

Swansea Bay City Deal

Private Sector

Investment / Contribution

Status Report



Document Control	
Date:	January 2025
Version:	Final
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1. Executive Summary

1. This report supersedes the May 2023 report as previously submitted to SBCD Governance groups. It provides an update on the achievement of and forecasted figures for Private Sector Contribution across the Portfolio
2. The report addresses the SBCD Portfolio amber risk against the achievement of private sector contribution (PSC). It seeks to detail what type of contribution is expected for each programme / project and when it is expected to be achieved.
3. The term contribution is being used across this report as it best describes the variety of ways the private sector may part-fund City Deal programmes and projects (P&Ps).
4. The Swansea Bay City Deal (SBCD) portfolio business case originally forecasted a £1.3bn investment across nine headline business cases delivering 35 projects, with an estimated £637m contribution from the Private Sector by 2033.
5. Following a financial reprofile in Q3 2023/24 the Business Case forecast was £636.56m
 - a. The current (Q3 24/25) private sector investment forecast is circa **£669.14m**
 - b. which indicates a **£32.57m** increase over the Q3 23/24 reprofiled target.
 - c. Circa **£32m** over the original Portfolio target of £637m.
6. Over the life span of the Portfolio the achievement of private sector contribution is expected to increase as projects establish themselves and move into delivery and operation. This is expected to be realised from 2025 onwards.
7. The private sector investment is critical to the realisation of Portfolio benefits and remains largely on track throughout the remaining 10 years of the SBCD Portfolio.
8. There is a wide acceptance and recognition that projects and programmes are experiencing slippage in business case development and delivery due to several macro-economic factors, including COVID, availability of resources and recruitment, energy prices, construction costs and inflationary pressures. This is being closely monitored and reported through SBCD governance frameworks.
9. Private sector contribution is being highlighted as a Portfolio amber risk due to the uncertainty and impact that it has on successful delivery of the Portfolio. The SBCD Programme and Project teams remain confident that the private sector contribution to the SBCD remains viable and achievable over the portfolio duration.
10. The level and nature of contributions achieved and expected are now included as part of the PoMO Quarterly monitoring process.
11. This report provides the private sector investment status, forecasts and supporting private sector narrative for the Portfolio and each project and programme.

The table below summarises the private sector contribution for the nine headline business cases:

Table 1.1 Summary of Private Sector Contribution draw down and forecast.

Project/ programme	Private sector status	Private sector target (£m)	Actuals (Yr 1-6) £m	Forecast		Forecast Total	Supporting narrative
				24-25	25-33		
Digital Infrastructure		26.81	45.10	5.00	6.00	56.10	Stimulating additional investment and Commercial contributions to project and partner deployments i.e SRN, Accelerating and facilitating upgrade and roll out of 4G/ 5G, UK & Welsh Gov
Homes as Power Stations		375.90	1.47	69.28	305.15	375.90	RSL and Private developer build costs for new builds. Home owners and private rental sector contribution for retrofits. Match funding to grant schemes.
Skills and Talent		4.00	1.44	2.00	0.57	4.00	Value of Apprenticeships and industry contributions for pilot projects.
Campuses		57.43	0.82	0.14	60.98	61.95	Investor and tenant contributions, fit out and rental plus sectoral collaborations
PDM		17.13	17.76	0.76	1.57	20.10	PoMH capital contribution, berthing fees, rental income
Pentre Awel		108.19	0.00	0.00	110.10	110.10	None for Zone 1 build. Tenant commissioning and rentals going forward
SILCG		5.50	0.00	1.17	4.92	6.08	Match to property development fund
Swansea Waterfront		41.17	0.02	0.00	33.40	33.42	Hotel build, ATG fit out of Arena, Rental income from Kingsway
Yr Egin		1.50	0.00	0.00	1.50	1.50	Tenant contributions and rental income
Total		637.63	66.61	78.35	524.18	669.14	

2. Definitions

2.1. This report addresses the SBCD Portfolio red risk against the achievement of private sector contribution across the portfolio. It seeks to describe in more detail what type of contribution is expected for each programme and project and when it is expected to be achieved.

2.2. For clarity, the following broad definitions will apply to the potential sources and stages of contribution.

- **City Deal funding** is taken to mean that funding provided by UK Government and Welsh Government to support the City Deal **£241m**.
- **Public sector** is taken to mean those economic activities under control of central or local government and will include Universities. The public sector contribution is circa **£410m**.
- **Private Sector** is taken to mean the section of the economy under the control of individuals or companies, and which are generally focused on making profit. The sector operates independent of government control. This sector also includes the third sector comprising of not-for-profit and voluntary sector companies and organisations i.e., housing associations. The total contribution required from the private sector is circa **£669m**. It is the contribution of this sector to which this report refers.
- **Contribution**. The term contribution is being used across this report because it best describes the variety of ways the private sector may interact with City Deal programmes and projects.
- **Secured**. Private sector contribution that has been formally committed to a project.
- **Expended/Defrayed**. Private sector contribution that has been spent, used, or applied to a project.

2.3. The source of private sector funding has been broken down into three broad categories.

– see section 3.

- **Investment to develop/build (Upfront investment)** i.e., match funding for project activities which refers to those project elements that require match-funding or contributions towards project activities i.e., pilot projects, investment funds, supply chain development etc.
- **Operational income (ROI)** refers to those projects reliant on occupation of infrastructure post build: tenancy, collaborative/ partnership agreements, facility fit out and rental income.
- **Leveraged private sector contribution (ROI)** i.e., Stimulating additional investment and commercial contributions refers to those project activities which encourage further investment activity ie where City Deal funding is acting as a catalyst for future investment and developments.

3. Situation Appraisal

3.1. There is a wide acceptance and recognition that projects and programmes are experiencing slippage in business case development and delivery due to several macro-economic factors including COVID, availability of resources and recruitment, energy prices, construction costs and inflationary pressures. This is being closely monitored and reported through SBCD governance frameworks.

3.2. Private sector contribution until now has been highlighted as a Portfolio red risk, due to the uncertainty and impact that it has on successful delivery of the Portfolio. However, progress of note includes:

- The Digital Infrastructure programme reporting a further £30.4m return on investment for 2022/23, now totalling circa £46.3m.
- The PDM project has secured £13.9m from Milford Haven Port Authority plus a further £1.002m from project partners.
- The Skills and Talent Initiative has secured £1.6m private sector contribution from 185 Apprenticeships and is delivering 22 approved pilot projects with a projected £1.23m of in-kind and financial contributions.

- Swansea Waterfront demonstrating a £1m contribution from ATG for the Swansea Arena.
- HAPS: circa £1.4m private sector costs for 187 new build homes and 6 retrofits

3.3. The SBCD Programme and Project teams remain confident that the private sector contribution to the SBCD remains viable and achievable over the portfolio duration.

3.4. More detailed financial tables are included in **Section 4** which show the overall forecast, budget and variance for programme and project delivery.

3.5 As a general indication across the three categories of investment described in section 2, the source of private sector contribution can be demonstrated as shown in the following chart.

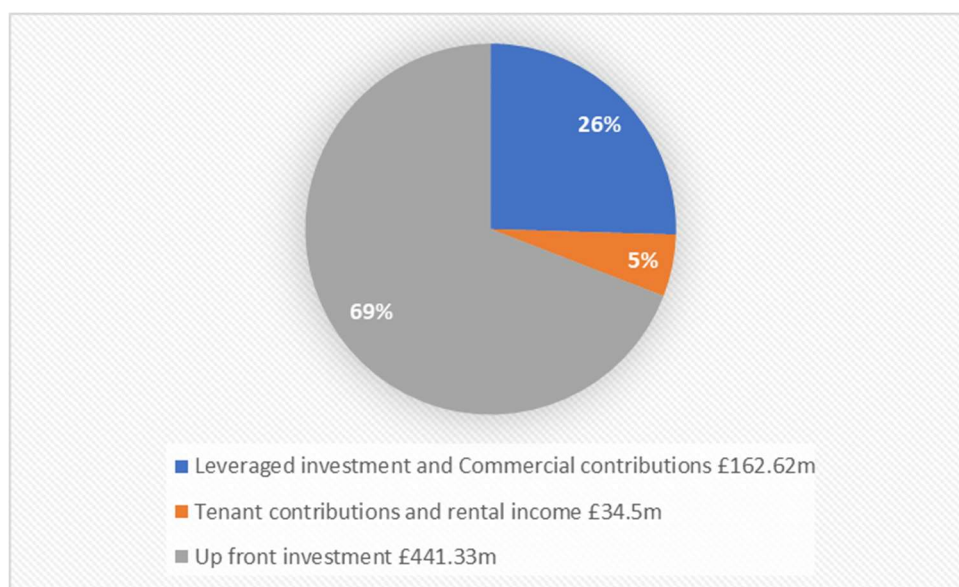


Chart 3.1. Portfolio Private Sector contributions (value and %)

3.6 Chart 3.1 illustrates the £441m of up-front investment required; this figure includes:

Programme & Project	Upfront investment
Digital Infrastructure	31.1
Homes as Power Stations	375.9
Skills and Talent	4.46
Swansea Waterfront	6.88
SILCG	5.5
PDM	17.49

3.7. The overall estimated investment position is demonstrated at **£1.320bn** over the fifteen-year life of the portfolio. The revised budget (as outlined within programme/project business cases) comprised of a total investment of **£1.281b**, currently the City Deal is presenting a small overinvestment of **£39m** against the revised budget.

3.8 An initial review of private sector contributions was undertaken between June and September 2022. The review found most programmes and projects remained reasonably confident that they could achieve the level of private sector contribution outlined in the approved outline business cases. The process was updated in Q4 2023/24 which found that although there were still some delays, significant progress had been made in the final quarter **FY 2023/24**.

3.9. The level and nature of contributions achieved and expected are now included as part of the PoMO Quarterly monitoring process. A template has been cascaded to all projects and programmes to capture specific information on private sector investment. See project breakdowns in **Section 5**.

3.10. Over the life span of the portfolio the private sector engagement and resulting contribution is expected to increase and develop as projects establish themselves and move into completion; this is expected to be realised from 2025 onwards.

3.11. A timeline of the revised budget is demonstrated within the Financial Case of the Portfolio Business Case, the private sector investment is not expected to accelerate until year 7 when further programmes and projects become operational.

3.12. The following financial forecasts in the table below illustrate the shift in position from FY 2022/23 to FY 2024/25*.

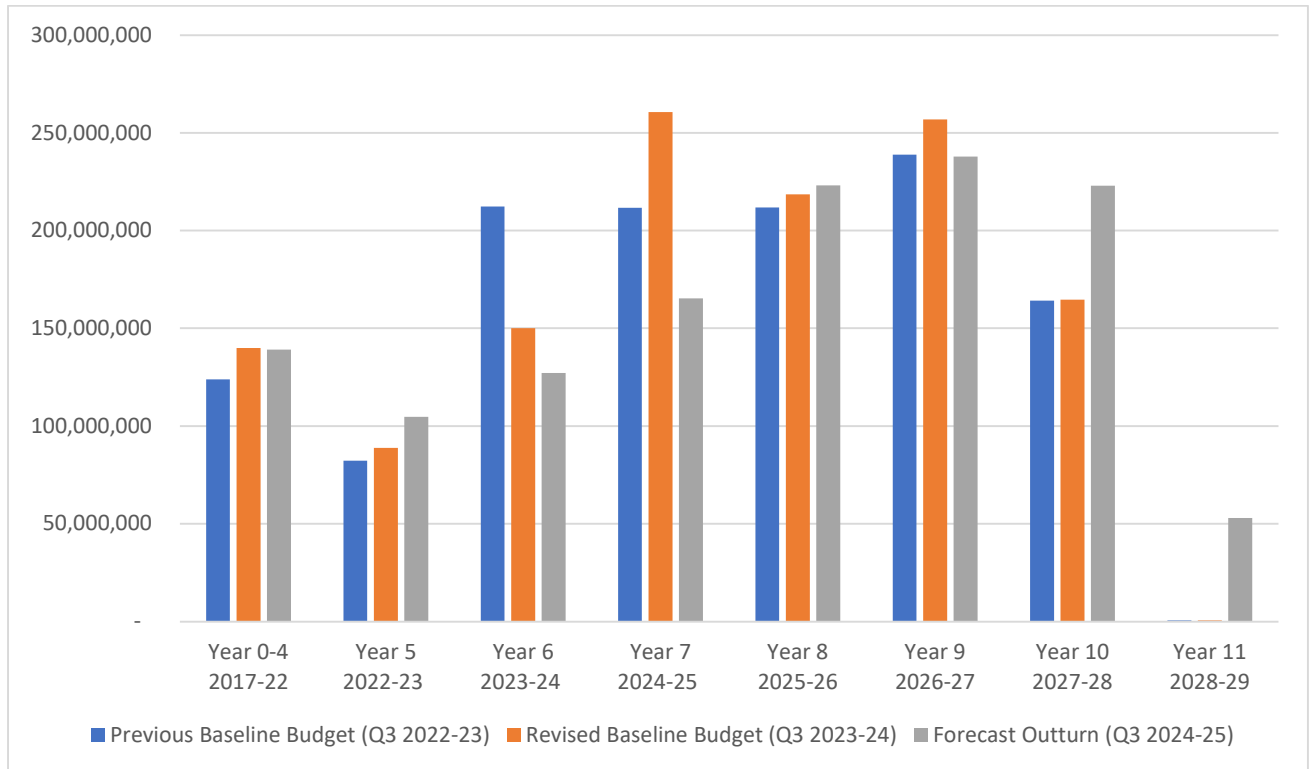


Chart 3.2 Previous Baseline Budget vs Revised Baseline Budget vs Forecast Outturn 2024/25

*Note: Increase in year 11 forecast from previous report. Year 12 - 15 forecasts are minimal and have been excluded from the chart for clarity

4. Programme/Project Forecast Summary

Annual Forecast Q3 2024-25 (Estimated)

Programme/Project	Target Investment £m	Cumulative Actuals	Actual	Actual	Actual	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Total
		(20th Mar 2017 to 31st Mar 2021)	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	
		Yr 1-3 (£m)	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	
Digital Infrastructure	26.81	-	14.56	30.54	-	5.00	5.00	1.00	-	-	-	-	-	-	56.10
Homes as Power Stations	375.90	-	-	1.40	0.08	69.28	73.05	102.60	129.50	-	-	-	-	-	375.90
Skills & Talent	4.00	-	-	-	1.44	2.00	0.57	-	-	-	-	-	-	-	4.00
LS&WB Campuses	57.43	-	0.07	0.23	0.52	0.14	12.66	29.13	16.89	0.44	0.45	0.46	0.47	0.48	61.95
Pembroke Dock Marine	17.13	1.94	0.75	10.07	6.51	0.76	0.83	0.74	-	-	-	-	-	-	20.10
Pentre Awel	108.19	-	-	-	-	-	-	-	35.10	47.50	-	27.50	-	-	110.10
Supporting Innovation and Low Carbon Growth	5.50	-	-	-	-	1.17	2.84	2.08	-	-	-	-	-	-	6.08
Swansea Waterfront	41.17	0.02	-	-	-	-	15.95	14.95	1.50	1.00	-	-	-	-	33.42
Yr Egin	1.50	-	-	-	-	-	-	1.50	-	-	-	-	-	-	1.50
Grand Total	637.63	1.96	13.87	42.23	8.54	78.35	110.90	152.00	182.98	48.94	0.45	27.96	0.47	0.48	669.14

Budget - Revised Q3 2023-24

Programme/Project		Cumulative Actuals	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Total
		(20th Mar 2017 to 31st Mar 2021)	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	
		Yr 1-3 (£m)	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	
Digital Infrastructure		-	15.56	-	4.50	5.00	2.00	-	-	-	-	-	-	-	27.06
Homes as Power Stations		-	-	1.40	-	69.35	73.05	102.60	129.50	-	-	-	-	-	375.90
Skills & Talent		-	-	-	1.00	1.25	0.50	-	-	-	-	-	-	-	4.00
LS&WB Campuses		-	-	-	-	-	12.25	28.72	16.47	-	-	-	-	-	57.43
Pembroke Dock Marine		1.94	0.75	10.07	3.15	0.49	0.96	1.23	-	-	-	-	-	-	17.09
Pentre Awel		-	-	-	8.99	24.28	33.42	41.51	-	-	-	-	-	-	108.20
Supporting Innovation and Low Carbon Growth		-	-	-	-	5.00	0.50	-	-	-	-	-	-	-	5.50
Swansea Waterfront		0.02	-	-	-	9.83	14.29	14.28	1.50	-	-	-	-	-	39.90
Yr Egin		-	-	-	1.50	-	-	-	-	-	-	-	-	-	1.50
Grand Total	-	1.96	14.81	11.46	19.14	115.20	137.72	188.83	147.46	-	-	-	-	-	636.58

Variance

Programme/Project		gross variance	Actual	Actual	Actual	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Total
			Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	
			2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	
Digital Infrastructure	16.5	-	1.00	30.54	4.50	-	3.00	1.00	-	-	-	-	-	-	29.04
Homes as Power Stations	375.9	-	-	-	0.08	0.08	-	-	-	-	-	-	-	-	0.00
Skills & Talent	4	-	-	-	0.44	0.75	0.69	0.50	-	-	-	-	-	-	-
LS&WB Campuses	57.4	-	0.07	0.23	0.52	0.14	0.41	0.42	0.42	0.44	0.45	0.46	0.47	0.48	4.51
Pembroke Dock Marine	13.9	-	-	-	3.36	0.27	0.13	0.49	-	-	-	-	-	-	3.01
Pentre Awel	108.19	-	-	-	8.99	24.28	33.42	41.51	35.10	47.50	-	27.50	-	-	1.90
Supporting Innovation and Low Carbon Growth	5.5	-	-	-	-	3.84	2.34	2.08	-	-	-	-	-	-	0.58
Swansea Waterfront	39.9	-	-	-	-	9.83	1.67	0.67	-	1.00	-	-	-	-	6.49
Yr Egin	1.5	-	-	-	1.50	-	-	1.50	-	-	-	-	-	-	-
Grand Total	623	-	0.94	30.77	10.60	36.85	26.82	36.82	35.52	48.94	0.45	27.96	0.47	0.48	32.56

5. Project Breakdowns

Programme/Project	DIGITAL INFRASTRUCTURE	Reporting period	Dec 24 (Q3)
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Total estimated private sector investment	£56.1m
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RAG status	Red		Amber		Green	
RAG explanation	<p>Farrpoint undertake annual benefits realisation exercises for the programme, they have independently assessed private sector investment for 2021 – 22 and 2022 - 23.</p> <p>The programme has significantly exceeded the target for both years. Private sector investment has been secured through infrastructure deployments that the region and partners have lobbied for, stimulated, supported, and facilitated.</p>					
Changes from last period	<p>The report for FY 22/23 reported in June 2024 shows £31.7m of private sector investment.</p>					

Actual private sector investment to date

Private sector investment secured to date (£)	<p>2021/22 - £14.6m private sector investment excluding Virgin Media</p> <p>Whilst the region benefitted from an additional investment of £7,252,000.00 from Virgin Media's network upgrade. Neither we, our regional or national partners contributed to this work and therefore we have excluded it from our programme investment figures.</p> <p>Virgin Media began a UK-wide programme to upgrade their network, this will be fully completed by the end of 2028. This was essentially a software-based upgrade and therefore should have a margin cost close to zero, given Virgin Media's network size. However, some estimates of a per premise upgrade delivery cost range between £50 and £100. Farrpoint were commissioned to quantify both public and private sector investment in digital infrastructure across the region in 2021 - 22. Full details are in their report.</p> <p>Total private sector investment in digital infrastructure across the region for 2021 – 22 including Virgin Media was £21,807,172.40.</p> <p>2022/23 - £31.7m private sector investment</p> <p>This is a combination of investment in both fixed and mobile connectivity. In addition to investment from both Openreach and Virgin Media O2. The region has also benefitted from significant investment from smaller suppliers known as Alt Nets - Ogi and Netomnia. This additional investment is increasing the region's fibre footprint and providing a more competitive marketplace. The region has also seen an investment in mobile connectivity (4G), it is expected this will continue in future years as the Shared Rural Network builds are completed.</p> <p>Full details and a breakdown of private sector investment is available in the FarrPoint report for this FY.</p>
Private sector investment spent/defrayed to date (£)	£44.6m

Detail each investment source and type of investment	FY 2021-22 (Fixed Connectivity) Virgin Media - £7,252,000.00 Other infrastructure suppliers - Rural - £11,698,223 Other infrastructure suppliers - Urban - £2,856,949.36
	FY 2022-23 Fixed Connectivity - £30,053,869.44
On target Y/N	Y

Financial forecast for private sector investment									
Private Investment Component (£m)									
Financial Year	21-22	22-23	23-24	24-25	25-26	26-27	30-31	31-32	Total
connected places	10.70	15.30	0.00	2.50	2.5				31.00
Rural Connectivity	2.90	14.70	0.00	1.00	1	1			20.60
Next Gen Wireless	1.00	0.00	0.00	1.50	2				4.50
									0.00
Total Investment Forecast (£m)	14.60	30.00	0.00	5.00	5.50	1.00	0.00	0.00	56.10

Forecasted rationale				
[Details for anticipated private sector investment by type, value (£), stage and source]				
Type	Detail	Value	Source	Stage
Capital build	Farrpoint report and investment modelling spreadsheet.	£46.3m to date	Infrastructure suppliers across region (excluding Virgin Media for FY 2021-22)	Complete
Building fit out	n/a			
Rental/tenancy	n/a			
R&D	n/a			
Match funding	n/a			
Collaboration	All of the public sector partners, programmes and projects will have contributed to private sector investment in the region. Industry has invested on top of this, which has resulted in accelerated deployment across the region.	£1.4m 2022 – 23	SBCD partner contribution and SBCD revenue spend. Table 9, Benefits report.	Complete
Equipment	n/a			
In-kind contributions	n/a			
Skills development	n/a			
Other				

Programme/Project	SKILLS AND TALENT INITIATIVE	Reporting period	June 24 Q1 No return Q3
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Total estimated private sector investment	£4m
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RAG status	Red		Amber		Green	
RAG explanation	<p>Skills and Talent private investment comes directly from Apprentices recruited throughout the City Deal Programme, specifically their wage amounts.</p> <p>Additionally, 21 pilot projects have been approved to date with £1,229,985 private sector contributions already committed. This element is added value private investment.</p>					
Changes from last period Dec 23 (Q3)	Apprentices wages and Approved Pilot Project target amounts.					

Actual private sector investment to date	
Private sector investment secured to date (£)	£ 1,435,200
Private sector investment spent/defrayed to date (£)	This figure is the same as above, as it is related to Apprenticeship wages as per our business case. The private investment amounts is value added and outlined below.
Detail each investment source and type of investment	Apprentice wages across 8 city deal projects.
On target Y/N	Y

Financial forecast for private sector investment												
Private Investment Component (£m)												
Financial Year	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	Total
	0.50	1.10	1.20	1.20								4
												0
												0
												0
												0
Total Investment Forecast (£m)	0.50	1.10	1.20	1.20	0	0	0	0	0	0	0	4

Forecasted rationale [Details for anticipated private sector investment by type, value (£), stage and source]				
Type	Detail	Value	Source	Stage
Capital build				
Building fit out				
Rental/tenancy				
R&D				

Match funding	Added Value Match funding generated via Pilot projects. The total Private match funding will not be realised until completion of Pilots (2 years) throughout the lifespan of the Programme. This element of Private investment is value added, and will be expected to increase as each new project application is approved. Actual investment will be reported as Pilots go through their quarterly claims process.	Currently Secured £1,229,985	Secured Private sector in kind and cash match funding	22 pilots now approved, with more in the pipeline.
Collaboration				
Equipment				
In-kind contributions				
Skills development				
Other	Apprentices Recruited Wages. With current investment for 185 apprentices already confirmed the target of £4m over 3,000 apprentices should be exceeded. Still awaiting updated apprenticeship recruitment figures from the 8 City Deal projects. This amount is expected to increase given the value of the projects.	£ 1,435,200	Private Sector	185 confirmed

Programme/Project	HOMES AS POWER STATIONS (HAPS)	Reporting period	March 24 (Q4) No Return Q3
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Total estimated private sector investment	£375.9m
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RAG status	Green
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RAG explanation	Programme in early stages of deployment and exact breakdown and expected value of contribution across the various project activities has yet to be determined. Not due to report until 2025/26 so currently confident of achieving full contribution
Changes from Last period Dec 23 (Q3)	Funding secured from MCS (Microgeneration Certification Scheme)

Actual private sector investment to date	
Private sector investment secured to date (£)	£1,474,487
Private sector investment spent/defrayed to date (£)	
Detail each investment source and type of investment	Private sector developer build costs for new build developments and retrofits Funding secured from MCS to support and develop skills within education establishments and create training content for colleges.
On target Y/N	Y

Financial forecast for private sector investment												
Private Investment Component (£m)												
Financial Year	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	Total
	1.4	0.08		69.20	73.05	102.60	129.50					375.83
												0.00
												0.00
Total Investment Forecast (£m)	1.40	0.08	0.00	69.20	73.05	102.60	129.50	0.00	0.00	0.00	0.00	375.83

Forecasted rationale				
[Details for anticipated private sector investment by type, value (£), stage and source]				
Type	Detail	Value	Source	Stage
Capital build	Private sector developer build costs for new build developments and Private sector finance. Cost of construction minus public grants and any CD contribution	Tbc	Linked to individual scheme funding packages and RSL borrowing costs.	Early analysis underway
Building fit out	Private sector contribution to retrofits Cost of retrofit minus public grants and any CD contribution	Tbc	home owners, private rental sector	Early analysis underway
Match funding	Financial Incentive Fund	5.75m minimum	5.75m catalyst fund to add value to ORP, IHP, FLEX fund	Launch Q2/3 2023
	Supply chain development (direct leverage) - supporting approx. 50% capital costs and will secure at least 50% private sector investment.	7m minimum	private sector	Launch Q2 2024
Rental/tenancy				
R&D				
Collaboration				
Equipment				

In-kind contributions				
Skills development	Funding from MCS to develop skills and awareness	£75k	Private	Secured
Other				

Programme/Project	YR EGIN 1 & 2	Reporting period	Dec 24 (Q3)
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Total estimated private sector investment	YE 1 & 2 £1.5
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RAG status	Red		Amber		Green	
RAG explanation	Yr Egin 1 is operational with anchor tenant and other tenants secured bringing in rental. Yr Egin 2 is currently undergoing a change control process					
Changes since last period	No changes to private sector investment since last quarter					

Actual private sector investment to date	
Private sector investment secured to date (£)	£0.36M
Private sector investment spent/defrayed to date (£)	£0.36M rental income spent
Detail each investment source and type of investment	Tenant rental and service charge income
On target Y/N	Yes

Financial forecast for private sector investment												
Private Investment Component (£m)												
Financial Year	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	Total
Yr Egin 1	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	1.32
Yr Egin 2 (tbc)												0
												0
												0
Total Investment Forecast (£m)	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	1.32

Forecasted rationale				
[Details for anticipated private sector investment by type, value (£), stage and source]				
Type	Detail	Value	Source	Stage
Capital build				
Building fit out	Tenant contributions		Private sector	
Rental/tenancy	Rental and service charge income	£1.68M	UWTSD Financial Reporting	Ongoing
R&D				
Match funding				
Collaboration				
Equipment				
In-kind contributions				
Skills development				
Other	Economic impact in Carmarthenshire of S4C location in Egin 1	£18.2M per annum	S4C report and accounts 2021/22	Ongoing

Programme/Project	SWANSEA WATERFRONT	Reporting period	Dec 24 (Q3)
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Total estimated private sector investment	£33.9m
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RAG status	Red		Amber		Green	
RAG explanation	Arena: Delivered and operational – RAG Green Hotel: Hotel was re-marketed early 2024 and preferred developer has been identified – RAG Amber Kingsway: Construction completed, working towards practical completion and handover. Savills appointed as Managing Agents. Discussions with tenants progressing well RAG Amber Innovation Precinct: Ongoing discussions with private sector developer, centered around Innovation Precinct Change Control Process RAG Amber					
Changes from past period	IP Change Control Process drafted and in discussion with SBCE. Private sector engagement begun but very early and preliminary discussions at this time.					

Actual private sector investment to date	
Private sector investment secured to date (£)	£1m
Private sector investment spent/defrayed to date (£)	£1m
Detail each investment source and type of investment	ATG for Arena fit out
On target Y/N	N - Forecast investment down by £6m

Financial forecast for private sector investment												
Private Investment Component (£m)												
Financial Year	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	Total
Arena	1.00											1.00
Hotel				10.00	9.00							19.00
Kingsway			0.25	1.25	1.25	1.25	1.00					5.00
Innov. Matrix												0.00
Innov. Precinct				4.45	4.45							8.90
Total Investment Forecast (£m)	1.00	0.00	0.25	15.70	14.70	1.25	1.00	0.00	0.00	0.00	0.00	33.90

Forecasted rationale				
[Details for anticipated private sector investment by type, value (£), stage and source]				
Type	Detail	Value	Source	Stage
Capital build	Hotel	£19.0m	Private sector	
Building fit out	ATG fit out	£1.0m	Private sector	
Rental/tenancy	Kingsway	£5.0m	Private sector	
R&D				
Match funding	Innovation precinct	£8.9m	Private sector	Preliminary discussions
Collaboration				
Equipment				
In-kind contributions				
Skills development				
Other				

Programme/Project	SUPPORTING INNOVATION AND LOW CARBON GROWTH	Reporting period	Dec 24 (Q3)
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Total estimated private sector investment	£5.5m
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RAG status	Red		Amber		Green	
RAG explanation	<p>The Property Development Fund first and second rounds have both closed, and the fund is currently oversubscribed Round one – Three grant agreements have been issued and works have started on all. Round two - First stage applications have been received for two applications and a third is due to be received.</p>					
Changes from last period	Interim claims have been received for two round 1 project's.					

Actual private sector investment to date	
Private sector investment secured to date (£)	£1,509,000 committed via Funding Agreements
Private sector investment spent/defrayed to date (£)	Round one - works have started on 3 applications with two interim claim receiveds.
Detail each investment source and type of investment	Private Sector contribution – own funds
On target Y/N	On track to complete by the end of March 2028

Financial forecast for private sector investment												
Private Investment Component (£m)												
Financial Year	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	Total
Property Dev Fund	0.00	0.00	1164583.00	2,837,100	2,082,339							6084022.00
												0
												0
												0
Total Investment Forecast (£m)	0.00	0.00	1164583.00	2837100.00	2082339.00	0.00	0.00	0.00	0.00	0.00	0.00	6084022.00

Forecasted rationale				
[Details for anticipated private sector investment by type, value (£), stage and source]				
Type	Detail	Value	Source	Stage
Capital build				
Building fit out				
Rental/tenancy				
R&D				

Match funding	Property development fund applications	£6.08m	Private sector	Round 1 - Three projects signed off and works have begun. Round 2 - two stage 1 applications have been received and are currently being reviewed.
Collaboration				
Equipment				
In-kind contributions				
Skills development				
Other				

Programme/Project	PENTRE AWEL	Reporting period	Dec 24 (Q3)
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Total estimated private sector investment	£110.1m
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RAG status	Red		Amber		Green	
RAG explanation	Direct private investment not required for Zone 1. Private investment will be required for subsequent zones as detailed in forecast below. PoMO reasonably confident that this will be achieved due to advanced nature of discussions and market demand. Forecast below indicates appx. achievement timeline but will be adjusted on submission of revised business case.					
Changes from last period Sept 24 (Q2)	Competitive dialogue process in relation to hotel development is progressing well, and first stage of dialogue has concluded. Second stage of dialogue due to take place in March 2025.					

Actual private sector investment to date	
Private sector investment secured to date (£)	N/A
Private sector investment spent/defrayed to date (£)	Private sector investment spent/defrayed to date (£)
Detail each investment source and type of investment	N/A
On target Y/N	Yes

Financial Year	26-27	27-28	28-29	29-30	30-31	31-32	32-33	Total
Expansion Life Science Business Centre	0.00				27.50			27.50
Nursing Care and Residential Rehab Unit		9.50	9.50					19.00
Affordable/Social housing			6.50					6.50
Assisted living		15.00	12.50					27.50
Wellness Hotel		4.23	12.68					16.90
Open Market resi		6.35	6.35					12.70
Social Hsng								
Total Investment Forecast (£m)	0.00	35.08	47.53	0.00	27.50	0.00	0.00	110.10

Forecasted rationale [Details for anticipated private sector investment by type, value (£), stage and source]				
Type	Detail	Value	Source	Stage
Capital build	Expansion Life Science Business Centre	£27.5m	Private	Initial discussions

(Latter phase development)	Nursing Care and Residential Rehab Unit	£19m	CCC / ICF / Private	Initial discussions
	Assisted Living (inc. extra care facility and individual dwellings)	£27.5m	Private	Initial discussions
	Wellness Hotel	£16.9m	Private	First stage of competitive dialogue process has concluded. Second stage of dialogue due to take place in March 2025.
	Open market residential	£12.7m	Private	Design phase
	Affordable/Social housing	£6.5m	Private	Design phase
Building fit out	commissioning	tbc	Private sector	To be determined once further tenants are confirmed.
Rental/tenancy	rentals	tbc	Private sector	Business and Innovation Strategy agreed, marketing brochure launched in November 2024 and marketing boards on site. BP2 and Savills Property Agents engaged.
R&D				
Match funding				
Collaboration				
Equipment				
In-kind contributions				
Skills development				
Other				

Programme/Project	CAMPUSES	Reporting period	March 24 (Q4) No return Q3 24/25
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Total estimated private sector investment	£57.4m
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RAG status	Red		Amber		Green	
RAG explanation	Challenging to advance conversations towards conclusion when funding agreement is still not in place					

Actual private sector investment to date	
Private sector investment secured to date (£)	0
Private sector investment spent/defrayed to date (£)	0
Detail each investment source and type of investment	
On target Y/N	

Forecasted rationale									
Financial forecast for private sector investment									
Private Investment Component (£m)									
Financial Year	22-23	23-24	24-25	25-26	26-27	27-28	28-29	32-33	Total
Swansea Bay Sports Park				7.02	16.47	9.44			32.93
Morrison Life Science Park				5.23	12.25	7.02			24.50
									0.00
									0.00
									0.00
Total Investment Forecast (£m)	0	0	0	12.25	28.72	16.46	0.00	0.00	57.43

[Details for anticipated private sector investment by type, value (£), stage and source]				
Type	Detail	Value	Source	Stage
Capital build Swansea Bay Sports Park	Development Partnerships	£32,931,147	Commercial partnerships, Sports Governing Bodies and Professional Teams, Tenants in incubation space, Students, VC Funds and investment partners	Engagement ongoing
Capital Build Morrison Life Science Park	Health Care providers and Private Companies	£24,500,853	Various private sector partners, tenants in incubation space	Engagement ongoing

Pembroke Dock Marine



PDM Private Sector
Contribution Report C