

Regeneration Scrutiny

Dashboard Report
August 2020



Progress highlights

- Arena construction progressing well and has not stopped on site.
- Steelwork of the arena and north side residential core and MSCP is complete.
- Cairns appointed as hotel developer and have submitted a grant application to Visit Wales in order to deliver a 4* hotel.
- Design work of all other work streams is continuing including the church hall, Pod, arena & north block.
- Planning Application for the Church hall submitted.
- Evaluation of the Digital and wifi tenders complete. Contract award report approval in process to proceed with preferred bidder.
- Wellington St works have commenced and are due for completion Oct/Nov.
- Meetings with Heads of Service held to discuss ongoing maintenance responsibility and budget allocation for the development post completion are continuing.
- Branding exercise underway, two shortlisted parties have been asked to work proposals up further before final selection and presentation to Member steering group.
- North site hoarding designs in progress.
- ATG have received a cash investment from their Equity owners. Ticket for next year concerts are selling well and government funding towards the sector could assist recovery further.
- Covid-19 is impacting on the Practical completion of original 82 week contract which was due in June 2021, this is currently 4-6 weeks behind due to social distancing.

Risks

- All ATG venues remain closed
- Potential for programme impacts due to both the supply of both construction materials and labour through Covid-19 related issues being managed by Contractor.
- Inefficiencies on site operations due to compliance with the distancing restrictions

Next Steps

Continue with business continuity plans to progress scheme elements that can be progressed including design and releasing planning of elements of the scheme

Green

Green

Green

Progress highlights

- Discussion continue with GPA and WG to identify the amount of space and specification.
- Architects completed initial massing exercise in line with outline planning consent.
- Council occupational strategy being reviewed,

Risks

- Project programme and further progressing of massing testing now dependant on GPA decision making and them supplying requirements and timelines
- Project budget up to September 2020, has been authorised for feasibility and initial design works

Next Steps

- Meetings with WG and GPA to progress.
- RIBA Stage 1 to commence, subject to GPA providing the required commitment

Kingsway – Infrastructure & Public Realm

Phase 2: Main Contract Works

Target scheme completion date :

Green

Green

Amber

Progress highlights

- 2 way switch completed and working well.
- Green infrastructure being constructed..
- Awaiting revised works programme for completion

Risks

- It is still too early to predict how COVID-19 will impact on the project. Budget and programme implications arising from Covid impact are as yet unknown.

Next Steps

Kingsway – Strategy and Digital Village

Target scheme completion date :

Green

Green

Amber

Progress highlights

- Tender issued on 26/06 and clarifications being managed.
- Barclays building works included within tender.
- Tender Return date 15/09.
- Request for Proposal (RFP) process for lettings continues - submissions from potential key tenants operators received and being assessed prior to informal interviews

Key Milestones::

- August – draft viability report.
- 15/09 tender return.
- October - Cabinet report on decision on whether to proceed
- Intention to award contract – 03/11 – delay of 1 week to accommodate Barclays.
- Contractors mobilise – 4th January 2021 – no change.
- Completion – 7th October 2022.

Risks

- It is still too early to predict how COVID-19 will impact on the project. Budget and programme implications arising from Covid impact are as yet unknown.

Next Steps

- Work up viability report during tender period in readiness for Cabinet reporting in October.

Progress highlights

- Agreeing scope for Flood Consequences Assessments in order to get quotes and establish likely costs thereof.
- Ongoing discussion with Council colleagues with regard to how to proceed with updating Parking Standards
- Issued draft procurement documents to DIT for comment from an International investor perspective
- Legal colleagues and advisors DWF are interrogating land titles
- Additional DWF resource identified to progress the proposed Heads of Terms
- Draft ITT received from DWF for comment

Risks

- Bidder's could be put off from bidding if the process is unwieldy, therefore we must ensure that the documents and process are fit for purpose and acceptable to the market.

Next Steps

- Decide format of virtual launch and invitees,
- SQ and OJEU Notice to be finalised
- Obtain feedback from DIT on procurement documents

Strategic Sites and Projects Overview				
Project	Update	Timescale	Budget	Resource
Castle Square	<ul style="list-style-type: none"> Professional team currently designing scheme options. Covid-19 implications on the a)short term use of public space to support the use of the wider central area ie need for pop up uses or seating/covered space, b)commercial market for new. Next steps – Consideration of design proposals and decision on whether to proceed. 	G	G	G
Felindre	<ul style="list-style-type: none"> DPD are now operational. Draft ecology reports being reviewed to inform habitat mitigation & maintenance plan. Marketing meeting arranged with agents to review enquiries and marketing strategy in light of Covid.. 	G	G	G
Hafod Copperworks Powerhouse development	<ul style="list-style-type: none"> Works commence on site and progressing well. 	G	G	G
Mariner Street	<ul style="list-style-type: none"> Works on site progressing in line with government guidelines. Discussions ongoing between developer and Council's Monitoring Surveyor in relation to approving variations to the agreed spec and formally documenting. Meetings ongoing between developer and Planning to discharge conditions. 	G	G	G
Swansea Vale	<ul style="list-style-type: none"> Meeting to be arranged to review Ecology and species survey progress and to develop a wildlife management plan for the area. This will also inform mitigation for loss of habitat at Tregof for bringing forward the development which has been delayed due to these issues together with new SUDS legislation. JV meeting to be arranged to further discuss disposal strategy. 	R	G	R
Skyline	Work ongoing by consultants to produce an Economic Impact study to support funding application to Welsh Government. Application to be updated to reflect any financial and programme implications owing to Covid Pandemic.	A	G	A
Wind Street	<ul style="list-style-type: none"> Instruction to proceed with Gold scheme, with WGvt TRI funding support. Initial review indicates that the construction period(s) must reflect the need to reduce the impact on Christmas trading periods and the night time economy. A programme is being developed to best meet Welsh Gvt Tri funding support. 	A	G	G