centre Hub and regeneration of St David's Sq

### Target Completion Dates:

- Public Sector Office Hub: Q4 2024



## Shaping Swansea

Launch a JV partnership with private sector in order to develop key sites across Swansea for business and leisure purposes.

### Target Completion Dates:

- Procurement Phase:
- Launch – September 2020
  - Shortlist bidders: Nov 2020
  - Dialogue: May 2021
  - Tender & Evaluation: July 2021
  - Preferred Bidder: Sept 2021



## Tawe Riverside/Hafod Morfa

Develop a modern, attractive and vibrant riverside urban area, creating a place where people wish to live, work and visit, capitalising upon and celebrating the Tawe's unique contribution to the Industrial Revolution,

### Target Completion Dates:

- Hafod/Morfa Copperworks Waterfront : Shaping Swansea- post 2021
- Skyline post 2021
- St Thomas Waterfront – Shaping Swansea -post 2021



## Mariner Street

A mixed use development on a city centre gateway site formerly Mariner Street Car park opposite Swansea High Street train station comprising purpose built student accommodation of 780 bedrooms and ancillary communal facilities, with commercial units on the ground floor

### Target Completion Dates:

- Structures Complete – March 2021
- Fit out Complete – June 2021
- Commissioning Complete – end June 2021



## Kingsway Infrastructure

Redevelopment of Kingsway to add more public space ,improved pedestrian & cycling routes and better green landscaping,

### Target Completion Dates:

- Works completion – March 2021 (including all planting) – this has moved to end of January for contract completion – impacted by climate and pandemic.
- Contractual defects complete by Spring 21



## 71/72 The Kingsway

Mixed-use development to create a quality digitally-enabled and flexible workspace suitable for a wide variety of companies, educational institutions and individuals.

### Target Completion Dates:

- Construction Re-Pricing/VE Tender-extended at bidder request from w/c 25/01/21 to 11/02/21
- Contract Award - 03/21
- Build start – 05/21
- Build completion – 03/23



## 69/70 The Kingsway

Develop the former Barclays site to create a quality digitally-enabled and flexible workspace suitable for a wide variety of companies, educational institutions and individuals

### Target Completion Dates:

- Construction Re-Pricing/VE Tender-extended at bidder request from w/c 25/01/21 to 11/02/21
- Contract Award -03/21
- Build start – 05/21
- Build completion – 12/21



## Wind Street

Reimagining of Wind Street to deliver a hospitable, attractive and safe area that showcases the best of the city's heritage and built environment; Inspires and encourages existing and new businesses

### Target Completion Dates:

- Ph 2 Main Works start – from 01/21 to 02/21 – supplier delays
- Ph 2 Main Works completion – 11/21



## Castle Square

Opportunity to enhance the Square, to raise its quality and to make it more active, distinctive and vibrant space.

### Target Completion Dates:

- Concept design :Nov 20
- Cabinet decisions Feb 21 and April 21
- RIBA stage 2/3 complete Sept 21
- Complete on site 2022

# Copr Bay - Phase 1

Timescales

Budget

Resource

Amber

Green

Amber

## Progress highlights

- **Main Contract:**
  - COVID and supply chain impacting on BGCL programme. Extension of time claim received. PC currently Autumn ..
- **Design/ Construction:**
  - **Arena** – External claddings system has commenced
  - **Church Hall** – progressing well. Steel frame erected.
  - **Park Pavilion** – Design progressing.
  - **Bridge** – New bridge installation on evening of Saturday 6<sup>th</sup> March subject to weather.
  - **Temporary use area North side** – Designs being developed for services and utilities in this area to accommodate temporary use.
- **Hotel:**
  - WG funding team advice still awaited to help inform next steps of hotel delivery.
- **Residential/ MSCP/ Commercial (North):**
  - Work continues on the ceramic cladding of the Residential Block.
  - Pobl inspection of show flat was praised and will use as good working practice in future developments.
- **Leasing/marketing** – updated Website went live middle of February together with circulation of enews providing update of progress at Copr bay.
- **Art Strategy** - Protocol for Digital content being prepared by Culture team.. Heritage Panel design being worked up and initial ideas being shared with stakeholders.

## Actions to be completed for next CRPB

- Continuity of Internal meeting to discuss maintenance, running costs, events & lifecycle costs and management plan.
- Consultation with Access Groups with Coastal Parkland & Bridge design.
- Progress design of external LED's and control system.
- Progress design of Heritage Panel & liaise with residents.

## Risks

- All ATG venues remain closed. Covid-19 is significantly affecting their business. Dialogue continues regularly to monitor ongoing position..
- Further programme impacts due to both the supply of both construction materials and labour through Covid-19 related issues
- Council's professional team costs could increase further if there are delays in construction
- Digital (Wi-Fi & CCTV fibre) – order placement (programme)

Progress highlights

- **Public Sector Hub**
  - Discussions with GPA continue.
  - An announcement on the national Hubs Programme from UK Government is now expected as part of Budget Statement in March.
  - Welsh Government continue to review their accommodation strategy, expected to support localised hubs.
- Developing options to bring the St David’s units 9-11 (former Cranes) and unit 12a (former hairdressers) back into use for the interim period before the site is developed.
- Temporary public realm and GI Pop-Up Parklet design being progressed, to be delivered as part of Copr Bay.
- Developing Meanwhile Programme in partnership with Cultural Services to activate temporary public realm when Copr Bay reaches PC.

Risks

- **Public Sector Hub**
  - To commence RIBA Stage 1 all space requirements must be confirmed so the overall size of building can be calculated.
  - Outputs from Transport Strategy on transport provision for office hub tenants will be crucial to secure agreement to lease, therefore delays may impact ability to secure occupiers.

Next Steps

- **Public Sector Hub**
  - Swansea Council to finalise its accommodation strategy to inform requirements
- Temporary public realm and parklet – further consultation with internal stakeholders and design to be finalised
- Meanwhile Programme – scope of programme and activities to be agreed, and delivery methods and funding to be identified

# Kingsway – Infrastructure

Phase 2: Main Contract Works: 0

Timescales	Budget	Resource
Amber	Red	Green

## Progress highlights

### Update(s)

- Works completion – **some minor works outstanding including drainage defects**

### Budget note

- Conversations being held with contractor on Covid-measure costs.
- Assessment of final outturn is work in progress.
- Dawnus defects will be mitigated by the Bond -.

### Issues

- No further new issues to report other than above.

## Risks

- If clear communications not agreed and implemented effectively for the defects work, then this risks Council's reputation.  
  
- **Budget implications** - yet to be determined, however prolongation and working restrictions will incur costs;  
- **Programme implications** – already being incurred.

## Next Steps

1. Defects work to complete;
2. Reconciliation of final account

# 71/72 The Kingsway

Timescales	Budget	Resource
Amber	Amber	Green

## Progress highlights

### Update:

#### 71/72 Tender Process

- Re-tendering to contractors on the South West Wales Regional Contractors Framework (SWWRCF) Lot 6 for repricing tender return changed from 20/01/21 to 19/02/21 following several requests for tender extension of 4 weeks – 3 weeks granted.
- Bids now recieved and being analysed.
- Subject to vcabinet report build - start anticipated 05/21, completion 03/23.
- Reviewing potential for property acquisitions to create aspired east/west links

#### Former Barclays Tender Process (No.70), 69a & 69

- Re-tender – see first bullet above.
- Build - start 05/21, completion 12/21
- **Hacer – delivery programmes remain largely aligned, albeit lease issues pertain over land sale, Stopping Up Order still outstanding**
- **Commercial Discussions** – discussion ongoing with operators/anchor tenants advanced & positive progress still being made

## Risks

- It is still too early to predict how fully COVID-19 will impact on the project Budget and programme implications arising from Covid impact are as yet unknown, however continued signs that bidders are experiencing time-lags from suppliers, pricing, requesting an additional tender return time.
- If the business case does not stand up then this will impact on match-funding approval.

## Next Steps

- Tender return on 18/02/21
- Final business plan to be complete by 25/02/21.

# Wind Street

Timescales

Budget

Resource

Green

Green

Green

## Progress highlights

## Risks

### Update

- Commencement 15/02/21
- **Stakeholder Liaison Meeting** – Feb meeting poorly attended by trade and housing agencies
- **Hospitality area and 2 m clear route** –agreed to relocate the 2m route out from the building line so that hospitality seating areas will sit adjacent to buildings. Consultation with disabled groups agreed, with new tactile route the length of the east side of the street. tapping boards. The project EIA will be reviewed and amended to make this change.

- 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, however some early signs that bidders are experiencing time-lags from supplier pricing, and lead-in/availability of 'specials' evidence of issues). Higher than anticipated tender prices. Tender price established for award which contains circa £200k risk element for unknown implications.

## Next Steps

- Commence work on 15/02/21 and communicate to stakeholders.



# Shaping Swansea

Timescales

Budget

Resource

Green

Green

Green

## Progress highlights

- Dialogue meetings are progressing well and in line with programme, having received bidders outline proposals for St Thomas, Civic Centre and Swansea Central North sites, delivery proposals, BBM and Sustainability.
- Follow up meetings ongoing with appropriate Council colleagues to respond to additional bidders queries

## Risks

- .If the planning policy and travel plan are not acceptable to potential bidders and occupiers then this may compromise interest in the procurement. Individual sites will be discussed with potential bidders in Jan 2021 (no change)

## Next Steps

- Dialogue meetings relating to site appraisals and viability

# Repurposing Swansea

Timescales

Budget

Resource

Green

Green

Green

## Progress highlights

## Risks

- Work has commenced, initial baseline work being prepared. Initial findings identified 80% of occupiers contacted are looking to remain in Swansea.
- Internal cross departmental working group to meet on a 2 weekly basis commencing shortly.
- BDP appointed as architectural master planners and designers.

## Next Steps

# EFT: Palace Theatre

Timescales

Budget

Resource

Green

Green

Green

## Progress highlights

## Risks

- Overall programme remains on track for June 2022 completion.
- Planning and LBC submission complete. Planning approval received, LBC outcome expected mid-February 2021..
- Following marketing the property, An offer has been
- Tender for main contractor scheduled for end of February for the reasons outlined above.
- PIN notice to be issued to inform contractors of the opportunity and a Press Release;
- .
  
- Tender for main contractor advertised
- Press Release advising of tender opportunity link
- LBC received.

- Tender returns could exceed project budget.
- Fit out requiremnts

## Next Steps

# EFT: Powerhouse and Outbuildings (Weighbridge & Porters Lodge)

Timescales	Budget	Resource
Amber	Red	Green

## Progress highlights

- Next NLHF progress meeting scheduled for March 2021.
  - Contractors have submitted an Extension of Time application for 4 weeks, 2 weeks EOT has been awarded – completion date now 8th October 2021. Further extensions of time are expected.
  - Potential programme delays anticipated following archaeological finds, requiring redesign
  - Current programme end date October 2021.
  - Agreement to Lease - is still outstanding.
  - John Weavers Contractors have had difficulty in securing a bank that will set up a PBA as required. To date
  - Given the sites development proposals, there is a need to address the knotweed and general management of vegetation around the site to assist future development.
  - The services routes confirmed.
  - Elements on the current contract on the powerhouse project, is giving consideration to minimal future proofing the site such as access, services as far as possible, and is being funded from the current project budget. Link to Laboratory building updates.
- 
- Approval from NLHF to expend NLHF contingency to fund the walkway works or otherwise.
  - Impact to main contractor programme as a result of the walkway works instruction.
  - Outcome regarding Agreement to Lease, and acceptable fit out programme

## Risks

- Extension of time results in programme pressures on Penderyn to complete fit
- Lack of budget to complete the scheme – Agreement to Lease not being signed.

## Next Steps

# Strategic Sites and Projects Overview

Project	Update	Timescale	Budget	Resource
<b>Castle Square</b>	<ul style="list-style-type: none"> <li>Consultants Spider management and Acme have completed the initial feasibility /concept scheme.</li> <li>FPR7 report completed for Cabinet on February 18<sup>th</sup> setting out agreed concept and seeking budget authorisation for RIBA stages 2/3 detailed design, consultation and planning permission.</li> <li>Public engagement on the concept scheme to commence on Feb 22<sup>nd</sup>, to run for 3 weeks, supported by Spider management and Savills. To include direct email, targeted group stakeholder meetings via Microsoft Teams and the use of the Castle Square tv screen.</li> <li>.</li> </ul>	G	G	G
<b>Tawe Riverside</b>	<ul style="list-style-type: none"> <li>Ongoing scoping and programming work on HMCW and Alamein Road/Normandy Road(as a future extension to HMCW) in progress to facilitate next steps and identify resource requirements.</li> <li>Welsh Government cross departmental meeting and presentation held with Council reps on 27.01.21, to review progress and consider next steps and support for HMCW .</li> </ul>	G	G	G
<b>Skyline Kilvey Hill</b>	<ul style="list-style-type: none"> <li>Covid has caused delay across all Skyline projects.</li> <li>Welsh Govt are in the process of reviewing the Skyline business plan (27.01.21)</li> </ul>	A	A	G
<b>Mariner Street</b>	<ul style="list-style-type: none"> <li>Works on site progressing in line with government guidelines.</li> <li>Meetings ongoing between developer and Planning to discharge conditions, and with Highways to agree the s278.</li> <li>Risk: Potential delay to completion due to Covid could impact opening for start of term Sept 2021 however current date for completion (6<sup>th</sup> August) will still allow for Sept2021 opening.</li> <li>Heads of Terms agreed with one anchor tenant. Discussions ongoing to secure second anchor tenant.</li> </ul>	G	G	G

## Strategic Sites and Projects Overview

Project	Update	Timescale	Budget	Resource
<b>Felindre</b>	<ul style="list-style-type: none"> <li>• Draft ecology report received , some amendments required and with consultant for inclusion..</li> <li>• Marketing continuing but COVID uncertainties are evident in quality and number of enquiries. Team are reviewing current marketing plan with agents and looking at what the additional steps are now needed.</li> <li>• Nature of various enquiries if pursued would mean a step change in masterplan to general industrial type users.</li> </ul>	G	G	G
<b>Swansea Vale</b>	<ul style="list-style-type: none"> <li>• Ecology report on mitigation for development on TV3,4,5 presented and reviewed. Deadline for comments and report sign off is February 18<sup>th</sup>.</li> <li>• The report presented a number of options however also highlighted the challenge of balancing the developable land while adhering to biodiversity SPG guidelines.</li> <li>• Could be an option of only developing TV3 and TV4, leaving TV5 to be used for SUDS</li> <li>• Small working group to set up a call to work through status of the Masterplan for way forward</li> </ul>	A	G	A
<b>Oystermouth Road underpass</b>	<ul style="list-style-type: none"> <li>• <b>Oystermouth Road underpass (Civic C. West car park)</b>- An action is required to permanently block this pedestrian route to the beach. This action is one element of the Council's long term commitment to addressing climate change related flood risks to the city centre (Cabinet report Oct 2016),.</li> <li>• Also contributes towards the de risking sites being marketed through the Shaping Swansea, though further more significant actions will also be required at the Sailbridge site.</li> <li>• A draft scheme has been prepared for the</li> </ul>	G	A	A

# External Funding Overview

Programme/Project	Update	Timescale	Budget	Resource
<b>Town Centre Loan Fund</b>	<ul style="list-style-type: none"> <li>Demand remains strong for the product due to restrictions within the marketplace for finance.</li> <li>Several applications requesting loan assistance are currently under review for due</li> </ul>	G	G	A
<b>Pontoons</b>	<ul style="list-style-type: none"> <li>ADA have presented initial designs</li> <li>Mann Williams have been appointed as structural engineers to work alongside ADA</li> <li>Meeting planned w/c with the marina management team to consult on design and agree safety requirements and annual budgets for management of the pontoons.</li> </ul>	A	G	G
<b>Targeted Regeneration and Investment Programme 2018 – 2021</b>	<ul style="list-style-type: none"> <li>Alexandra House refurbishment proposal reduced &amp; brought back for reconsideration- meetings progressing.</li> <li>Existing schemes overall progressing well,</li> <li>TRI Premises outdoor adaptation grant – payments in progress</li> <li>£700k Valleys Taskforce Funding has been allocated to PEDG to fund schemes in Valleys Taskforce areas in Swansea, NPT and Carmarthenshire. Three schemes in Clydach and Pontarddulais proceeding.</li> <li><b>WG have agreed as a one-off that where a project is 'in contract' the grant can be paid in full as per profile on accrual basis to prevent loss of grant at year end.</b></li> </ul>	A	A	A
<b>Morrison Townscape Heritage Initiative</b>	<ul style="list-style-type: none"> <li><b>Friends groups have secured external funding to pilot various walking trails and interpretation, linking with Tourism team on concept branding to link with existing and provide future platform to extend wider esp. Lower Swansea Valley but also more widely across county to emphasise heritage assets and significant historical links.</b></li> </ul>	G	G	G
<b>City Centre ERDF 4:4 £1m</b>	<ul style="list-style-type: none"> <li><b>Approval received for grant applied to the Kingsway project. Offer letter approved with project returned by WEFO to active status and claim submitted to WEFO.</b></li> </ul>	G	G	G

# External Funding: Tawe Riverside Corridor (Hafod Copperworks)

Programme/ Project	Update	Timescale	Budget	Resource
<b>01. Targeted Regeneration Investment Programme</b>				
<b>Vivian Engine House</b>	<ul style="list-style-type: none"> <li>Lime render to chamfered corner of Vivian Engine House complete – lime wash colour to be agreed with Cadw and applied likely in Easter 2021. CCTV provision now ceased.</li> <li>Options for lighting and power supply to be appraised and costed - ongoing</li> <li>Enhanced site FCA to be commissioned in conjunction with development colleagues.</li> </ul>	G	G	G
<b>Bascule Bridge</b>	<ul style="list-style-type: none"> <li>Afon Engineering commissioned via the SHP contract to carry out the metal work repairs to the Bascule Span – completion due Summer 2021.</li> <li>Additional funding required to enhance the budget for the timber repairs works package due to significant funding shortfall to the current value engineered contract sum from Kaymac.</li> <li>Revised FPR7 being prepared to outline current scheme costs following request to highways for additional budget from WG</li> </ul>	A	R	G
<b>White Rock Site</b>	<ul style="list-style-type: none"> <li>Smith's Canal – south of the tunnel: Archaeology report received. This will allow further detail to be included in future master planning of the site and funding requirements, if possible.</li> </ul>	A	A	A
<b>Laboratory Building</b>	<ul style="list-style-type: none"> <li>Planning and LBC submitted, outcome expected end of January 2021.</li> <li>RIBA stage 4 completed and cost plan. RIBA Stage 5 onwards is subject to funding award.</li> <li>Change of use application is being progressed; this will make the building more marketable, as a planning risk (however small) has been removed. Change of use will require parking spaces to be identified – 20nr. Agreed for location to be temporary, position can be changed at a later date by a non material amendment.</li> <li><b>SCHEME IS SHOVEL READY – DELIVERY PROGRAMME following emergency works and could neatly align with the Powerhouse re-development works project.</b></li> </ul>	R	R	A
<b>Hafod/ Morfa canal bridge</b>	<ul style="list-style-type: none"> <li>Unlikely the existing TRI funding programme can fund the reinstatement of the canal bridges – further consideration needed on funding streams or future programmes to accommodate. Refer to TRI update regarding future funding applications. Bridges designed to RIBA 3 and 0 respectively.</li> </ul>	A	A	A



# Agenda Item 8

## Development and Regeneration: Scrutiny Performance Panel

### Work Plan 2020-21

<b>Meeting 1</b> 3 <sup>rd</sup> November 2020	<b>Confirmation of Panel Convener</b>
	<b>Dashboard Report</b> <i>Phil Holmes – Head of Planning and City Regeneration</i> <i>Huw Mowbray - Property Development Manager</i>
	<b>Draft Work Plan 2020-21</b> <ul style="list-style-type: none"> <li>Final work plan to be discussed</li> </ul>
<b>Meeting 2</b> 12 <sup>th</sup> January 2021 10.00	<b>Dashboard Report</b> <i>Phil Holmes – Head of Planning and City Regeneration</i> <i>Huw Mowbray - Property Development Manager</i>
	<b>Commercial Opportunities in Rural Areas update</b> <i>Clare James – Economic Development Manager</i> <i>Vicki Thomson – External Funding Programme Officer</i>
<b>Additional Meeting 3</b> 25 <sup>th</sup> January 10.00 <b>(Closed)</b>	<b>ATG Arena Contract</b>
<b>Additional Meeting 4</b> 17 <sup>th</sup> February 10.00	<b>Budget Meeting (Merged with SIF)</b> <ul style="list-style-type: none"> <li>Draft Budget Proposals in relation to Development and Regeneration</li> </ul>
<b>Meeting 5</b> 2 <sup>nd</sup> March 2021 10.00	<b>The Ambassador Theatre Group</b> <ul style="list-style-type: none"> <li>Overview presentation on their plans for Swansea Arena, including current progress and any issues</li> </ul> <i>Stuart Beeby - Group Operations Director, ATG</i> <i>Clare Dixon - ATG UK Business Manager</i>
	<b>Dashboard Report</b> <i>Phil Holmes – Head of Planning and City Regeneration</i> <i>Huw Mowbray - Property Development Manager</i>

<b>Meeting 6</b> 11 <sup>th</sup> May 2021 10.00	<b>The Swansea Business Improvement District (BID)</b> <ul style="list-style-type: none"> <li>Update on their current viewpoint regarding the City Deal and developments in the City Centre.</li> </ul> <i>Russell Greenslade – Chief Executive, The Swansea Business Improvement District (BID)</i>
	<b>Update on City Centre Travel Plan</b> <p><i>Cllr Mark Thomas – Cabinet Member for Environment Enhancement and Infrastructure</i>  <i>Stuart Davies – Head of Highways and Transportation</i></p>
	<b>Dashboard Report</b> <p><i>Phil Holmes – Head of Planning and City Regeneration</i>  <i>Huw Mowbray - Property Development Manager</i></p>

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

- FPR7 Report regarding City Deal
- Follow up - Impact of Brexit on Rural Development Programme (TBC for Oct/Nov 2021)
- Delivery of Corporate Priorities
- Economic Regeneration Strategy
- Foreshore Developments (June 2021 TBC)
- Historic / Listed Buildings
- Swansea University and Trinity St David (TBC) - Presentation on involvement with City Deal and their proposals for inward investment from a Swansea perspective.
- RDP Funding post 2023

# Agenda Item 9



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

*Please ask for:*  
*Gofynnwch am:*

*Direct Line:*  
*Llinell Uniongyrochol:*

*e-Mail*  
*e-Bost:*

*Date*  
*Dyddiad:*

Overview & Scrutiny

01792 637314

scrutiny@swansea.gov.uk

2<sup>nd</sup> February 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 12<sup>th</sup> January 2021. It covers the report on the Swansea Rural Development Programme.

Dear Councillor Francis-Davies,

The Development & Regeneration Panel met on 12<sup>th</sup> January 2021. The Panel were grateful for the presentation given by Vicki Thomson, External Funding Programme Officer. Clare James, Economic Development Manager, also attended for this item. During the discussion on the Swansea Rural Development Programme (RDP) Report, the following issues were highlighted which we would like to raise with you, for your consideration and response.

The Panel heard that Swansea Rural Development Partnership (RDP) is funded by the European Agricultural Fund for Rural Development (EAFRD) until 2023. It was pleasing to hear that the programme aims to promote strong, sustainable rural economic growth in Wales and encourage greater community-led local development. Members raised concerns over available funding now that the UK has left the European Union. Officers explained that the European funding already secured will be available to spend until 2023. Other funding streams are being explored, namely the 'Shared Prosperity Fund'.

The Panel heard that Swansea RDP's Local Action Group (LAG) administers the locally led 'LEADER' fund, being made up of private, third, and public sector

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representatives operating over eight rural wards. Members queried which organisations are represented within the LAG. Officers cited SCVS, Wales Cooperative and Coed Fach, who recently stepped down from the Partnership. An open call for membership is due to be confirmed at the next LAG meeting scheduled on 13<sup>th</sup> January; seeking expressions of interest from the third and private sector.

It was pleasing to hear about the continued success of the programme and example projects. The Panel heard about completed projects, such as the Killan Community project, under which a Solar Farm will progress to access further Government funding. The 'Market at the Mill' was another example of a successful project which now continues to trade selling local produce. The Panel heard that rural project outputs have exceeded targets thus far.

We also heard that current projects which are ongoing include - Community Supported Agriculture, Gower Off Road Cycle Routes and Big Meadow – Surf and Turf.

Members discussed how North Gower is also very important for linked cycle route access. Officers undertook to come back with more information on extending the cycle routes and associated bike hire.

Officers explained about the particular challenges faced by rural businesses during the Covid-19 pandemic. It was concerning to hear about problems such as supply chain collapses and severe loss in trade resulting from the restrictions to tourism.

It was encouraging to hear that food retail has seen increased demand for locally produced foods. Those which have the capacity to deliver to customers have reported increases in sales but it is understood there are now concerns regarding customer retention once supermarkets make delivery slots more widely available.

Officers explained that the Swansea Food Partnership was set up as a direct response to discussions with rural food businesses in RDP areas, who expressed a need and interest in a coordinated approach for food and drink business support and networking. Currently, the Swansea Food Partnership has no funding and is seeking resources to achieve identified outcomes.

The Panel raised concerns over the historic Penclawdd cockle picking industry, and the effects suffered as a result of an estuary diesel spillage earlier this year. Officers undertook to liaise directly with that group once again.

We hope you find this letter useful and informative. We would welcome your comments on any of the issues raised, but in this instance, we require a formal written

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response by 23<sup>rd</sup> February, regarding more information on extending the cycle routes and associated bike hire.

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)

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Councillor Jeff Jones  
Convener, Development and Regeneration  
Performance Panel

*Please ask for:* Cllr Robert Francis-Davies  
*Direct Line:* 01792 63 7440  
*E-Mail:* cllr.robert.davies@swansea.gov.uk  
*Our Ref:* RFD/JW  
*Your Ref:*  
*Date:* 23 February 2021

Dear Councillor Jones

### **Development and Regeneration - Scrutiny Performance Panel**

Thank you for your letter dated 2nd February 2021 seeking further information in relation to the Rural Development Programme project Gower Off Road Cycle Routes on extending the cycle routes and associated bike hire.

In response, I can confirm further discussions have been held with the applicant of Gower Off Road Cycle Routes (GORCR) since the panel meeting.

The original application submitted to RDP was for the project to encourage more informal cycling on Gower using the existing network of bridleways as a way of enjoying the countryside, whilst keeping any interaction with cars and motorised vehicles to a minimum. Riders would be able to choose shorter rides and circuits or long distance rides (the entire network is 65km long). In addition, the project would improve the network generally for the benefit of horse riders and walkers.

The promoted cycling routes would be thoroughly waymarked with a marker specific to these routes. In addition a small amount of works would be required on the ground to clear vegetation, etc.

The routes will be promoted by:

- Downloadable pdf maps
- Information panels at strategic points (mainly official car parks)
- Signage along the routes
- Launch event

The largest element of this project involves altering the network of bridleways to allow legitimate use of routes.

Shortly after the RDP funding award had been made, GORCR was met by some late objections in regards to the bridleways being altered resulting in permission for access over private land being withdrawn, this has forced the planned routes and associated costs being scaled back (see attached map). Although the scheme is in a more limited, it will still be an extensive network and enable the public to explore large areas of Gower as an alternative to walking. No permission or consent from landowners is required to promote a route for walking or cycling, so long as the promoted routes follow existing public rights of way.

The project has begun to explore the promotional activities required to enhance the project; and physical work will pick up pace later on in spring, when restrictions have eased and it is safe for staff and the public to visit the area.

The question of extending the cycle route at a later stage with the applicant was posed but not confirmed; this is partly due to Welsh Government working on new countryside access legislation and two major changes are being proposed:


1. Giving horse riders and cyclists the right to use all access land (i.e. all the common land in Swansea) and, also
2. Giving horse riders and cyclists rights to use footpaths.

The latter is likely to mean just certain footpaths, rather than all footpaths, based on suitability criteria still to be worked out. Should the proposals become law, which is likely to be one or two years after this scheme is completed, this would enable the original scheme to expand, albeit at a later date, because changes to the bridleway network would no longer be required before promoting the off-road routes.

Regarding the query of offering bike hire as an addition to the GORCR, the applicant is unable to explore this option due to limited expertise and resources available to facilitate this provision, but hoped the project would encourage local bike enthusiasts or businesses to set up a social enterprise that may offer this service.

I do hope this response is helpful to you and the Members on the Development and Regeneration Scrutiny Performance Panel.

Yours sincerely



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



