



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: Tuesday, 7 September 2021
Time: 10.00 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

Agenda

	Page No.
1 Apologies for Absence	
2 Disclosures of Personal and Prejudicial Interests. www.swansea.gov.uk/disclosuresofinterests	
3 Prohibition of Whipped Votes and Declaration of Party Whips	
4 Minutes of Previous Meeting(s) To receive the minutes of the previous meeting(s) and agree as an accurate record.	1 - 4
5 Public Questions 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.	
6 Swansea University Professor Steve Wilks - Swansea University Provost	5 - 17
7 Project Update Report Robert Francis-Davies – Cabinet Member for Investment Regeneration and Tourism Phillip Holmes – Head of Planning and City Regeneration Huw Mowbray – Property Development Manager	18 - 36

8 **Work Plan 2021-22**

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9 **Letters**

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Next Meeting: Tuesday, 2 November 2021 at 10.00 am

Huw Evans

Huw Evans

Head of Democratic Services

Wednesday, 1 September 2021

Contact: Scrutiny Officer - 07980 757686

Agenda Item 4



City and County of Swansea

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

Thursday, 1 July 2021 at 11.00 am

Present: Councillor J W Jones (Chair) Presided

Councillor(s)

P M Black
W G Thomas
T J Hennegan
L James
S M Jones

Councillor(s)

P Downing
S J Gallagher
C A Holley
M H Jones
T M White

Councillor(s)

E W Fitzgerald
D W Helliwell
P R Hood-Williams
P K Jones

Other Attendees

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

Officer(s)

Phil Holmes Head of Planning & City Regeneration
Huw Mowbray Property Development Manager
Emily Davies Scrutiny Officer
Nick Parry Communications and Marketing Officer

Apologies for Absence

None

9 Confirmation of Convener

The Panel confirmed Cllr Jeff Jones as Convener of the Development and Regeneration Scrutiny Performance Panel.

10 Disclosure of Personal and Prejudicial Interests

No interests were disclosed

11 Prohibition of Whipped Votes and Declaration of Party Whips

No declarations were made

12 Minutes of Previous Meeting(s)

The Panel considered minutes from previous meetings and agreed the minutes of the meeting on 2 March 2021 as an accurate record of the meeting.

13 Public Questions

No questions were submitted by members of the public.

14 Project Update Report

Huw Mowbray, Development and Physical Regeneration Strategic Manager, updated the Panel on the regeneration projects in Swansea. The Cabinet Member for Investment Regeneration and Tourism, Cllr Robert Francis-Davies, and Phil Holmes, Head of Planning and City Regeneration, also attended for this item.

Main discussions focused on the following:

Copr Bay – Phase 1

- Some minor delays, although proceeding well, taking account of delays in material supplies and labour.
- Residential block is being fully fitted out and nearing completion.
- Coastal parkland / landscaping progressing prior to greening. Water play additions being worked on.
- The Bridge – finishing touches to floor and railings. Members queried whether visual handicap groups have been consulted. Officers confirmed consultations had taken place and tapping rails would be in place to help guide users.
- The Hotel – Officers are looking at options to move funding forward. Members queried whether this would be through a UK based company. Officers confirmed that the current preferred operator is a top brand, with international links. Officers continue to discuss options regarding the funding with Visit Wales.
- Officers explained that the Hotel development would be constructed with access alongside the Arena, having been designed to provide works access when needed.
- Council colleagues dealing with operational / budget aspects to maintain standards of architectural and landscaping works.
- Officers outlined that leasing is progressing well, all units are under offer and officers are close to finalising legal agreements for the Pavilion operator. Members questioned whether these would be local companies. Officers confirmed that all Council-let units would be local businesses, as purposely did not target national operators.
- Members asked for further information regarding the type of operators who would be leasing units. Officers confirmed food/beverage operators from the local area have been involved.
- Heritage panel will provide protection for residents in Marina area.
- Areas of low and high-density LED bulbs, which can be switched off if necessary.
- Members queried the maintenance of the LED bulbs and who will be responsible for maintenance. Officers confirmed this is in the business plan and the management responsibility for the external façade is the Council's.

Swansea Central North:

- The Government Property Agency is looking into hubs, having identified a number of bodies who may wish to occupy.
- Members queried where exactly the hub would be located. Officers explained this would be next to the multi-storey car park.
- Members asked whether the jobs would be new or relocated. Officers explained that some jobs may move, and some would be completely new. Officers suggested this would also benefit the City Centre by bringing a critical mass of employees into the city centre.

Wind Street

- Officers explained that discussions have taken place with key traders, although meetings in general not well attended, despite the Council's best attempts to engage traders.
- Most of paving has been re-laid/replaced.
- Street furniture to go in and landscaping elements progressing.
- Hospitably lay out has now been agreed, in terms of adjacent seating areas, as agreed between consultation groups.
- Members discussed the use of information trails and QR codes throughout the area, as a useful source of visitor information.

Shaping Swansea

- Bids have been received and assessed, cabinet report to be presented on 15 July to outline preferred options.
- CADW meeting with officers due imminently to discuss listed buildings.
- Officers outlined the 3 stages to the competitive dialogue process, included invitation to tender, shortlisting, and invitation for final tender, together with scoring mechanisms. Officers outlined that throughout this process the Council sets the aims and objectives to potential bidders.
- Any preferred development partner would be involved in a number of different sites across Swansea.

Repurposing Swansea

- Coming to a conclusion, officers are producing a report for cabinet in September.

Palace Theatre

- Planning and listed building consent in place.
- Film company likely to record the regeneration of the Palace.
- Awaiting analysis of contractor bids.

Powerhouse & Outbuildings

- Two weeks extension of time granted. October completion date remains on course.
- Project Bank Account (PBA) now in place.
- Gas and water easements being resolved.
- Members queried timescale on Penderyn Whisky fit out.

- The Council have submitted a levelling up application to UK Government, if successful, some funding would be allocated to this project to help move forward.

Strategic Sites

- Skyline – remain in discussions. Officers are hopeful progress will continue and are positive about outlook.
- Felindre – Panel remarked on the long-term marketing of the site. Officers explained that speculative enquires are regularly made, however officers have also considered a possible option of a speculative build project for the future.

Tawe Riverside Corridor

- Bascule Bridge – members queried whether cost was covered by a grant. Officers confirmed there have been an escalation of costs and that a discussion is ongoing.

15 Annual Review of Work Plan 2020-21 and Draft Work Plan 2021-22

The Panel discussed the previous year's work topics.

16 Letters

The meeting ended at 12.40 pm

Agenda Item 6



Development and Regeneration Scrutiny Performance Panel

7 September 2021

Swansea University

Life Science, Well-Being and Sport Campuses

Purpose	To provide a briefing / update report as requested by the Panel about the impact of City Deal investments on Swansea University.
Content	This update includes a summary of developments surrounding the Life Science, Well-Being and Sport Campuses, including an overview of investment breakdown.
Councillors are being asked to	Consider the information provided and ask relevant questions if applicable.
Report Author	Professor Steve Wilks, Swansea University Provost



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BAE ABERTAW
SWANSEA BAY
City Deal

Life Science, Well-being & Sport Campuses

Aim:

To harnesses unique capabilities in the Swansea Bay City Region and with support from private sector partners to drive the growth of a globally significant MedTech and Sports Tech cluster.



Proven track record

Institute of Life Science – a “triple helix” of industry, academia and clinical R&D

- **30 companies and 800 jobs** created to date
- **£36m inward investment** secured
- During initial funding period (2004-13), ILS worked with **279 businesses**
- ILS returns **£3 back to the economy for every £1** in public money received

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Identified shortfall of ~2,800sqm innovation space, which this project addresses.



Objectives

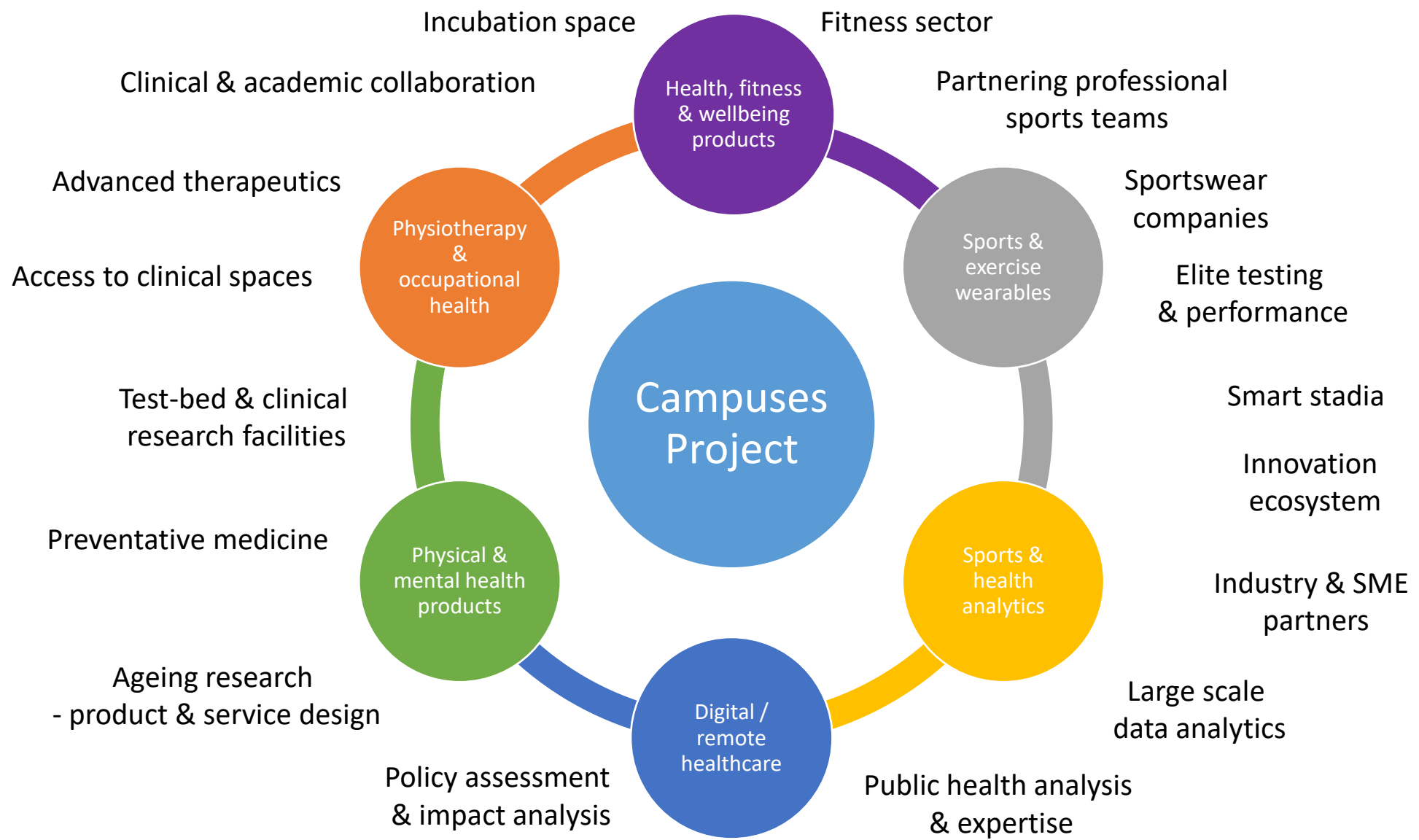
- Develop unique RD&I infrastructure for MedTech and Sports Tech innovation
- Grow a cluster of 300+ firms and develop 100+ commercialisation opportunities
- Deliver 1,000-1,120 new jobs and contribute £150m-£153m to GVA
- Attract investment of £115m for phase 2 delivery
- Skills development through HE, FE, executive education and apprenticeships



Three major project delivery partners in place (to be announced shortly) representing;

- Digital
- Health
- Sport
- Ongoing engagement with other private sector partners





City Deal investment

Sports Tech and Med Tech development, testing and evaluation in purpose-built research and innovation facility (subject to planning), serving as the gateway to the future sports village.

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Institute of Life Science innovation at Morriston Hospital. Refurbished office space, co-locating commercial and academic collaboration alongside clinical R&D, for (eg) advanced therapeutics and digital innovation.



What the City Deal investment unlocks (subject to planning)

Creates science park for adoption and deployment of advanced technology and growth for RD&I to support patients and community. Includes **~7,000sqm Life Science**/expanded Joint Clinical Research Facility. Co-located with redevelopment of Morriston Hospital services by M4.

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A **national centre of excellence** with performance sport infrastructure, attracting Sports Tech and related companies, establishing the region as a sport and wellbeing innovation test bed and a centre for community sport and leisure.



Investment breakdown

Total capital investment (both phases): £132m

Phase 1: City Deal funding: £15m
 Private sector investment: £15m (capital and revenue)
 Public sector investment: £16m (capital and revenue)

Phase 2: City Deal funding: £0
 Private sector investment: £57.43m (capital and revenue)
 Public sector investment: £57.43 (capital and revenue)

Total investment: £161m.
(City Deal funding leverages £146m additional investment.)

Policy alignment

The project is aligned to the UK, Welsh and regional strategic and policy context. In particular, the project addresses:

- The ambition for the UK to be the world's most innovative economy, with emphasis on life sciences, digital innovation and the AI revolution.
- Support to enable a healthier, active population, harnessing digital technology and innovation across the life course.
- The creation of high-quality jobs, skills and training opportunities to strengthen the regional economic base and enhance the competitiveness of the regional economy.
- The need to create opportunities to foster innovation and entrepreneurship in high-value research, development and innovation initiatives.

Progress to date

- Business case prepared with buy-in from all key stakeholders
- Workshops held with partners and stakeholders to test project assumptions and ensure alignment of the vision
- One-to-one interviews with key stakeholders to discuss the project
- Delivery partners committed
- Ministerial and ESB visit to Institute of Life Science
- Presentation to Economic Strategy Board and Programme Board
- Master planning, pre-development and affordability studies completed
- Discussions with Department for International Trade re: investment proposition
- WG Gateway Review completed
- Policy Review session completed
- Project Manager appointed
- Ongoing business engagement activity and branding/comms projects underway

Timeline and next steps

- Business case approval through project partner governance processes (October 2021)
- Anticipated sign-off of Business Case by Welsh and UK Governments (November 2021)
- Announcement of funding award/project go-ahead (December 2021, tbc)
- Appoint project team (January 2022)
- Procurement (Sketty Lane site): Start up (Q2 2022), Design (Q4 2022), Contract award (Q3 2023), Completion and handover (Q2 2025)
- Procurement (Morrison site): Design (Q1 2022), Procurement (Q2 2022), Construction (Q2 2023), Completion and handover (Q2 2023)
- Ongoing stakeholder engagement and development of opportunity pipeline

Scrutiny

Dashboard Report
August 2021

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Agenda Item 7



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: October 2021
- Hotel: TBC

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Kingsway Infrastructure

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

Target Completion Dates:

- Defects completion: Aug 21
 - Works completion *: Sept 21
- (*slippage as pedestrian crossing sub-contractor had company restructure)



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



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: May 21
- Contract Signing: August 21
- Site Set Up: Sept 21
- Start On Site: Oct 21
- Completion: 06/23



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



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)



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



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



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



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/Oct 21
- Complete on site 2023

Copr Bay - Phase 1	Timescales	Budget	Resource
	Amber	Green	Amber
Progress highlights	Actions to be completed for next CRPB		
<p>Main Contract: COVID impacting on BGCL programme due to national material & labour shortages,</p> <ul style="list-style-type: none"> ▪ Arena – Installation of the LED panels continue. ▪ Church Hall – Work progressing, resource has increased and progress being made in internal fit out. ▪ Resi Block – Awaiting final Canopy designs. ▪ MSCP North – Installation of fins has commenced but halted due to Steelwork review. . ▪ Coastal Parkland: Work continues. ▪ Park Pavilion –Building structure progressing, awaiting finalising of weatherproofing. ▪ Bridge – Agreed transitional finishes to the bridge rail and tactile paving. □ Temporary use area North side – Report went to Cabinet in May to confirm temporality of public realm. □ Pop-up Parklet – Planning application in place , Awaiting provisional costs from BGCL. □ Bike Hub: Opportunity to operate the location is being marketed. Layout and elevation drawings received. Planning application to be prepared for change of use and change to external appearance by September. ▪ DZ1A – finalising details with Parks Dept planning for the temporary use of space. <p>ATG: 4 month notice period has been served. ATG planning first bookings and major act for launch events. ATG Licence application submitted</p> <p>Hotel: Continuing into the investigation into potential options of delivery</p> <p>digital: Alternative camera supplier & specification has now been agreed</p> <p>Handover & Ongoing Maintenance: Operational Management Plan progressing with departments.</p> <p>Highways: TRO's being progressed. Consultation period finished, awaiting feedback.</p> <p>Leasing Strategy: Pavilion Operator announced. Offers have been received for all the North block units [A-E], a report will be presented shortly.</p> <p>Art Strategy: Fabrication of the heritage panel has now been instructed. Design of arena LED control system continues.</p>	<ul style="list-style-type: none"> ▪ Progress Hotel options ▪ Progress design of LED's control system and test content.. ▪ Progress Soft Landings Process including Operational Management Plan. ▪ Monitor covid incidents on site ▪ Report on Commercial Unit Lettings. ▪ Progress and agree mitigation strategy for steelwork delamination ▪ Meeting organised with ATG to discuss opening event. 		
	Risks		

Swansea Central North	Timescales	Budget	Resource
	Amber	Green	Amber
Progress highlights	Risks		
<p>Public Sector Hub</p> <ul style="list-style-type: none"> Letter send to the Secretary of State for Wales, and the Minister for Housing, Communities and Local Government to press for a strategic, governmental level co-ordination of the GPA's interest in the Swansea Hub at Cabinet level – awaiting response. Awaiting issuing of RFI from GPA to proceed – positive update from GPA – further interested tenants identified for the hub 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. However, the GPA have not yet secured formal commitment for all interested parties , therefore are unable to formally progress. Decision making it being impacted by the effect of changing work patterns on accommodation requirements. <p>Interim Uses</p> <ul style="list-style-type: none"> Planning application for container units submitted Funding for cultural interim use in Cranes secured and building works commenced 	<p>Public Sector Hub</p> <ul style="list-style-type: none"> Hub in current form requires Gov 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. Outputs from Transport Strategy on transport provision for office hub tenants will be crucial to secure agreement to lease. 		
Next Steps			
<p>Public Sector Hub</p> <ul style="list-style-type: none"> Awaiting Gov commitment and space requirements to assess viability and options to proceed <p>Progression of scheme</p> <ul style="list-style-type: none"> Commence discussion with Shaping Swansea Partner in order to inform the delivery strategy. 			

Kingsway – Infrastructure	Timescales	Budget	Resource
Phase 2: Main Contract Works: 0	Amber	Red	Green
Progress highlights	Risks		
<p>Update(s)</p> <ul style="list-style-type: none"> • Works completion ✓ carriageway defects being completed during August and communications issued regarding night-time working arrangements. ✓ slight risk of slippage of pedestrian crossing treatments due to sub-contractor availability, following company restructure. <ul style="list-style-type: none"> • Budget note ✓ reconciliation exercise of ledger entries and contractual claims underway. ✓ it is intended to present a revised FPR7. ✓ The Dawnus defects will be mitigated by the Bond ✓ Disbursements <p>Contract/Procurement Issues</p> <p>It's difficult to determine a settlement date due to nature of contract and negotiation required.</p>	<ul style="list-style-type: none"> ▪ If clear communications not agreed and implemented effectively for the defects work, then this risks Council's reputation. No change ✓ Budget implications– FPR7 report to be prepared for October Cabinet outlining the cost and mitigation. • Programme implications – timeframe now fully understood - final completion August for defects, however slight risk of slippage of pedestrian crossing treatments due to specialist sub-contractor availability, following company restructure. 		
Next Steps			
<ol style="list-style-type: none"> 1. Defects works complete August, 2021, finalisation of pedestrian crossings soon after. 2. FPR7 to Cabinet October 2021. 3. Settlement of final account, draw down of bond to mitigate project cost. 			

71/72 The Kingsway

Timescales	Budget	Resource
Amber	Green	Green

Progress highlights

Update (s)

71/72 The Kingsway

Progress within the period has been focussed towards agreeing and confirming a start on site date. Fundamentally this has predominantly been concerned with reaching an agreed set of contract documents, SAB and satisfying Pre-Commencement planning conditions. The principle is now agreed. The contractor has shown willing to advance design, agree BBM commitments and advance the communication plan with the client.

- **SAB** - outstanding information presented to the SAB's Team, determination awaited.
- **Planning** – discharging of Pre-Commencement Conditions advanced, with the outstanding matter of highway access
- **Contracts** - contracts signing delays arising from the aforementioned reason, together with technical issues has pushed the start date back. Lead in for materials from contract signing/closing is approximately 6 weeks.
- **Programme** - site set-up may fall into September.
- **Site Issues**
- ✓ **Hacer** – meeting to be scheduled to review programme and public realm development.
- **Barclays Bank Refurbishment** – design information issued to the contractor.
- **Building Operator** – discussion continuing with preferred operator working towards potential future announcement once committed on-site and on paper.

Risks

- 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 however all information has now been submitted.
- **Planning Condition Discharge** – SC and contractor need to satisfy these prior to start.
- **Hacer** – the developer's requirement to share Picton Yard with the councils contractor subject to ongoing discussions.

Next Steps

1. Sign contracts, agree start date and conclude outstanding pre-commencement matters.
2. Resolve reserved matters, SABS and highway access

Wind Street	Timescales	Budget	Resource
	Green	Green	Green
Progress highlights	Risks		
<p>Update</p> <ul style="list-style-type: none"> • Stakeholder Liaison Meeting – held on 5th August • Weekly Workplan - forward-look of activities continue to be sent to stakeholder group. • I-Create fly-through – completion expected shortly. • Work Progress <ul style="list-style-type: none"> ✓ remains on programme for mid-November completion, however some planting may need to be undertaken beyond this point. ✓ west-side paving (cleaned, lifted and re-laid) - 95% complete/ east-side paving – 60% completed . ✓ tumbled setts in carriageway being progressed. ✓ Workforce safety , contractor commissioned condition surveys on 2 properties following concerns over workforce safety with the outcome that safety scaffolding be erected to protect workforce during construction work. • Rainbow crossing – Wind Street considered a suitable location, at three locations across the street. Initial consultation with regional accessibility groups mirror this and a formal response is expected within weeks. • Hospitality/Businesses <ul style="list-style-type: none"> ✓ contractor continuing to work closely with businesses to accommodate traders. • Residents <ul style="list-style-type: none"> ✓ one repeated complaint from resident over noise and lack of engagement on the scheme rebuffed at Stage 2 Complaint level, with right to appeal. 	<ul style="list-style-type: none"> ▪ 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 and nature of the street, opportunity to refresh the street to attract new business. ▪ 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. ▪ If workforce safety issues as a consequence of two unsafe properties (masonry fallen and historic structural issues) to cannot be fully mitigated by safety scaffolding and appropriate working methodology, some existing paved areas will not be progressed. 		
Next Steps			
<ol style="list-style-type: none"> 1. Progress completion of west side and progress paving work on footways on east side of street. 2. Complete fly-through 3. Engage with relevant access groups for the reasons stated above before we commit to the rainbow crossing. 			

Castle Square Regeneration

Timescales

Budget

Resource

Green

Green

Amber

Progress highlights

Risks

Update

- RIBA stages 2/3 detailed design development, further consultations and surveys ongoing.
- Initial meeting held with Design Commission for Wales 12.08.21, positive response with report and recommendations to follow.
- Design progress/workshop meeting held to review options for the 2 F&B pavilions, canopies, paving and greenspace.
- Discussions and feedback provided on a draft landscape and sustainable drainage strategy- further refinement, integration of design solutions and consultation required .10.08.21
- Variation of DMA in respect of the appointment of specialist sub consultants and design responsibilities, and variations agreed.

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- Funding – to be agreed at cabinet
- Heritage/Archaeology - if found on site could cause delays and cost to programme
- Utilities and services- potential implications for scheme have been highlighted.
- Cadw – design must be agreed by Cadw and not negatively impact the castle

Next Steps

- Design progress:

Progress highlights

Risks

- July Cabinet approved the report seeking appointment of the preferred bidder and granting of exclusivity period on 3 of the sites subject to agreeing the final terms of the SPA subject to financial matters being resolved.
- Ongoing discussions whether to appoint specialist consultants to review the potential listing of the Civic Centre.
- Initial meetings and site visits arranged with the preferred bidder during August

- 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
- If Cadw were to list the Civic Centre building this could impact redevelopment proposals

Next Steps

- Enter into negotiations with the preferred bidder on the final terms of the SPA, including guarantees and financial commitments.

Progress highlights

Risks

- Final Strategy documents now received.
- Cabinet Report drafted for September to gain approval to begin progressing shortlisted interventions and enable Shaping Swansea partner to input on delivery approach.

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Next Steps

- Report to be presented at September Cabinet
- Resource, funding and delivery approaches to be identified for shortlisted interventions.
- Funding and Delivery Strategy discussion with the Shaping Swansea partner.

City Deal

Timescales

Budget

Resource

Amber

Green

Amber

Progress highlights

- Arena construction complete Oct 21.
- 71/72 - contractor appointed & contract issued for signature. Start on site September 21.
- Hotel delivery being reviewed due to covid impacts.
- Swansea Digital Waterfront Business Case to be updated to reflect changes and submitted to PMO and Joint Committee.
- UWTS have submitted a change request to update their project.

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Risks

- Programme impacts due to both the supply of both construction materials and labour through Covid-19 related issues
- Digital (Wi-Fi & CCTV fibre) – order placement.
- Lettings impacted by Covid, however detailed discussions underway.

Next Steps

- Arena – continues on site.
- 71/72 – Contracts to be signed.

Progress highlights

Risks

- Following the unsuccessful tender exercise, following extensive discussions with Martin Nicholls, Legal, Procurement, Finance and advice from the appointed consultant team, a revised tender exercise is now live and closes on 31st August. In response to the current market and pre-market engagement, the re-advertisement is based on NEC, Option C
 - Project QS has highlighted that there have been reports of impending price rises and shortages of building materials, especially steel, timber and cement.
 - Current programme indicates a contractor to commence in October 2021. Programme planned to work to grant deadline provided main contractor is appointed in this current tender exercise.
 - Lamb pub (funded separately) to have minimal works required to facilitate as site accommodation for the Palace Theatre refurbishment works commenced on July
 - RIBA Stage 4 documentation received.
 - An 'Open Day' was held on 15th July for all persons who have been in contact with the project team, offering key historical information or student wishing to access the building for their degrees. This was carefully planned and was very successful with positive feedback received.
 - An independent local artist is painting murals of inspirational local women on the hoarding. To date, there have been numerous incidents of racial defacement and further damage. Team are working with Community Cohesion Regional Co-ordinator, and Police to mitigate, such as CCTV signage and temporary CCTV to monitor effectiveness and catch perpetrator. PR is being drafted also to celebrate the work and the Evening Post are to highlight the story.
-
- Successful tender exercise for Main Contractor
 - Development of options for the main works should tender returns exceed budget ready to be invoked and investigated now in anticipation.
 - Press releases for outcome of tender for main contractor.
 - Works to the Lamb pub to be well advanced.
 - Mitigations for defacement to palace hoarding murals to be in place.

- Unsuccessful tender exercise (second round, revised contract option), putting in jeopardy the grant funding.
- Delivering a 'turn key' building for tenant is not able to be achieved due to project budget and eligibility of grant.

Next Steps

Timescales	Budget	Resource
Green	Amber	Green

Progress highlights

Risks

Progress updates:

- Casual trading area installed with a defects/snagging meeting planned for 16/08/2021



- Build of new casual area completed on site and snagging underway.
- Build for main area slipped to Oct due to contractor availability. Packages for signage, flooring, shop fitting and planting at advanced stage. - Increased cost of some supplies may impact budget.
- Approval given for The Market Garden logo.
- Visuals being prepared for issue to stakeholders.

Supply line inflation likely

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

s	3	
Amber	Red	Green

Progress highlights

Risks

- Next NLHF meeting scheduled for September 2021.
- A third EOT has been received from JWC for a further 19 weeks resulting in the end date being 12th May 2022. Tennant has been appraise.
- The Agreement to Lease (AtL) remains unsigned.
- Regular budget management and latest cost report indicates use of the full budget including contingency
- Water/S104/106 deed of grant and easements in place.
- Late change requests have been made by Tenant which will benefit the project have been accommodated as far as reasonably practical. This includes the expansion of their operation. In addition, tenant will require an additional area for tanks associated with trade waste as a late change.
- As previously raised, further to the UK Levelling up Fund bid put forward in June, the outcome of which is to be known later in the Autumn.

- Enter into Agreement to Lease.
- Confirmation of funding gap source.
- Treatment programme and cost to be identified for discussion
- Drainage issues behind Rolling Mill – costs to investigate and report to be identified for discussion.
- Understanding of impact to time and cost regarding gas and water infrastructure.

- Extension of time results in programme pressures on Tenant to complete fit out – attached to the grant award from NLHF to Swansea Council.
- Agreement to Lease not being signed.
- Gas and water supply a concern given Penderyn business plan to expand operations at the site, gas and in particular water infrastructure does need to be remodelled. Cost and timescales associated unknown.

Next Steps

Strategic Sites and Projects Overview					
Project	Update	Timescale	Budget	Resource	
Tawe Riverside	<ul style="list-style-type: none"> 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. 	G	G	G	
Skyline Kilvey Hill	<ul style="list-style-type: none"> Skyline Board 28.07.21 responded positively to the WG/SCC discussions. Skyline have proposed revisions in the scope and phasing of the scheme. F&B offer at Kilvey will be replaced initially potentially by pop up F&B food concessions in a first phase along with additional new leisure facilities (Coaster ride). Business plan and cost plan refinements being undertaken by Skyline to reflect amended proposal and pick up on any significant economic implications (Sept 2021). Subject to WG review, a formal application to be submitted and due diligence exercise to be undertaken by WG in due course. Future workplan and information requirements drafted and sent on to Skyline for review and programming. Officers reviewing internal resource and programme requirements to support the scheme. This includes council commitments to consider any current lease arrangements, requirements for surveys and provision of services. NRW/Kilvey/LSV Forest Resource plan consultation - proposals for long term replacement of conifers with broad leaf trees. Nature conservation team directly consulted and environmental and access benefits identified. Further consultation is required regarding relationship with Skyline scheme. A response is being prepared for the NRW formal consultation which closes 16.08.21. 	A	A	G	
Mariner Street	<ul style="list-style-type: none"> Works on site progressing in line with government guidelines. Despite material shortages the building continues to be on target for occupation for September 2021 term. 	A	G	G	
Landore Park and Ride Relocation	<ul style="list-style-type: none"> A study is being commissioned by Highways which considers the relocation of the Landore Park and Ride, to re-examine the viability of siting options (including the allocated site at Swansea Vale) in the context of the current network and public transport network services. Relocation of the P&R will be a pre-requisite to accommodating the Skyline lower cable car boarding terminal, if the P&R site remains Skyline's preferred location option at the Hafod site. 	G	G	G	

Strategic Sites and Projects Overview				
Project	Update	Timescale	Budget	Resource
Felindre	<ul style="list-style-type: none"> On site visit occurred to review drainage and attenuation. Various maintenance issues have been picked up and actioned: Concrete setts replaced and boulders added to stop fly-tipping. Interim ground maintenance taking place on site. Updated marketing brochure is being produced and will be circulated in September. This will include drone footage and iCreate imagery. Encouraging level of enquiries received including a speculative phased development. Meetings being arranged to progress. Site Management plan is being produced, based on the recommendations of the signed off ecology report and with input from the conservation team. 	G	G	G
Swansea Vale	<ul style="list-style-type: none"> 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. Draft with WG for comment. Next steps are for the ecology consultant to prepare an over-arching report and present to the team. 	A	G	A
Swansea Bay Regeneration	<ul style="list-style-type: none"> Blackpill, Sketty Lane and Fendrod Lake- Review meetings undertaken- to consider the potential for temporary pop ups or permanent F&B/leisure opportunities. There are a number of constraints on these sites (including common, leases and legal title restrictions). Fendrod Lake may have further scope for a modest development. Timescales tbc. No change West Pier Feasibility study- Atkins consultants to be commissioned to undertake a short feasibility study consider options/opportunities for the West Pier structure. Current work by ABP to stabilise and enhance the structure has opened up potential leisure/regeneration opportunities associated with the City's waterfront and riverside. Brief and scope of study confirmed contract award in preparation 06.08.21. Study completion anticipated by Sept 21 	G	A	A
Oystermouth Road underpass and future flood risks.	<ul style="list-style-type: none"> Oystermouth Road underpass (Civic C. West car park)- 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, though further more significant actions will also be required at the Sailbridge site. A draft scheme has been prepared for the underpass- preliminary cost est. at £115K. Funding source still tbc. Briefing note provided and addition to next year's cap. programme tbc. Future flood risk :Recent changes to the flood maps for Wales (FRAW) highlight extensive long-term implications for future developments Swansea City centre and waterfront areas. This reinforces the need for the council to develop its strategy for dealing with flood risk and implement appropriate mitigation measures 	G	A	A

ED&EFT: Tawe Riverside Corridor (Hafod Copperworks)

Programme/ Project	Update	Timescale	Budget	Resource
01. Targeted Regeneration Investment Programme				
Vivian Engine House	<ul style="list-style-type: none"> Lime wash colour for chamfered corner – Cadw have requested additional colours are presented to make a final decision which remains in progress to action with the principal contractor and has experienced delay due to commitments on the Powerhouse development. Cadw have provided additional feedback to the contractor regarding colour mixing for the desired result. 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 and are under review. Engine houses are subject to a UK Govt levelling Up bid titled 'The Lower Swansea Valley' with feedback expected in the autumn. 	G	G	G
Bascule Bridge	<ul style="list-style-type: none"> Metal work repairs to bridge span continue at Afon Engineering with completion due late summer 2021. An updated works programme is being produced for review. Following a protracted start to the repair works Mann Williams now report significant progress has been made and are satisfied with the resource allocated by Afon. Alternative - more cost effective timber repair methodologies are being developed by Mann Williams for presentation shortly to Cadw and to then inform a re-tendering exercise following a QS review on costings. Cadw are supportive of this approach. Storage options for post completion identify the Landore park and ride as the most beneficial option which is supported by Highways unit and Cadw and will require method statements to be submitted. Minor additional work packages to the metal repair has been identified by Mann Williams and has been presented to Afon Engineering for costing. Costs presented for returning the bridge to its temporary holding position are currently being scrutinised by the project team. Quotation received from SHP to clear river debris along the structure has been received and is under consideration 	A	R	G
White Rock Site	<ul style="list-style-type: none"> 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. Damage to the site structures reported by the friends group and reported to Cadw 	A	A	A
Laboratory Building	<p><u>Overall Re-development:</u></p> <ul style="list-style-type: none"> 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. 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. Preparations for tendering for a main contractor underway with a view to tendering on the basis of award being subject to funding. This is expected to go live early September 2021. Works to commence January 2022. <p><u>Emergency Stabilisation Works:</u></p> <ul style="list-style-type: none"> John Weavers as the on-site contractors are underway with mobilisation of the emergency stabilisation works 	A	R	A

Transportation & Highways Schemes -		Timescales	Budget	Resource
		Green	Green	Amber
Progress highlights				
Fabian Way Innovation Corridor	<ul style="list-style-type: none"> Welsh government didn't fund the first construction phase for 21/22, but remain committed to developing the key scheme Heads of Terms agreed for land required to deliver the link road Negotiations well advanced with Four Counties – key site for delivery In discussions with DB Schenker about disused rail yard 	G	G	G
Mumbles Coastal Protection	<ul style="list-style-type: none"> Two stage consultation process due to be launched at the end of this month. Presentation made to leader – amendments eing incorporated for approval by 16th April Investigating additional funding options to provide a broader public realm enhancement. Ecowall research programme Swansea University - trial panels to be installed next month. 	A	G	G
Swansea Bay & West Wales Metro Programme	<p>The Welsh Government has awarded £677k for this regional project for 2021/22, comprising the following elements:</p> <ul style="list-style-type: none"> Project Co-ordination Dedicated resource to support the region in establishing a programme for delivery and drive the agenda for the Swansea Bay & West Wales Metro Hub Development and Business Case / Transport for Wales Rail Business Case Support Continuation of new station proposals, station improvements, hub development. Bus Business Cases WelTAG Stage 1 & 2 studies to review and develop proposed improvements to bus services in South West Wales. Active Travel Business Cases WelTAG Stage 1 continuation and progression through to Stage 2 and 3 where possible, identifying key links and improvements to support active travel across the region. Transport Modelling Funding for the region to utilise the South West and Mid Wales Transport Model developed by Transport for Wales, measuring the output of proposed transport interventions. Metro Vision and Concept Funding to support engagement and communication of Metro concept. Low Emissions WelTAG Stage 1 to map out network and consider opportunities for ultra-low emission alternatives / initiatives. 	G	G	G
Electric Vehicle Infrastructure	<p>The Welsh Government has funded the below new EV projects for 2021/22:</p> <ul style="list-style-type: none"> 44 'fast' chargepoints across 15 sites. This will add to the existing 32 chargepoints across 12 different sites. 25 additional chargepoints funded for the two new car parks in the Swansea Central Regeneration project. Promotion and communication of EV information and chargepoints. Development of a rapid charging hub concept for the city centre. 	G	G	G
Active Travel Programme 21/22	<p>A total of £3.324m has been awarded from Welsh Government</p> <p>Full funded schemes</p> <ul style="list-style-type: none"> Clasemont Road Townhill Road Morrison South link <p>Part funded – could be delivered within year subject to discussions with Transport For Wales</p> <ul style="list-style-type: none"> Pontarddulais link& and public transport link Penllergaer to Gorseinon Penllergaer to Fforestfach Upper Forest Way Morrison North Link 	G	G	A
Local Transport Fund 21/22	<p>A total of £2.2m has been awarded from Welsh Government</p> <ul style="list-style-type: none"> Northern City Link Sustainable Transport Corridor – development of transport options to support Carmarthen Road, Dyfatty and High Street Sustainable Transport Improvements – Development of sustainable transport hubs at various sites around the authority Swansea Valley Bus Pilot – continued development of bus enhancements along the Swansea Valley Corridor 			

Progress highlights

Heritage Panel: Presentation to residents has taken place with positive feedback received.

Phase 2: Meanwhile spaces/pop-ups/St David's:

In progress: final costings for building works for refurbishment of Cranes; design and costings of internal installation of experience cube and immersive space etc; opening hours; and operational management of the building.

Tunde Olatunji in process of developing initial activity and engagement programme and evaluation methodology, which will correspond with Wellbeing of Future Generations outcomes and the forthcoming schools' national curriculum for expressive arts (and which includes expressive arts across the curriculum).

Opening circa 4 October 2021.

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Posts: Employment of Events Development Officer has commenced. Creative City Events Officer post under review.

Risks

- Reliance on Cultural Services' current budget to implement activity/ arts strategy commitments under risk as we begin reopening and committing our resources elevating need for support in accessing external funds e.g. new posts current funded by Special Events;
- current City Centre focused/ regeneration Budget to implement and take forward the Arts Strategy along with other works in the pipeline needing clarification;
- Lack of skills in the new post applicants;

Next Steps

Budgeting of costs for refurbishment of Cranes to be finalised.

Meeting with Univ Swansea Computational Foundry to design and cost interior installation of Experience Centre

Produce MoU regarding engagement of Tunde Olatunju for the delivery of Experience Centre activities etc.

Agenda Item 8

Development and Regeneration: Scrutiny Performance Panel

Work Plan 2021-22

Meeting 1 Thursday 1 st July	<ol style="list-style-type: none">1. Confirmation of Panel Convener2. Dashboard Report Phil Holmes – Head of Planning and City Regeneration Huw Mowbray - Property Development Manager3. Annual Review of Work Plan 2020-21 and Draft Work Plan 2021-22
Meeting 2 Tuesday 7 th September	<ol style="list-style-type: none">1. Swansea University: Update on City Deal Investment Professor Steve Wilks – Swansea University Provost2. Dashboard Report Cllr Robert Francis-Davies – Cabinet Member for Investment, Regeneration & Tourism Phil Holmes – Head of Planning and City Regeneration Huw Mowbray - Property Development Manager
Meeting 3 Tuesday 2 nd November	<ol style="list-style-type: none">1. City Centre Travel Plan update Cllr Mark Thomas – Cabinet Member for Environment Enhancement & Infrastructure Management Stuart Davies – Head of Highways and Transportation Mark Thomas - Group Leader Traffic & Highway Network Management David Hughes - Principal Engineer Gavin Newman - Parking Services Manager2. Dashboard Report Phil Holmes – Head of Planning and City Regeneration Huw Mowbray - Property Development Manager
Meeting 4 Tuesday 25 th January	<ol style="list-style-type: none">1. The Swansea Business Improvement District (BID) Russell Greenslade - Chief Executive Swansea BID2. Foreshore Developments (TBC) Geoff Bacon – Head of Property Services Cllr Robert Francis-Davies – Cabinet Member for Investment, Regeneration & Tourism3. Dashboard Report Cllr Robert Francis-Davies – Cabinet Member for Investment, Regeneration & Tourism Phil Holmes – Head of Planning and City Regeneration Huw Mowbray - Property Development Manager
Meeting 5	

<p>Tuesday 8th March</p>	<p>1. Impact of Brexit on Rural Development Programme and Funding Update (Post-2023) Phil Holmes - Head of Planning and City Regeneration Paul Relf - Economic Development and External Funding Manager Clare James – Economic Development Manager</p> <p>2. Economic Regeneration Strategy Phil Holmes - Head of Planning and City Regeneration Clare James – Economic Development Manager Cllr Rob Stewart – Cabinet Member for Economy, Finance & Strategy</p> <p>3. Dashboard Report – for information only (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

*Tom Evans – Placemaking and Strategic Planning Manager
Stephen Smith – Lead Placemaking and Heritage Officer*

Agenda Item 9



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

Please ask for:
Gofynnwch am:

Overview & Scrutiny

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Date
Dyddiad:

18 August 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 1 July 2021. It covers the Project Update Report.

Dear Councillor Francis-Davies,

On the 1 July the Panel met to discuss the Project Update Report. The Panel are grateful for your attendance and input at this meeting. We also thank Phil Holmes, Head of Planning and City Regeneration, and Huw Mowbray, Development and Physical Regeneration Strategic Manager for their attendance and contributions.

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. Our discussions were centred around the following:

Copr Bay - Phase 1

It was reported to the Panel that there have been some minor delays in the progress of *Copr Bay – Phase 1*, although all is proceeding well taking account of delays in material supplies and labour as a result of lockdown impacts. It was pleasing to hear that the residential block is being fitted out and nearing completion. Officers explained about the aligned developments including the coastal parkland / landscaping which is progressing prior to greening and the additions of water features.

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We were interested to hear about the Bridge and the finishing touches being added to the floor and interior. Members queried whether visual handicap groups have been consulted and officers confirmed that consultations had taken place, the subsequent views having been taken account of in the design and installation.

Officers explained that the Council is exploring funding options to move the Hotel development forward. The Panel expressed some concerns over the delay in finalising the funding for the hotel development. Members also queried whether this would operate through a UK-based company and officers confirmed that the current preferred operator is a well-known Hotel brand with international links. Officers explained that the Hotel development would be constructed alongside the Arena, the site having been designed to provide works access when needed.

It was pleasing to hear that that leasing of units is progressing well. Officers explained that all units around the Arena are under offer and the Council is also close to finalising legal agreements for the Pavilion operator. Members questioned whether these would be local companies. Officers confirmed that all Council-let units would be local businesses, as the Council purposely did not target national operators, choosing to engage with local food / beverage operators on this particular opportunity.

Members queried the maintenance of the LED bulbs on the Arena and who will be responsible for maintenance. Officers confirmed this is outlined within the business plan and that the management responsibility for the external façade is the Council's.

Swansea Central North

We heard that the *Government Property Agency* is exploring locations for employment hubs, having identified a number of departments who may wish to occupy the site in Swansea. Members queried where exactly the hub would be located and officers explained this would be adjacent to the multi-storey car park opposite the Arena.

Panel Members queried whether the jobs would be newly created or relocated. Officers explained that some jobs may relocate from other areas of the locality, and some would be completely new. Officers suggested this would also benefit the City Centre by bringing a critical mass of employees and associated footfall into the City Centre.

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Wind Street

Officers explained that most of the street paving has been replaced or re-laid. We heard that new street furniture is to be installed shortly, and landscaping elements are progressing. Officers confirmed that the hospitably layout has now been planned, in terms of adjacent seating areas, as agreed between consultation groups, traders and the Council.

Panel Members discussed the use of information trails and QR codes throughout the area as a useful source of visitor information. Officers took these suggestions on board and agreed these ideas would be explored in the future.

Powerhouse & Outbuildings

The Panel heard that the Council has granted a two-week extension of time to the contractor, although an October completion date remains on course. Officers confirmed that a 'Project Bank Account' is now in place and that the issues of gas and water easements are now also being resolved.

Panel Members queried the anticipated timescale on the Penderyn Distillery fit out and whether or not the lease has been signed. Officers undertook to check on this point and revert with further information.

We noted that the Council has submitted an application to the UK Government's *levelling up fund*, which, if successful, would be allocated in part to help move this project forward.

Strategic Sites

We heard that the Council is hopeful progress will continue regarding the Skyline project, and positive communications are ongoing.

The Panel remarked on the long-term marketing of the Felindre site, querying whether this site is given substantial significance in the context of marketing objectives. Officers explained that speculative enquires are regularly made and that all due regard is given to the site where applicable.

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Tawe Riverside Corridor

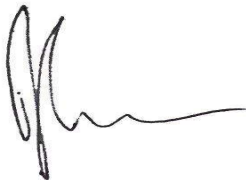
Officers informed us that the associated costs of the *Bascule Bridge* project have escalated and that discussions were ongoing. The Panel would be grateful for further information about these project specifics, in particular the costs and timescales.

Your Response

We are interested in any thoughts you may have on the contents of this letter. We would be grateful if you could please provide a written response to the following points by 9 September 2021:

1. Regarding the **Bascule Bridge**, please may we have a breakdown of information about the associated cost escalations.
2. Please confirm the status of the lease pertaining to the **Penderyn Distillery** site, and whether this has been agreed and signed in final form.

Yours sincerely,



Councillor Jeff Jones
Convener, Development and Regeneration Performance Panel
✉ cllr.jeff.jones@swansea.gov.uk