



## City and County of Swansea

### Notice of Meeting

You are invited to attend a Meeting of the

## Scrutiny Performance Panel – Development & Regeneration

**At:** Remotely via MS Teams

**On:** Thursday, 1 July 2021

**Time:** 11.00 am

**Convenor:** Councillor Jeff Jones

**Membership:**

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

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### Agenda

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<b>1 Apologies for Absence</b>	
<b>2 Confirmation of Convener</b>	
<b>3 Disclosure of Personal and Prejudicial Interests</b> <a href="http://www.swansea.gov.uk/disclosuresofinterests">www.swansea.gov.uk/disclosuresofinterests</a>	
<b>4 Prohibition of Whipped Votes and Declaration of Party Whips</b>	
<b>5 Minutes of Previous Meeting(s)</b> To receive the minutes of the previous meeting(s) and agree as an accurate record.	1 - 7
<b>6 Public Questions</b> Questions must be submitted in writing, no later than noon on the working day prior to the meeting. Questions must relate to items on the agenda. Questions will be dealt with in a 10-minute period.	
<b>7 Project Update Report</b> Robert Francis-Davies – Cabinet Member for Investment Regeneration and Tourism Phil Holmes – Head of Planning and City Regeneration Huw Mowbray – Property Development Manager	8 - 21
<b>8 Annual Review of Work Plan 2020-21 and Draft Work Plan 2021-22</b>	22 - 25

**Next Meeting:** Tuesday, 7 September 2021 at 10.00 am

*Huw Evans*

**Huw Evans**  
**Head of Democratic Services**  
**Thursday, 24 June 2021**  

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**Contact: Scrutiny Officer - 07980757686**

# Agenda Item 5



City and County of Swansea

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

Remotely via Microsoft Teams

Tuesday, 2 March 2021 at 10.00 am

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

### **Councillor(s)**

P M Black  
W G Thomas  
C A Holley  
M H Jones  
T M White

### **Councillor(s)**

P Downing  
S J Gallagher  
P R Hood-Williams  
P K Jones

### **Councillor(s)**

E W Fitzgerald  
D W Helliwell  
L James  
S M Jones

### **Cabinet Members**

Robert Francis-Davies  
Rob Stewart

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

### **Other(s)**

Huw Mowbray  
Phil Holmes  
Ben Smith  
Emily Davies  
Martin Nicholls  
Stuart Beeby  
Claire Dixon

Property Development Manager  
Head of Planning & City Regeneration  
Chief Finance Officer  
Scrutiny Officer  
Director of Place  
Group Operations Director, ATG  
UK Business Manager, ATG

### **Apologies:**

Councillor(s):  
T.J. Hennegan

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

No interests were disclosed

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

No declarations were made

## **3 Minutes of previous meeting(s)**

The Panel considered minutes from previous meetings and agreed the minutes of the meeting on 12<sup>th</sup> January 2021 as an accurate record of that meeting.

#### **4 Public Questions**

No questions were submitted by members of the public.

#### **5 Presentation: The Ambassador Theatre Group (ATG)**

Stuart Beeby, ATG Group Operations Director, and Claire Dixon, ATG UK Business Manager, attended to present on behalf of The Ambassador Theatre Group (ATG). It was heard that:

- ATG is a vertically integrated business; operating venues, producing shows and selling tickets.
- ATG has 46 sites in 3 countries, welcoming over 13 million people in all.
- Iconic venues such as the Savoy Theatre in London, The Colonial in Boston, and the Smart Financial Centre in Houston. The Lyric Theatre on Broadway has recently undergone a £36M refurbishment to house the new season of Harry Potter.
- Content – working with some of the best producers and talent. Our ATG productions team and producing partners, Sonia Friedman Productions, have between them won 60 Tony and Olivier awards collectively.
- High profile partners such as Disney - deliver products and shows, for example the Lion King.
- Ticketing Team – in house and also sold by other agencies. Our ATG platform sells over 12 million tickets for a variety of events. We also have a specialist organisation for dealing with groups.
- Arena – design team and contractors to deliver a fully functioning unit for handover to Claire to create a commercial business unit.
- Buckingham doing a good job to progress alongside Covid protocols.
- Construction on track, despite challenges, anticipate taking over in Q4 2021.
- Focus now on fitting theatre technical equipment such as sound and lighting, IT infrastructure etc. Working with our partners and also Vodafone.
- Preparing and aligning suppliers ready for commissioning of systems.
- We recently ran a local supplier call, closed end of February. Over 100 notifications received, mainly direct to our site. Sifting and questionnaire process now part of progression and due diligence.
- We expect to appoint building services such as security and food/beverage suppliers through this exercise.
- Highlights of our ATG/Swansea journey since appointed in 2017– we appointed a specialist marketing company to work on PR, events and social media. Not only regional coverage, but also National impact. Sundae Communications has achieved that, for example the announcement of the appointment of our new General Manager, Lisa Mart.
- We maintain a close link with the Council-appointed PR agency for Copr Bay, working closely with them to plan and implement strategy around launching arena.

- We have undertaken initial work to look at naming rights. This is ongoing work, impacted upon by the pandemic. We expect more interest as the industry recovers.
- Last month we called out for local suppliers and business partners. The next part of process is to go back with questionnaires and meet with individuals.
- Security and food /beverage suppliers are first focus.
- Appointment of Lisa Mart, General Manager (GM), was a significant moment in project and next steps. Lisa will now pick up on initial relationships and drive forward.
- Recruitment – number of key positions to recruit over the coming months. We are keen to utilise local talent pools. We anticipate 20 full time staff as well as 100 estimated casual staff, aim of 70% recruited locally.
- Marketing team are working on computer-generated imagery (CGI) – a modelling project enabling us to see the venue in a virtual reality (VR) mode, focusing on flexibility of auditorium. This will allow customers/producers to step inside the building whilst still under construction. Key engagement tool ahead of launch.
- Appointment of Swansea based Kneath Associates design agency to undertake branding of the Arena (also branded Copr Bay last year).
- Establishing the Arena as a destination for conferencing and events is an important plan – we believe key tools to enable us to start selling spaces.
- Conference and Events Manager is one of the next key positions to recruit.
- Soft launch programme – content and programming remains at forefront.
- Community programme wrapped around entertainment programmes, allowing integration in local community. GM will develop this, such as taster events, tours, workshops, enabling local community to engage ahead of official launch.
- Driving forward business tourism.
- The panel queried aspirations regarding events and conferencing. ATG explained, as set out per business plan, expected a mix across two areas. Between 100-125 scheduled entertainment performances, and circa 60 conferencing events. One diary to be run, managing events and performances.
- Members queried what local demand has been identified. ATG explained they work with agencies to bring international bookings to UK. Many bookings expected at local level initially. At the tender stage research was done, conversations with University etc, demand for venue size with the flexibility and operable wall for plenary session of 750 or fully seated 2,200. No comparable venue currently to fulfil that.
- We are keen for the new Conference and Events Manager to research this area and how quickly this part of the business will recover from the pandemic.
- Flexible space is a selling point, not just conferencing and trade shows, also e-gaming, comic-con on the increase.
- Competition – the panel raised queries over whether ATG will fit into gap in market or take over existing market. ATG believe they will co-exist. Lots of UK venues are similar, often carving out different niche area for each venue. We work happily with other cultural organisations. Opportunity to programme slightly different events. In nobody's interest to schedule clashing events. We will carve out a niche, some co-ordination with other venues in Swansea.

- Millennium Centre Cardiff comparable venue – this competition aspect comes down to programming from producer's point of view.
- Employment – ATG are looking at using local avenues to recruit key positions. Committed to using local talent pools where possible.
- Unique to Swansea – very flexible venue on doorstep, different layouts and design of seating, rather than fixed. Many different facilities mean programming not confined to 1-2 particular genres. Producers are excited about this venue. This will help keep people local.
- Lots of design on venue from a logistics point of view to get in/out of, ability for teams/roadies to access venue efficiently.

## 6 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. It was heard that:

### Copr Bay

- Construction element going well, subject to slight delays due to Pandemic. Completion expected late August/early September.
- Arena now watertight, cladding in, gold cladding set to go on in preparation for LEDs.
- Bridge – set to go in this weekend, a major step forward. It will be a very positive addition to Swansea, a great element of the scheme.
- Temporary uses on north side prior to Swansea Central North completion.
- Hotel – Council remain in discussions with Welsh Government funding team.
- Residential cladding / tiling complete. Show flat created by Buckingham praised by Pobl and gives a clear indication of space.
- Positive responses to marketing of small units around arena – still confidential, but in legal discussions with a number of operators. The leasing strategy was based on local occupiers.
- Culture Team looking at how best to programme LED elements of Arena.
- The panel queried the City Deal funding amounts and whether second tranche has been received. The Leader assured this was flowing through, and anticipates positive impact on funding profile.
- Chief Finance Officer confirms sums not physically received, due by end of the year.
- Members query if £1.3M per £18m has been confirmed. Likely to be more significant, funded at a pace reflecting project spending. Swansea Council is continuing with building and construction projects; officers expect it to be significantly more than £1.3M.
- Target in terms of letting strategy (small units) was local business.
- Members queried how was tender put out? Not through Sell 2 Wales as not suited to purpose. Council put forward a letting website to generate interest, PR campaign and speaking directly with local occupiers. More interest than number of units.
- Pobl occupancy expected in September 2021.

- The Leader clarified use of units not being 'pop up' but fully in-built units, targeted at local traders. Larger units a mixture of local and national traders.

#### Swansea Central North

- Public sector hub discussions continue. New developments being looked at by Government operators, announcements expected in due course.
- Potential pop-up temporary units whilst awaiting scheme delivery. In discussions with Culture Team in terms of temporary events.
- Within realm of housing 1000 people, variety of sites available, holding a substantial amount of people. Potential phase 2 or 3 of this project. Potential for additional private sector occupiers is another positive aspect.
- Significant interest from UK Government departments and Welsh Government departments.
- Aim is clustering of well-paid employment and long term jobs.

#### Kingsway

- Defects being finalised.
- Some drainage channels badly fitted by previous contractor, putting right now whilst not heavy traffic flow. Defective work covered by bond from previous contractor, hopeful this will cover majority of work.

#### 71-72 Kingsway

- Clarifications were needed on tender. Being analysed by team.
- Potential Cabinet report in due course, in terms of costs aspects of tender.
- Panel request a breakdown for all project funding sources.

#### Wind Street

- Stakeholder meetings not particularly well attended. Some individual discussions with current occupiers.
- Hospitality aspect outside buildings – discussion with operators led to clear requirement for it to be next to building. Discussions held with access groups, tactile pavement put into design also.
- Police have been part of consultation process, and also the Welsh Extremism and Counter Terrorism Unit (WECTU), happy with Wind St proposals.
- Counter terrorism aspects also taken into account in design of either end of the street.
- Members queried whether counter terrorism is now a standard consultee in all schemes? Yes – on Arena, Kingsway etc, minimising terror threat. Input critical. Engagement of team at early stages to ensure involvement – to design seating etc to protect, various ways of mitigating risk.

#### Shaping Swansea

- Dialogue sessions – in discussions on delivery and commerciality.
- Follow up meetings with other council colleagues; wide council involvement.
- Quality of bidders resulting from good PR messages on Arena. We are in competition with many other cities. Swansea's major projects are key aspects of why we've had the high quality bids we have.
- The Arena is catalyst for further schemes and will generate further investment.

### Repurposing Swansea

- Difficult economic position across UK. Many retail failures, and more likely to come.
- Looking at the core areas of city, what are key interventions to move City Centre forward?
- Need to create anchorage in Quadrant.
- Masterplan will identify key projects. Still in early stages, BDP appointed as designers (2-3 months before plans released).
- Largely funded by Welsh Government.
- Officer groups initially to work with the team appointed, leading to strategy in revised masterplan and a new action plan looking to deliver objectives.
- Important piece of work to ensure Swansea is moving forward and we can put right interventions in place to help recovery.
- Officers will report in more detail when possible.
- Panel queried opportunities for member input – would like involvement in this important work.
- Workshops likely during this process, although this is time limited and needs to be finished by end of financial year.

### Palace Theatre

- Making good progress, June 2022 completion.
- Listed building status application in. Planning approval received.
- In discussions with potential tenant.
- Contractor appointment and main tender out end of February.

### Powerhouse

- Regular meetings with Heritage Lottery Fund (HLF), main funder.
- Contractors have requested extensions of time due to Covid issues. Council granted part extension.
- Huge amount of archaeology in ground has been an issue to deal with. There are complications here, although now known, team can now plan ahead.
- Issues with project bank accounts (PBA), now a council requirement.
- No banks are setting up PBAs at the moment, due to pandemic.
- Council will work with contractors in absence of PBA to move forward.
- Hopeful to build on this with Skyline, to create major leisure destination.
- Panel queried PBA issues – Officers explained this is a fairly new process and the Council can deal with this in traditional way to ensure sub-contractors paid on time. Continue to monitor.
- Members queried issues on lack of budget to complete scheme – ongoing discussion with HLF. Allowed to release some contingency funding.
- 3 listed buildings, 11 in total on the site. Quality of work is excellent. Archaeology work has held things up, but great potential to add to the destination. Acknowledged officers hard work.
- Panel queried the Tawe Riverside – ongoing discussions with land owners and possible practical solution to create pathway cantilever walk way is an expensive solution. WG discussion continues as to funding. Schemes outside core city centres are not funded at present.

- Members queried update on Pontoons – funding bids have been made, looking to connect City Centre up to Hafod and Stadium beyond Bascule Bridge.

Actions:

1. The panel requested a breakdown of information in relation to funding sources for each project.
2. The panel would like further information about the new plans for Repurposing Swansea, including information on how/when members can be involved in this process.

**7 Work Plan 2020-21**

Received and considered by the Panel

**8 Letters**

Letters received and considered by the Panel.

The meeting ended at 12.08 pm

# Scrutiny

Dashboard Report  
June 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: September 2021
- Hotel: TBC



## Swansea Central North

Mix use development of focusing offices, leisure and residential, linking the city centre to the Copr Bay arena and waterfront, supported by new public realm.

### 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: May 2021
- Cabinet Report: July 2021
- Bidder Appointed: 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 – July 2021
- Completion: September 2021



## Kingsway Infrastructure

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

### Target Completion Dates:

- Actual Completion: 06/21 including defects:
- carriageway re-surfacing - May;
- pedestrian crossings - June. (latter items cannot be undertaken in cold weather).



## 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:

- Contract Award: 5/21
- Start: 08/21
- Completion: 05/23



## 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:

- Contract Award: tbc
  - Start: tbc
  - Completion: tbc \*
- (\* dialogue required with contractor of 71/72 when contract awarded)



## 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:

- Start: 02/21
- 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 Sept 21
- Complete on site 2023

# Copr Bay - Phase 1

Timescales

Budget

Resource

Amber

Green

Amber

## Progress highlights

- **Main Contract:** COVID impacting on BGCL programme. Current delay 6-weeks
- Design/Construction:**
  - **Church Hall** – Superstructure works are complete and envelope works are progressing.
  - **Resi Block** – Canopy design details being finalised. Fit out nearing completion.
  - **MSCP North** – Installation of fins has commenced
  - **Coastal Parkland:** Awaiting finalised drawing of parkland including the water play/ step & decking levels from BGCL.
  - **Park Pavilion** – Works commenced.
  - **Bridge** – Awaiting colour options & internal floor finishes & tapping rail detail.
  - **Temporary use area North side** – Cabinet report approved in May to confirm temporary public realm.
  - **Bike Hub:** Opportunity to operate the location is being marketed. **ATG:** ATG HODs site visit & photo-opportunity 14th/15th/16th June. 4 month notice period is due to be served.
- **Hotel:** Continuing investigation into funding.
- **Digital:** Final detail & mechanism around the integration of the new CCTV system into the existing infrastructure is currently being worked up. Alternative CCTV camera supplier & revised specification awaiting confirmation with BGCL.
- **Handover & Ongoing Maintenance:** Soft landings process underway. Briefing meetings with Council officers arranged for June/July. Operational Management Plan being developed.
- **Highways:** TRO's being progressed. Meeting with Castle Ward Members held
- **Leasing Strategy:** Lease being finalised with Pavilion operator. Offers have now been received for all the North block units [A-E].
- **Art Strategy:** The Heritage Panel design progression continues. Design of arena LED control system continues. System capabilities presented to Culture Team.

## Actions to be completed for next CRPB

- Progress Hotel discussions.
- Consultation with Access Groups with Coastal Parkland & Bridge design – meeting TBC w/c 28th June.
- Progress design of external LED's and control system.
- Progress design of Heritage Panel & liaise with residents.
- Progress Soft Landings Process including Operational Management Plan.

## Risks

- All ATG venues remain closed. Covid-19 is significantly affecting their business. Dialogue continues regularly to monitor ongoing position..
- Possible 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)
- Interfaces – Hotel / Part 2 (DZ2c)
- Mott McDonald continue to review works undertaken.

# Swansea Central North

Timescales	Budget	Resource
Amber	Green	Amber

## Progress highlights

### Public Sector Hub

- A paper considering the various delivery options for the PSH is now being developed now the final Shaping Swansea bids have been received
- GPA have now identified circa 1,000 FTEs from various departments that would be interested in relocating to Swansea Central North, thus bringing the Swansea Hub over the qualifying threshold.

### Interim Uses

- Stage 4 designs progressing
- Culture and Tourism pursuing temporary re-use of the former Cranes unit (until July 2022 – when it is expected the Shaping Swansea partner to commence works)

## Risks

### Public Sector Hub

- Hub in current form requires GPA commitment, which is dependant on them securing sufficient FTEs
- To commence RIBA Stage 1 all space requirements must be confirmed so the overall size of building can be calculated.
- To minimise financial risk it is also recommended that RIBA Stage 1 is not instructed until a decision on funding is provided by GPA.
- 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

- Awaiting on GPA, SC, and WG commitment and space requirements to assess viability and options to proceed
- WG commercial negotiations to commence once the outcomes of the Wider Future Workplace Strategy review are known.

### Interim Uses

- Planning application for container units to be submitted

# Kingsway – Infrastructure

Phase 2: Main Contract Works: 0

Timescales

Budget

Resource

Green

Red

Green

## Progress highlights

## Risks

### Update(s)

**Works completion** – essentially completed end of March, however defects to complete:

- carriageway resurfacing & pedestrian crossing treatments (Duratherm as Boulevard) - May and June as this is weather dependant on warmer/drier weather and advance communications will be prepared.
- Dawnus defects will be mitigated by the Bond

- 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.

## Next Steps

1. Defects works complete June
2. Reconciliation of final account, draw down of bond to mitigate project overspend.

# 71/72 The Kingsway

Timescales	Budget	Resource
Green	Green	Green

## Progress highlights

## Risks

### 71/72 The Kingsway

#### Procurement/Contract Award

- Cabinet FPR7 Report approved on 20/05/21.
- contract award approved to Bouygues.
- contractual documents being prepared for exchange.

**Anticipated Start of Build** – start Q3 21, completion Q2 23.

#### SABS

- Approval in Principle (AIP) achieved – full approval to be secured prior to construction start.

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

**Procurement** - please see above for 71/72

**Contract Award** – this award to be treated as compensation event following dialogue with the contractor of 71/72.

#### Hacer Development

- delivery programmes remain largely aligned, albeit potential for early Hacer on site build start.
- Oversailing agreement approved;
- Hacer and 71/72 Team's have a workshop call with Highways on 15/08/21 to review access and site coordination following an initial site meeting

- **If construction material availability and price continue to change as a consequence of Covid and Brexit as experienced on other construction projects, then this will impact on the project budget and potentially have programme implications arising from time-lags from suppliers.**
- **SABS** – risk of contract award being held up by this removed with AIP in place. However early instruction to provide required design information from the appointed D&B contractor required to enable SC to secure full approval - required for works (excluding site set-up) to start. SC could incur prolongation costs if delay incurred. **No change.**
- **Planning Condition Discharge** – SC and contractor need to satisfy these prior to start.
- **Hacer** – the developer's requirement to share Picton Yard with our contractor to be resolved

## Next Steps

Exchange contracts  
 Progress resolution of reserved matters and SABS, and highway access  
 Examining possibility of commissioning flythrough of development

# Wind Street

Timescales

Budget

Resource

Green

Green

Green

## Progress highlights

## Risks

### Update

#### Stakeholder Liaison Meeting

- 3rd June meeting very poorly attended by trade 2 key reps from hospitality sector, BID and FHA attended but not Coastal.

-

#### Weekly Workplan

- forward-look of activities continue to be sent to stakeholder group.
- website updated with updated plans.

#### I-Create appointed to prepare fly-through to explain works.

#### Work Progress

- on programme for mid-November completion
- west-side paving (cleaned, lifted and re-laid) - 85% complete and work commenced near Walkabout on east-side
- street furniture deliveries taking place
- appointment of landscape subcontractor confirmed
- landscape officer visiting nursery to select plants/trees.

#### Hospitality Businesses

- final design laid out clearly in stakeholder meeting

- **If construction material availability and price continue to change as a consequence of Covid and Brexit as experienced on other construction projects, then this will impact on the project budget and potentially have programme implications arising from time-lags from suppliers.**
- Risk of business failure from Covid-19
- If any changes to the contracted design scheme or works methodology then this will incur contractual cost for new materials and contractual prolongation and risk the delivery programme.

## Next Steps

- **Progress completion of West side and progress paving work on footways on east side of street.**

# Shaping Swansea

Timescales	Budget	Resource
Green	Green	Green

## Progress highlights

- Competitive dialogue closed following feedback by the Council on shadow bids
- ISFT (invitation for final tenders) issued and bids received and being analysed.
- The 20th Century Society has requested Cadw considers listing the Civic Centre. A meeting to be held with Cadw to discuss.

## Risks

- Council needs to work with appointed partner to ensure planning policy and travel plans are fit for purpose to ensure the projects can be delivered.
- The council will need to work with the appointed partner to seek funding to bridge any viability gaps
- New risk – If Cadw were to list the Civic Centre building this could impact redevelopment proposals

## Next Steps

- Cabinet meeting following evaluation (anticipated July)

# Repurposing Swansea

Timescales

Budget

Resource

Amber

Green

Green

## Progress highlights

- Consultant team finalising documents after feedback
- Presentational document in development
- Identifying funding opportunities to progress action plan

## Risks

## Next Steps

- Final workshops to agree report and action plan - once final documents received
- Production of presentational documents
- Cabinet report to be prepared.

# ED&EFT: Palace Theatre

Timescales

Budget

Resource

Green

Amber

Green

## Progress highlights

- Main Contractor tender is currently live Evaluation of tenders to promptly follow.
- Planning and LBC submission complete.
- Tender for Lower Lamb pub to have minimal works required to facilitate as site accommodation for the Palace Theatre refurbishment works completed, and award to successful contractor expected.
- 
- Lazerbeam has been in touch regarding filming the Palace Theatre before works commence as part of the next season of Hidden Wales. Copperworks featured in the last season. Approval to allow this is required.
- GI Strategy and decision required on approach to delivering designs incorporated into proposals.
- RIBA Stage 4 documentation received and will be circulated for relevant sign off.

## Risks

- Tender returns exceed project budget.
- Low number of tender returns.
- Suggested refurbishment programme by tenderers exceeds grant timeline.

## Next Steps

# ED&EF I: Powerhouse and Outbuildings (Weighbridge & Porters Lodge)

Timescales	Budget	Resource
Red	Red	Green

## Progress highlights

- Next NLHF meeting scheduled for June 2021.
- 
- Contractors have submitted an Extension of Time application for 4 weeks, 2 weeks EOT has been awarded – contract completion date now 8th October 2021;
- Regular budget management and latest cost report indicates use of the full budget
- Project Bank Account is now open, including the electronic banking system with John Weavers Contractors. 9 valuations have been processed via traditional methods to date, with receipt of sub-contractor payments. The next, and 10th valuation should be paid via the PBA.
- Approval required from drainage section to accept discharge into existing storm drainage.
- Gas and water easement agreements are now urgent and with legals.
- Works associated with the gas and water installation will create disruption to the Landore Park and Ride. Due to the delays getting the easements and deed of grants in place, it has not been possible to make good use of the lockdown period. With football fixtures due to resume, albeit at restricted numbers, planning the works will be done in conjunction with Car Parks/Highways and bus company to manage.
- Late change requests have been made by Penderyn Whisky which have been accommodated as far as reasonably practical.
- 
- Confirmation key information to aid Penderyn Whisky's fit out programme, paper for their Board and endorsement to enter into Agreement to Lease.
- Confirmation of funding gap source.
- Future payments, Nr 10 onwards to be paid for via Project Bank Account.
- PR to be issued showing progress on site.

## Risks

- Extension of time results in programme pressures on Penderyn to complete fit out – attached to the grant award from NLHF to Swansea Council.
- Lack of budget to complete the scheme – NLHF budget and contingency to be fully expended. Funding overspend will need to be identified.
- Agreement to Lease not being signed.
- Progression of the drainage S106 works is critical to maintaining programme, closely followed by the gas installation. Easements and Deed of Grants critical to being resolve.

## Next Steps

## Strategic Sites and Projects Overview

Project	Update	Timescale	Budget	Resource
<b>Castle Square</b>	<ul style="list-style-type: none"> <li>▪ Cabinet (18.02.21) approved the concept scheme and authorised budget for RIBA stages 2/3 detailed design, consultation and planning permission.</li> <li>▪ Savills public engagement completed in draft</li> <li>▪ Inception meeting for RIBA stages 2/3 held May 18th.</li> <li>▪ Initial meeting held with Highways regarding strategic actions required to enable the integration of the scheme design with the surrounding area.</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> </ul>	G	G	G
<b>Skyline Kilvey Hill</b>	<ul style="list-style-type: none"> <li>• Welsh Govt are in the process of reviewing the Skyline business plan - review ongoing.</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 however material shortages (predominantly cladding) are causing issues which will impact on completion. External cladding and therefore s278 works directly below will not be complete until after September term starts. Resolution being sought.</li> <li>• Discharge of planning conditions progressing. NMA to be submitted for change to retail floor layout.</li> <li>• S278 design agreed, now with Legal.</li> </ul>	R	G	G
<b>Landore Park and Ride Relocation</b>	<ul style="list-style-type: none"> <li>• Funding is now available to commission a study which considers the relocation of the Landore Park and Ride, to re-examine the viability of siting.</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>· Site Management plan is being produced, based on the recommendations of the signed off ecology report and with input from the conservation team.</li> <li>· There has been renewed market interest in the Felindre Site – three enquiries over the past few months that the team are now investigating further.</li> </ul>	G	G	G
<b>Swansea Vale</b>	<ul style="list-style-type: none"> <li>· Tregof ecology report signed off on May 7th.</li> <li>· Next steps are for the ecology consultant to prepare an over-arching report and present to the team..</li> <li>· WSP have been engaged via the Welsh Gov framework, to build on the feasibility work and look at detail of Tregof 3,4,5 but also include other residential sites and will include drainage and ecology issues and current market recommendations.</li> </ul>	A	G	A
<b>Swansea Bay Regeneration</b>	<ul style="list-style-type: none"> <li>• <b>Blackpill, Sketty Lane and Fendrod Lake-</b> Review meetings undertaken- to consider the potential for temporary pop ups or permanent F&amp;B/leisure opportunities. There are a number of constraints on these sites (including common, leases and legal title restrictions).</li> </ul>	G	A	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),. Also contributes towards the de risking sites being marketed through the Shaping Swansea.</li> </ul>	G	A	A

# ED&EFT: 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 wash colour for chamfered corner is being considered by Cadw</li> <li>Options for lighting and power supply linked to the pontoon provision have been discussed with the lighting unit and Western Power where costed options have been supplied for consideration.</li> </ul>	G	G	G
<b>Bascule Bridge</b>	<ul style="list-style-type: none"> <li>Metal work repairs to bridge span continue at Afon Engineering with completion due late summer 2021. An updated works programme is being produced and an on site progress meeting will take place 18th May.</li> <li>Alternative - more cost effective timber repair methodologies are being developed by Mann Williams for presentation to Cadw and to then inform a re-tendering exercise. Cadw are supportive of this approach.</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.</li> <li>Damage to the site structures reported by the friends group and reported to Cadw</li> </ul>	A	A	A
<b>Laboratory Building</b>	<p><u>Overall Re-development:</u></p> <ul style="list-style-type: none"> <li>RIBA stage 4 completed and cost plan. RIBA Stage 5 onwards is subject to funding award. Opportunities for the Levelling Up Fund (LUF) to meet the budget requirements being progressed.</li> <li>Change of use application is being progressed; this will make the building more marketable.</li> </ul> <p><u>Emergency Stabilisation Works:</u></p> <ul style="list-style-type: none"> <li>John Weavers as the on-site contractors are underway with mobilisation of the emergency stabilisation works.</li> <li>A 130T crane will be on site for a period of 7-10 days to progress the works. All the works to this date have been preparing for this, this is critical in the stabilisation process.</li> </ul>	A	R	A
<b>Hafod/ Morfa canal bridge</b>	<ul style="list-style-type: none"> <li>Could form part of a UK Levelling up proposal.</li> </ul>	A	A	A

# Agenda Item 8

## Report of the Convener

Development and Regeneration Scrutiny Performance Panel – 1 July 2021

### **Development and Regeneration Scrutiny Review of the Year 2020/21 and Draft Work Programme 2021/22**

<b>Purpose:</b>	To reflect on the Panel's work, experience, and effectiveness over the past year, and to develop a work programme going forward that will provide ongoing challenge to performance in relation to development and regeneration, including the 'health' of the city centre and wider economic development across Swansea.
<b>Content:</b>	Summary of the Year's Activities 2020/21; Draft Work Programme 2021/22
<b>Councillors are being asked to:</b>	Reflect on the past year's activities; Share ideas to improve the effectiveness of Development and Regeneration Scrutiny; Agree the work programme for the Council year 2021/2022.
<b>Lead Councillor:</b>	Jeff Jones, Convener - Development and Regeneration Scrutiny Performance Panel
<b>Lead Officer &amp; Report Author:</b>	Emily Davies, Scrutiny Officer Tel: 01792637314 E-mail: emily-jayne.davies@swansea.gov.uk

#### 1.0 Review of the Year 2020-21

- 1.1 The Panel is invited to reflect on the year's scrutiny work, experience and effectiveness. Any ideas that will improve the effectiveness of the scrutiny of Development and Regeneration are welcome.
- 1.2 To aid Panel Members, a summary of the year's work 2020/21 has been included at 1.3.
- 1.3 Development and Regeneration Work Programme 2020-21:

Date	Items Discussed
<b>Meeting 1</b> 3 <sup>rd</sup> November 2020	1. Dashboard Report 2. Draft Work Programme 2020/21
<b>Meeting 2</b> 12 <sup>th</sup> January 2021	1. Dashboard Report 2. Commercial Opportunities in Rural Areas

<b>Meeting 3</b> 25 <sup>th</sup> January 2021 (Closed)	1. ATG Arena Contract
<b>Meeting 4</b> 17 <sup>th</sup> February 2021	1. Budget Meeting (Merged with SIF) - Draft Budget Proposals in relation to Development and Regeneration
<b>Meeting 5</b> 2 <sup>nd</sup> March 2021	1. The Ambassador Theatre Group 2. Dashboard Report

- 1.4 Some of the questions the Panel may want to consider:
- What went well?
  - What did not go so well?
  - Has the Panel's work focused on the right things?
  - What have we learnt that will help us with future scrutiny?

## **2.0 The Future Work Programme 2021-22**

- 2.1 The Panel agrees the Development and Regeneration Scrutiny Work Programme each year for the coming council year. The work programme can now be discussed and agreed for the 2021-22 Council year.
- 2.2 The draft Work Programme 2021-22 is attached at Appendix 1. This work programme is a combination of issues outstanding from last year, items the Panel looks at annually or has chosen to keep a watching brief on, and items highlighted to the Panel as key issues.
- 2.3 The Panel is asked to consider and discuss the draft Development and Regeneration Scrutiny Work Programme attached, to make any additions/amendments as required and then to agree its contents.

## Appendix 1

### DEVELOPMENT AND REGENERATION SCRUTINY PERFORMANCE PANEL WORK PROGRAMME 2021/22

<b>Meeting 1</b> Thursday 1 <sup>st</sup> July 2021	<ol style="list-style-type: none"><li><b>1. Confirmation of Panel Convener</b></li><li><b>2. Dashboard Report</b> (<i>including focused update: Civic Centre</i>) Phil Holmes – Head of Planning and City Regeneration Huw Mowbray - Property Development Manager</li><li><b>3. Annual Review of Work Plan 2020-21 and Draft Work Plan 2021-22</b></li></ol>
<b>Meeting 2</b> Tuesday 7 <sup>th</sup> September	<ol style="list-style-type: none"><li><b>1. Swansea University: Presentation on involvement with City Deal</b> Professor Steve Wilks, Provost Cllr Robert Francis-Davies – Cabinet Member for Investment, Regeneration &amp; Tourism Cllr Rob Stewart – Cabinet Member for Economy Finance &amp; Strategy</li><li><b>2. Dashboard Report</b> Phil Holmes – Head of Planning and City Regeneration Huw Mowbray - Property Development Manager</li></ol>
<b>Meeting 3</b> Tuesday 2 <sup>nd</sup> November	<ol style="list-style-type: none"><li><b>1. City Centre Travel Plan update</b> Cllr Mark Thomas – Cabinet Member for Environment Enhancement &amp; Infrastructure Management Stuart Davies – Head of Highways and Transportation Mark Thomas - Group Leader Traffic &amp; Highway Network Management David Hughes - Principal Engineer Gavin Newman - Parking Services Manager</li><li><b>2. Dashboard Report</b> Phil Holmes – Head of Planning and City Regeneration Huw Mowbray - Property Development Manager</li></ol>
<b>Meeting 4</b> Tuesday 25 <sup>th</sup> January 2022	<ol style="list-style-type: none"><li><b>1. Foreshore Developments (TBC)</b> Geoff Bacon – Head of Property Services Cllr Robert Francis-Davies – Cabinet Member for Investment, Regeneration &amp; Tourism</li><li><b>2. Dashboard Report</b> Phil Holmes – Head of Planning and City Regeneration Huw Mowbray - Property Development Manager</li></ol>

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

- Destination Management Plan / Tourism & Leisure
- Tidal Lagoon / Dragon Island
- Relocation of Council depots
- Historic / Listed Buildings

# Agenda Item 9



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

*Please ask for:*  
*Gofynnwch am:*

*Direct Line:*  
*Llinell Uniongyrochol:*

*e-Mail*  
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*Date*  
*Dyddiad:*

Overview & Scrutiny

01792 637314

scrutiny@swansea.gov.uk

23<sup>rd</sup> March 2021

## BY EMAIL

**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 2<sup>nd</sup> March 2021. It covers the presentation from the Ambassador Theatre Group, as operator of the Swansea Arena.

Dear Councillor Francis-Davies,

The Development and Regeneration Scrutiny Performance Panel met on 2<sup>nd</sup> March 2021. We would like to thank all of the officers who attended. We also extend our thanks to Stuart Beeby and Claire Dixon who attended on behalf of The Ambassador Theatre Group (ATG). We greatly valued everyone's engagement and input.

Stuart Beeby, ATG Group Operations Director, and Claire Dixon, ATG UK Business Manager, presented an overview of ATG. We heard that ATG is a vertically integrated business; operating venues, producing shows and selling tickets for iconic venues such as the Savoy Theatre in London, The Colonial in Boston, and the Smart Financial Centre in Houston.

We heard that, regarding the content of shows, ATG works with some of the best producers and talent. The ATG productions team and producing partners, Sonia Friedman Productions, have between them won sixty Tony and Olivier awards collectively. High profile partners, such as Disney, work with ATG to deliver products and shows, for example the Lion King.

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We heard how the design and construction teams will be handing over a fully functioning unit to the Business Manager to create a commercial business. It was explained that construction work had progressed well despite challenges posed by pandemic restrictions.

We heard that the next focus will now be on fitting theatre technical equipment such as sound, lighting and IT infrastructure. ATG are also preparing and aligning suppliers ready for commissioning of systems.

We heard that over one hundred expressions of interest were received in response to a call for local suppliers. The sifting and questionnaire process is now part of progression and due diligence; and ATG expect to appoint building services, such as security and food/beverage suppliers, through this exercise.

We heard that ATG had appointed a specialist marketing company to work on PR, Sundae Communications, achieving regional coverage and a national impact. ATG also maintain a close link with the Council-appointed PR agency for Copr Bay, Swansea based Kneath associates, working closely with them to plan and implement a strategy around launching the Arena.

We heard that ATG recruitment is underway, the first appointment being that of Lisa Mart, General Manager. It was pleasing to hear that there are a number of key positions to recruit over the coming months, including a Conference and Events Manager, ATG being keen to utilise local talent pools. ATG anticipate twenty full time staff as well as one hundred estimated casual staff, with the aim of seventy per cent recruited locally.

The panel queried aspirations regarding events and conferencing. ATG expect a mix across the two areas; between 100-125 scheduled entertainment performances, and circa 60 conferencing events. ATG emphasised that this is a very flexible venue, encompassing different layouts and design of seating, rather than a fixed design. Many different facilities mean programming will not be confined to 1-2 particular genres. We look forward to hearing further updates regarding the programming of events to come.

We hope you find this letter useful and informative. We would welcome your comments on any of the issues raised, but in this instance no formal written response is required.

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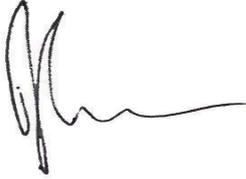
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Yours sincerely,



**Councillor Jeff Jones**  
**Convener, Development and Regeneration Performance Panel**  
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**To:**  
**Councillor Rob Stewart**  
**Cabinet Member for Economy,**  
**Finance and Strategy**

*Please ask for:*  
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Overview & Scrutiny

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23<sup>rd</sup> March 2020

## **BY EMAIL**

**Summary:** This is a letter from the Development and Regeneration Scrutiny Performance Panel to the Cabinet Member for Economy, Finance and Strategy following the meeting of the Panel on 2<sup>nd</sup> March 2021. It covers the Project Update Report.

Dear Councillor Stewart,

We would like to thank you, Councillor Francis-Davies, Martin Nicholls, Ben Smith, Phil Holmes and Huw Mowbray for attending to present this item 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.

### **Copr Bay**

We heard that the construction element is going well, subject to slight delays due to pandemic restrictions. The Arena is now watertight, and the golden cladding is set to go on in preparation for LEDs. The Cultural Services team is now looking at how

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best to programme LED elements of the Arena. The new bridge is scheduled to be lifted into place over the coming days.

We heard that, regarding the Hotel development, the Council remain in discussions with the Welsh Government funding team about the next steps here.

We heard that the cladding / tiling is complete on the residential development and a show flat has been created by Buckingham. This has been praised by Pobl and gives a clear indication of space and layout. We understand that occupancy by Pobl is expected in September 2021.

We heard that there has been a positive response to the marketing of small units around the Arena – we understand details are still confidential, but that the Council is in discussions with a number of prospective local operators. You clarified use of these units as not being ‘pop-up’ but fully in-built units, targeted at local traders and larger units being a mixture of local and national traders.

We queried specific City Deal funding amounts and whether the second tranche has been received. You assured us that this funding was flowing through, and anticipate a positive impact on the funding profile. The Chief Finance Officer also confirmed that sums have not yet been physically received, but are due by the end of the year. Members went on to query if £1.3M per £18M has been confirmed for Swansea. The Council is continuing with building and construction projects and we understand that officers expect the figure to be significantly more than £1.3M.

### **Swansea Central North**

We heard that discussions are continuing regarding a Public Sector Hub. New developments are being looked at by Government operators, and officers expect announcements in due course. In terms of capacity, officers confirmed Swansea could house in the region of a thousand people within an office building, a variety of sites being available for this purpose, holding a substantial number of staff. There is potential for additional private sector occupiers as another positive aspect to this investment. Officers explained that there has been significant interest from UK Government departments and Welsh Government departments alike. It was pleasing to hear about the aim for a clustering of well-paid employment and long-term jobs.

### **The Kingsway**

We heard that some drainage channels have been badly fitted by the previous contractor, and work is underway to put this right during this period of lower traffic

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flow. We understand that defective work is covered by a bond from the previous contractor, which is likely to cover the majority of work needed.

In relation to 71/72 The Kingsway, officers explained to us that clarifications were needed on the tender and are now being analysed by the team. We understand this may lead to a potential Cabinet report in due course, in terms of the costs aspects of the tender.

### **Wind Street**

We heard that regarding the development of Wind Street, stakeholder meetings are not particularly well attended, although there have been some individual discussions with current occupiers about the hospitality aspect outside buildings. Discussions with operators have led to a clear requirement for these areas to be located directly next to the buildings.

Discussions have also been held with access groups, resulting in tactile pavement added into designs. The Police have been part of the consultation process, and also the Welsh Extremism and Counter Terrorism Unit (WECTU), who are content with the Wind Street proposals. We heard that counter terrorism aspects were also taken into account in design of either end of the street; the panel queried whether counter terrorism is now a standard consultee in all schemes. It was reassuring to hear that their input has been critical on other developments also, minimising terror threats. We heard that engagement of advisers is necessary at an early stage to design-in various ways of mitigating risk.

### **Shaping Swansea**

We heard that there have been follow up meetings with other council colleagues and generally a wide council involvement in this area. Officers explained that the quality of bids has resulted from good PR messages regarding the Arena, in competition with many other cities. It was promising to hear that the Arena is likely to be a catalyst for further schemes and will generate further investment.

### **Repurposing Swansea**

We heard that the Council is looking at the core areas of the city centre to ensure Swansea is moving forward and we can put the right interventions in place to help recovery, taking into account the difficult economic situation across the UK. Officers explained the need for anchorage in the Quadrant. A design masterplan remains in the early stages and BDP have been appointed as designers, with more announcements on plans expected over the coming months.

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Officer groups will initially work with the team appointed, leading to a strategic revised masterplan and a new action plan looking to deliver objectives. We understand this will be largely funded by Welsh Government.

The Panel queried if there will be opportunities for member input as we would like involvement in this important work. Officers explained that workshops are likely during this process, although this is time limited and needs to be finished by the end of this financial year. We look forward to hearing further updates regarding this work.

### **Palace Theatre**

It was pleasing to hear that the project is making good progress with expected completion due June 2022. We heard that planning approval has been received and the listed building status application has been made. We understand the Council is in discussions with a potential tenant.

### **Powerhouse**

We heard that officers are attending regular meetings with the Heritage Lottery Fund (HLF) as the main funder. Contractors have requested extensions of time due to Covid issues, however the Council has granted a part extension of time.

We heard that there has been a huge amount of archaeology discovered in the ground, which has been a challenge to deal with. Officers explained that although there are complications here, now the issues are known the team can plan ahead. We understand there are three listed buildings being worked on, eleven in total on the site, having great potential to add to the destination. We acknowledged the hard work and efforts of all involved in this project.

We questioned whether there was any update on the Pontoons project. Officers explained that funding bids have been made, looking to connect the City Centre up to the Stadium and beyond the bascule bridge.

### **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, please provide a formal written response by 14<sup>th</sup> April 2021 to the following:

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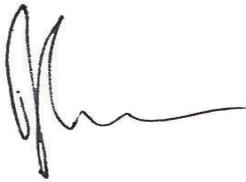
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- Please provide a breakdown of information in relation to funding sources for each project on the Dashboard Report.
- The panel would like further information about the new plans for *Repurposing Swansea*, including information on how/when members can be involved in this process.

Yours Sincerely,



**Councillor Jeff Jones**  
**Convener, Development and Regeneration Performance Panel**  
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Councillor Jeff Jones  
Convener,  
Development and Regeneration  
Performance Panel

*Please ask for:* Councillor Rob Stewart  
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*Our Ref:* RS/JW  
*Your Ref:*  
*Date:* 22 April 2021

**VIA EMAIL**

Dear Councillor Jones

Thank you for your letter dated 23 March 2021 requesting additional information and I am able to respond as follows.

**1. Please provide a breakdown of information in relation to funding sources for each project on the Dashboard Report.**

Further to the Panel request to provide a breakdown of information in relation to funding sources for each project on the Dashboard Report, please see attached a summary table outlining the headline figures for each project. Please note the figures for 71/72 Kingsway are yet to be approved by cabinet and as such are not included at this stage. I would be happy to provide this detail in due course.

**2. The panel would like further information about the new plans for Repurposing Swansea, including information on how/when members can be involved in this process.**

I can confirm a meeting has taken place with group leaders to make them aware of the emerging work and I would be happy to arrange a further presentation to scrutiny panel once the work is completed possible as a pore decision scrutiny prior to the report being considered by cabinet

I trust this provides suitable responses.

Yours sincerely



**Y CYNGHORYDD/COUNCILLOR ROB STEWART**  
**ARWEINYDD/LEADER**

**CRPB  
Dashboard**

(All figures  
£000)

Summary of Capital funding		WG Loan	WG Grant	Cadw Grant	S106 Contribution	NLHF Grant	CCS Regeneration Reserve	City Deal	Capital receipts - residential disposals	CCS	Active Travel Grant TBC	WEFO grant	Total
Swansea Central Phase 1		6,200					1,256	22,849	4,900	99,632			134,837
Kingsway			400							8,294		5,525	14,219
Palace										2,100		4,900	7,000
Swansea Market			206							233			439
Wind Street			500							2,380			2,880
Powerhouse						3,567				1,744			5,311
71/72 Kingsway					100			13,700		27,008		500	41,308
TRI schemes:													-
PEDG			1,289										1,289
SLG			1,439										1,439
POAG Covid Recovery			1,400										1,400
Valleys Taskforce			343										343
Copperopolis (Copperworks wider site)			2,750	100	400					1,014	300		4,564
Morrison			100										100
<b>Total</b>		<b>6,200</b>	<b>8,427</b>	<b>100</b>	<b>500</b>	<b>3,567</b>	<b>1,256</b>	<b>36,549</b>	<b>4,900</b>	<b>142,405</b>	<b>300</b>	<b>10,925</b>	<b>215,129</b>