



City and County of Swansea

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

Remotely via MS Teams

Tuesday, 7 September 2021 at 10.00 am

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

**Councillor(s)**

P M Black  
D W Helliwell  
L James  
T M White

**Councillor(s)**

E W Fitzgerald  
C A Holley  
P K Jones

**Councillor(s)**

S J Gallagher  
P R Hood-Williams  
S M Jones

**Other Attendees**

Phil Holmes  
Huw Mowbray

Emily Davies  
Professor Keith Lloyd

Professor Steve Wilks

Head of Planning & City Regeneration  
Development and Physical Regeneration Strategic  
Manager  
Scrutiny Officer  
Pro Vice Chancellor & Executive Dean of Medicine,  
Health & Life Science  
Swansea University Provost

**Apologies for Absence**

Councillor(s): P Downing, T J Hennegan, M H Jones and W G Thomas

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**17 Disclosures of Personal and Prejudicial Interests.**

No interests were disclosed.

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

No declarations were made.

**19 Minutes of Previous Meeting(s)**

The Panel considered minutes from previous meetings and agreed the minutes of the meeting on 1 July 2021 as an accurate record of the meeting.

**20 Public Questions**

No questions were submitted by members of the public.

## 21 Swansea University

Professor Keith Lloyd and Professor Steve Wilks attended to present to the Panel an update regarding University developments alongside the City Deal. Discussions focused on:

- City Deal Project, relating to the partnership between Swansea Council, the Local Health Board and Swansea University
- Unique capabilities of the region, aspirations to grow a significant cluster of MedTech and SportsTech industries.
- Institute of Life Science – over the years have created a unique combination of industry and the NHS.
- Investment in MedTech – medical devices and new treatments. Demand has increased for space to accommodate new/more work.
- Companies value being located within the University and having opportunities to collaborate.
- Opportunity to grow regional presence in sport, focused on SportsTech.
- Expected to grow a cluster of about 300 firms, and circa 1000 jobs as a result.
- Commercial partners are in place, TBC, including Sports Wales.
- Morriston site – creating a space for companies to work alongside clinicians to work on medical devices, advancing new treatments and technology.
- Swansea University will also work with the Local Health Board and Swansea Council to improve road access and infrastructure around the Morriston site.
- Sketty Lane site to be redeveloped - ambitions to develop other sports facilities, both community facing and offering opportunities for elite sports.
- Outline of progress so far, including current status of sign of.
- Members raised general questions over the information and plans shared and thanked the University for the interesting and exciting presentation.

## 22 Project Update Report

Huw Mowbray, Development and Physical Regeneration Strategic Manager, updated the Panel on the regeneration projects in Swansea. Phil Holmes, Head of Planning & City Regeneration, also attended for this item. Discussions focused on the following:

### *Copr Bay Phase 1*

- LED Panels nearing completion and façade testing beginning.
- Parkland / landscaping work continues.
- Temporary units will be added onsite for food / beverage within the park area.
- Notice of Completion has been served on ATG, events announcements expected in coming weeks.
- Members questioned progress on the Hotel development. Officers explained that finance and funding discussions are on-going, looking into fall-back options if necessary.
- Electric charging points have been increased within the vicinity of the Arena.

### *Swansea Central North*

- UK Government Property Agency considering proposals.
- Site of Hub will be grassed and temporary use (commercial units) put in whilst final scheme confirmed.

### *Kingsway*

- Works are nearing completion.
- Pedestrian crossing treatment is pending.
- Final costs to be tied down, inclusive of bonds.

### *71/72 The Kingsway*

- Contractor selected and contract discussions ongoing.
- Good interest in site, officers hope to have positive news on this in due course.
- Supply of construction materials is an on-going and significant aspect of most current construction projects.
- Members queried the impacts on costs of these issues. Officers explained that fixed price contracts will not be affected.

### *Wind St*

- Good progress being made with fly-through of finished project.
- Completion remains as mid-November, ready for Christmas period.
- Cleaning and re-laying of stone moving forward.
- Rainbow Crossings – proposal to Cabinet for 3 of these pedestrian crossings, encompassing a pedestrian crossing with rainbow colourings.
- Members queried whether improvements have been made to building facades and street furniture layout. Officers explained that grants may be available to occupiers through other schemes, to improve façade. Officers confirmed that consultation was underway as to street furniture layout, not to obstruct business and to ensure a good flow of people along the street.
- The Panel questioned whether there would be visible security presence on Wind Street. Officers confirmed that the possibility of employing extra City Centre Rangers was being considered by the Council.

### *Castle Square*

- Landscaping proposals are underway, design will need to be approved by Cabinet before moving on to stage of planning consent.
- Proposals to change structure of the fountains as permanent features, but to be able to utilise the space by turning off water features.
- Costs position yet to be agreed.
- Members raised queries over possible archaeological interest in the Castle Square site. Officers explained that most archaeology was removed during the Victorian era.

### *Shaping Swansea*

- Long-term project of scale, comprising of 7 initial main sites.
- Private sector developer will work with the Council to move things forward. Officers anticipate that within 12 months significant progress will be made.

*City Deal*

- Panel Members queried the sum of £15M for the Swansea University Health project, and its inclusion in the original City Deal allocation. Officers explained that the Health project was allocated a similar, but separate, figure to Trinity St David. The Panel agreed to request further information on this point.
- Trinity Saint David (TSD) have made a change request to Innovation Matrix (SA1). The second project, Innovation Precinct, is proposed to move into the City Centre.
- Members queried where in the City Centre this will be based. Officers explained this is yet to be confirmed. Business case being updated for re-submission.

*Powerhouse & Outbuilding*

- Contractors are splitting teams to mitigate risk of Covid-19.
- Extension of time requests have been received from the Contractor on this smaller site.
- Team are moving forward as quickly as possible.

*Strategic Sites*

- NRW consultation: planning to replace trees near Skyline site, focus on local species.
- Positive discussions on-going with Skyline, having allocated their money to submit business case to the Welsh Government.
- Officers have been inundated with interest in the Felindre site, hopeful for news on this over coming months.
- Flood Risk: New Technical Advice Note (TAN 15) document produced by Welsh Government, taking into account climate change. Work to be done on sites impacted upon by Tan15.

**23 Work Plan 2021-22**

The work programme was received.

**24 Letters**

The meeting ended at 12.00 pm

**Chair**



**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

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30 September 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 7 September 2021. It covers the Project Update Report.

Dear Councillor Francis-Davies,

On the 7<sup>th</sup> September, the Panel met to discuss the Project Update Report. The Panel thanked Huw Mowbray, Development and Physical Regeneration Strategic Manager, and Phil Holmes, Head of Planning & City Regeneration, for their attendance and contributions.

The Panel also thanked Professor Steve Wilks and Professor Keith Lloyd, who attended on behalf of Swansea University to provide an update on City Deal projects. Discussions focused on the following:

### Swansea University

The Panel heard about City Deal developments, in the context of Swansea University and their partnership with Swansea Council and the Local Health Board. The Panel heard about the aspirations for investment in the *MedTech* and *SportsTech* sector, aiming to provide opportunities for companies to collaborate with Swansea University.

Under proposals for the Sketty and Morrison University sites, we heard that the Swansea University developments are expected to foster a group of up to 300 firms,

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and circa 1000 jobs, creating a space for companies to work alongside clinicians, advancing new treatments and technology. We understand that Swansea University will also work with the Local Health Board and Swansea Council to improve road access and infrastructure around the Morrision site.

The Panel queried the total amount of City Deal funding being allocated to Swansea University and, separately, Trinity Saint David (UWTSD). Officers undertook to provide further clarification on this breakdown, which has now been received with thanks. Members also noted that the UWTSD original 'Box Village' scheme will now not proceed and will be replaced with a new scheme.

Panel Members discussed the information shared and thanked Swansea University for the interesting and informative update.

### **Project Update Report**

Huw Mowbray, Development and Physical Regeneration Strategic Manager, updated the Panel on the regeneration projects in Swansea. Discussions focused on the following:

We heard that work continues to progress well on the **Copr Bay Phase 1** project, despite challenges faced by Covid cases on-site. Officers explained that LED Panels are nearing the completion stage and that façade testing is to commence shortly.

Officers explained to us that parkland / landscaping work continues and that temporary commercial units will be added within the park area.

We questioned the progress of the Hotel development. Officers explained that finance and funding discussions are on-going, and that the Council is considering other alternative options that may become necessary.

Officers explained that the Government Property Agency (GPA) is considering proposals for the **Swansea Central North** site, highlighting to us the positive response from a recent Ministerial site visit.

The Panel understand that works are nearing completion on the **Kingsway** project and that the final pedestrian crossing treatment is pending. Officers explained that final costs, taking account of bonds, are yet to be confirmed on this project.

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The Panel heard that a contractor has been selected for the **71/72 The Kingsway** project, and contract discussions ongoing. We understand that the reduced supply of materials is an on-going and significant aspect of all construction projects presently, having regard to on-going effects of the pandemic.

Members raised queries over the impacts on costs of such supply issues. Officers explained that fixed-price contracts will not be affected, and as such this project will remain unaffected in that respect.

It was pleasing to hear that good progress is being made with the production of a fly-through of the **Wind Street** project, with completion anticipated for November. The Panel heard that three Rainbow Crossings have been proposed to Cabinet, encompassing a pedestrian crossing with rainbow road markings.

Members queried whether improvements have been made to building facades along **Wind Street** and the improvement in street furniture layout. Officers explained that grants may be available to occupiers through other schemes, to improve façades, and that consultation was underway as to street furniture layout.

The Panel questioned whether there would be visible security presence on **Wind Street**. Officers confirmed that the possibility of employing extra City Centre Rangers was being considered by the Council. Officers also reiterated that the Wales Extremism and Counter Terrorism Unit (WECTU) had been consulted in project designs.

The Panel heard that landscaping proposals are underway for **Castle Square**, including some suggested designs to incorporate interchangeable fountains and water features, enabling space to be utilised for other purposes when water supply is turned off.

Members raised queries over possible archaeological interests at the **Castle Square** site. Officers explained that most archaeology was removed during the Victorian era, however, there will be a requirement for a watching brief during initial ground work stages.

The Panel were interested to hear about the long-term project **Shaping Swansea**, which we were informed will comprise seven initial main sites. Officers explained to us that they anticipate significant progress will be made within the next twelve months.

We heard that, under the **City Deal**, Trinity Saint David (UWTSD) have made a change request regarding their Innovation Matrix project in the SA1 area. Their second project,

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the Innovation Precinct, is proposed to move into the City Centre. Members queried where in the City Centre this will be based and officers explained this is yet to be confirmed.

Panel Members also queried the sum of £15M for the Swansea University Health project, and its inclusion in the original City Deal allocation. Officers explained that the Health project was allocated a similar, but separate, figure to Trinity St David.

We heard that an extension of time request has been received from the Contractor on the **Powerhouse** site, but that the team are moving forward as quickly as possible alongside Covid restrictions.

The Panel noted that there has been a significant increase in interest surrounding the vacant **Felindre** site. Officers explained that they are hopeful for further news on this over coming months.

### **Your Response**

We are interested in any thoughts you may have on the contents of this letter but, in this instance, we require no formal written response.

Yours sincerely,

A handwritten signature in black ink, appearing to be "J. 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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