

Scrutiny

Dashboard Report
December 2020

City and County of Swansea
Dinas a Sir Abertawe



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: August 2021
- Bridge: August 2021
- Hotel: TBC



Kingsway Infrastructure

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

Target Completion Dates:

- Road two way switch – August 2020 (achieved)
- Works completion – December 2020 (including all planting)



Swansea Central North

Development of a new City Centre Public Centre Hub and regeneration of St David's Sq

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:

- Construction Re-Pricing/VE Tender– w/c 14/12/20 to w/c 25/01/21
- Contract Award -03/21
- Build start – 05/21
- Build completion – 02/23



Strategic Sites

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: July 2021
 - Preferred Bidder: 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:

- Construction Re-Pricing/VE Tender– w/c 14/12/20 to w/c 25/01/21
- Contract Award -03/21
- Build start – 05/21
- Build completion – 12/21



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:

- Ph1 enabling works :11/20 - complete
- Ph 2 Main Works start – 01/21
- Ph 2 Main Works 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 – June 2021
- Commissioning Complete – end June 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 decision – Dec 20
- Work to begin: 2021
- Work to complete: 2022

Copr Bay - Phase 1

Timescales

Budget

Resource

Amber

Amber

Amber

Progress highlights

- **Main Contract:**
 - COVID impacting on BGCL programme. Current delay 6-weeks.
- **Design/ Construction:**
 - **Arena** – almost watertight. External cladding to commence shortly
 - **Church Hall** – Construction commenced on November 19th
 - **Park Pavilion** – Design progressing..
 - **Bridge** – Fabrication nearing completion. On course for moving into place end Jan 21.
 - **Temporary use area North side** – options being considered for services and utilities in this area to accommodate temporary use.
- **Hotel:**
 - Funding conditios with WG continue.
- **Digital** – Vodafone Contract engrossed & complete.
 - Wider CCTV- review undertaken to consider design and delivery as part of phase 1.
 - Bamboo sample due end if month
 - Pause point complete. Disappointingly vandals snapped trees within a day of installation.
- **Residential/ MSCP/ Commercial (North):**
 - Pobl agreement complete together with Show flat in readiness for NHBC inspection
- **Highways** – Wellington Street & Albert Row works complete prior to Christmas embargo
- **Art Strategy** - Heritage Panel artist procured and commenced design process. Protocol for Digital content to be prepared by Culture team
- **Marketing** – Good initial interest from launch of web site. New campaign will start in new year looking at start up commercial units on the ramp. E-newspapers produced which will be shared shortly.
- **Comms**
 - **Website** – reskinned and renamed to incorporate new brand. coprbayswansea.com
 - **Dec'20** – social media releases on church hall commencement, additional Disabled parking bays at Victoria Quay
 - **Jan '21** – Bridge installation. Announcement of Digital Wi-Fi partner

Actions to be completed for next CRPB

- Continuity of Internal meeting to discuss maintenance, running costs, events & lifecycle costs
- Consultation with Access Groups.
- Progress design of external LED's and control system.
- Progress design of Heritage Panel & liaise with residents.

Risks

- All ATG venues remain closed. Covid-19 is significantly affecting their business. Dialogue continues regularly to monitor ongoing position..
- Further programme impacts possible due to both the supply of both construction materials and labour through Covid-19 related issues
- Council's professional team costs could increase further if there are delays in construction
- The hotel delivery is at risk,
- Interfaces – Hotel and Part 2 (DZ2c)

Milestone Dates

- 2021 – New bridge to be craned into position early 2021

Progress highlights

- As part of the spending review, GPA have been awarded funding for multiple hub projects across the UK. We are awaiting details of the funding award in order to progress. An announcement from UK Government is expected in the New Year on the hub programmes
- Welsh Government continue to review their accommodation strategy, expected to support localised hubs.

Risks

- 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, therefore delays may impact ability to secure occupiers.

Next Steps

- Swansea Council to review and finalise accommodation requirement for hub.
- Explore and appraise delivery models options
- Work with consultant team to prepare for project kick off once GPA confirm
- Continue to support Highways in developing Transport Strategy and revised Parking Standards.
- Cabinet report on Office Hub expected in Q1 2024 once brief and funding are confirmed

Kingsway – Infrastructure

Phase 2: Main Contract Works: 0

Timescales

Budget

Resource

Green

Amber

Green

Progress highlights

Risks

Update(s)

- **Completion** – completion December 2020 - defects to run into the New Year.
- **Drainage defects** repairs of defects to the drainage channels continue. Covers were reset on Union St, Picton Lane and on the zebra crossing near Portland St. We are continuing to explore what further works could be undertaking should a further lockdown be imposed in the New Year. Paving defects advanced along the Kingsway.
- Some complaints of skaters using/waxing up the granite planters – pre designed-in slats being filled by skaters and retrospective solutions being explored with suppliers.

Budget note

- amber only due to uncertainty over as yet unknown implications of Covid prolongation and extent of Dawnus defect costs,
- It is likely that we will be going over the agreed budget however some of this will be mitigated by the bond.
-

- If clear communications not agreed and implemented effectively for the defects work, then this risks Council's reputation.
- It is still too early to predict how COVID-19 will impact on the project:
 - **Budget implications** - yet to be determined, however prolongation and working restrictions will incur costs;

Next Steps

1. Defects work to complete;
2. Reconciliation of final account

71/72 The Kingsway

Timescales	Budget	Resource
Red	Amber	Green

Progress highlights

Risks

Update:

71/72 Tender Process

- All tenders received were non-compliant and in excess of the available budget the design team are undertaking VE and re-tendering to contractors on the South West Wales Regional Contractors Framework (SWWRCF) Lot 6 for repricing the pack week commencing (w/c) 14/12/20 for return on w/c 25/01/21.
- Contract Award anticipated to be -03/21 Cabinet - Special Cabinet may be required.
- Build start anticipated to be – 05/21.
- Build completion – 02/23.
- **Hacer –meeting scheduled to discuss** shared public realm design & programme.
- **Commercial Discussions – discussion ongoing** with operators/anchor tenants advanced & positive progress still being made – reporting in New Year.

- It is still too early to predict how **fully** COVID-19 will impact on the project Budget and programme implications arising from Covid impact are as yet unknown, however some early signs that bidders are experiencing time-lags from supplier pricing, requesting an additional tender return time.
- If the business case does not stand up then this will impact on match-funding approval.

Note:

- In light of the above, budget has been changed to Amber.
- In light of the above, programme has been changed to Red.

Next Steps

- Issue Tender w/c Dec 14th
- Progress draft viability/business case to be presented in New Year to enable continued dialogue with operators/anchor tenants.

Wind Street

Timecales	Budget	Resources
Green	Amber	Green

Progress highlights

Risks

Update

- **Advance work** already completed includes tree management which makes the area's historic architecture more visible, new street lights have been installed and new coloured pea-lights on trees now provide a vibrant backdrop.
- The **preferred tender for main works received and** FPR 7 report prepared agreed and start on site in New Year.
- **Stakeholder Liaison Meeting** – meeting in December cancelled due to delay in contract award and inability to introduce main contractor - and this will be reschedule in early January with an update to be sent to contacts prior to the Christmas break. Residents and disability contacts also to receive updates.

- It is still too early to predict how COVID-19 will impact on the project budget and programme implications.
- Risk of business failure from Covid-19 and nature of the street, opportunity to refresh the street to attract new business.

Next Steps

- Programming discussions with contractor for New Year commencement'
- Brief stakeholder group and hospitality sector.
- 17th December Cabinet Meeting to consider revised FPR7.

City Centre Marketing of Strategic Sites

Timescales	Budget	Resource
Green	Green	Green

Progress highlights

- Dialogue meetings with selected partners have begun
- Meetings arranged for bidders to have opportunity to meet representatives from SC planning and housing departments and Welsh Government
- Ongoing discussion with Council colleagues with regard to how to proceed with updating Parking Standards.
- Ongoing work identifying cost of flood risk mitigation work to West Car Park in order to demonstrate commitment to de-risking the development opportunity and meet existing Council obligations

Risks

- If the planning policy and travel plan are not acceptable to potential bidders and occupiers then this may compromise interest in the procurement. Individual sites will be discussed with potential bidders in Jan 2021
- If the Council cannot demonstrate it is actively seeking funding to bridge viability gaps then bidders may lose interest in the opportunity

Next Steps

- Dialogue meetings with shortlisted parties relating to St Thomas site w/c 14 December

Strategic Sites and Projects Overview

Project	Update	Timescale	Budget	Resource
Castle Square	<ul style="list-style-type: none"> ▪ Consultants Spider management and Acme have completed the revised requirements for additional greenspace and increased commercial opportunities ▪ Reporting back to a meeting/presentation with Members on December 15th. ▪ Programmed for Corp Briefing and Cabinet in January for decisions on funding to progress to Stage 2 design and public consultation. 	G	G	G
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. • Welsh Government cross departmental meeting and presentation held • Confirmation required of HMCW workplan and Strategy position.. 	G	G	G
Skyline Kilvey Hill	<ul style="list-style-type: none"> • Covid has caused delay across all Skyline projects. • Skyline have agreed to submit their WG funding prior to Christmas 2020. • Skyline Timescales- If Skyline decide to proceed then : 12 month planning, 12 month design and 24 month build. 	A	A	G
Mariner Street	<ul style="list-style-type: none"> • Works on site progressing in line with government guidelines. Site will close for two week Christmas period on 18th December. • Meetings ongoing between developer and Planning to discharge conditions. • Risk: Potential delay to completion due to Covid could impact opening for start of term Sept 2021 however current delay to program will still allow for Sept2021 opening. • Heads of Terms agreed with one anchor tenant. Discussions ongoing to secure second anchor tenant. 	G	G	G

External Funding Overview

Programme/Project	Update	Timescale	Budget	Resource
Palace Theatre	<ul style="list-style-type: none"> • Overall programme remains on track for June 2022 completion. • Media day arranged for 18th November, press release to follow to capture building and finds following enabling works, including preparations for main contractor and the project overall is on track. It was a successful day. • Planning approval received. LBC outcome expected mid-February 2021. • RIBA Stage 4 underway and nearing completion in the New Year. • Tender for main contractor scheduled and on track for January 2021 • Commenced marketing for end tenant 	G	G	G
Town Centre Loan Fund	<ul style="list-style-type: none"> • Demand remains strong for the product due to restrictions within the marketplace for finance. • Several applications requesting loan assistance are currently under review for due diligence £400k TCL has been approved and released for the Albert Hall restoration. • Hacer have requested TCL upfront for the former Woolworths property development. This is currently being assessed. 	G	G	A
Pontoons	<ul style="list-style-type: none"> • Architect appointed to lead the design process for the Engine Houses site. • Brief for commissioning structural engineers is in development. • Ecological assessments complete. • TOPO survey to be commissioned • FLAG bid for additional funding is nearing conclusion with positive early feedback received 	A	G	G

Strategic Sites and Projects Overview

Project	Update	Timescale	Budget	Resource
Felindre	<ul style="list-style-type: none"> Final version Ecology report is due Marketing continuing but COVID uncertainties are evident in quality and number of enquiries. Team are reviewing current marketing plan with agents and looking at what the additional steps are now needed. 	G	G	G
City C. Green Infrastructure Strategy	<ul style="list-style-type: none"> Officer working group has reviewed and discussed a final version of the Strategy. Target dates agreed for reporting to. Economy and Infrastructure PDC then to Cabinet in Feb for adoption. 	G	G	G
Swansea Vale	<ul style="list-style-type: none"> Still awaiting final Ecology Report to be distributed Mitigation management plan to be drawn up. Working to identify the constraints for the development site and what areas need to be retained, so that a marketing brief can be finalised. JV working group meeting held, team reviewing options to bring forward residential sites at Tregof including appointment of consultants to secure a planning consent. Estimate for further flood modelling being sought due to recent changes by NRW. 	A	G	A
Swansea Bay Regeneration	<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. This 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, which also provides for an alternative ramped beach pedestrian access nearby. 	G	A	A

External Funding: Tawe Riverside Corridor (Hafod Copperworks)

Programme/ Project	Update	Timescale	Budget	Resource
01. Targeted Regeneration Investment Programme				
Weighbridge Office Porter's Lodge	<ul style="list-style-type: none"> Programme will run concurrently with the Powerhouse Redevelopment Project – see Powerhouse Update. Year One funding from TRI confirmed from Welsh Government, Year Two to allocate budget also. 	G	A	G
Vivian Engine House	<ul style="list-style-type: none"> Lime render to chamfered corner of Vivian Engine House complete – lime wash colour to be agreed with Cadw and applied likely in Easter 2021. CCTV provision extended until end December 2020 Options for lighting and power supply to be appraised and costed. Enhanced site FCA to be commissioned in conjunction with development colleagues. 	G	G	G
Bascule Bridge	<ul style="list-style-type: none"> Afon Engineering commissioned via the SHP contract to carry out the metal work repairs to the Bascule Span – completion due Summer 2021. Revised FPR7 being prepared to outline current scheme costs. 	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. 	A	A	A
Laboratory Building	<ul style="list-style-type: none"> Planning and LBC submitted, outcome expected end of January 2021. RIBA stage 4 due to complete before the end of the November, including cost plan. The RIBA Stage 3 plans, show 20 car parking spaces, which includes 1 DDA allocated to the Laboratory building within the Landore Park and Ride for illustrative purposes only. Laboratory emergency works are underway. Engagement with WG to identify funding for the scheme underway. 	R	R	A
Hafod/ Morfa canal bridge	<ul style="list-style-type: none"> Unlikely the existing TRI funding programme can fund the reinstatement of the canal bridges – further consideration needed on funding streams or future programmes to accommodate. . Bridges designed to RIBA 3. 	A	A	A

External Funding: TRI Swansea Market

Programme/ Project	Update	Timescale	Budget	Resource
01. Targeted Regeneration Investment Programme				
Swansea Market	<ul style="list-style-type: none"> The new Market toilets are now complete and in operation and are maintained and operated in line with Covid regulations. Two design concepts have been shortlisted for the central area which will be subject to consultation commencing at the end of December. A concept design for the new casual trading area has also been developed which will be able to cater for a range of casual trades. The contract award to Vodaphone for a City Centre wide WIFI system, includes the Market. , The programme is for completion is May/ June 2021 and is subject to Covid and Brexit implications. Solar Panels: In addition to the Improvements Plan, solar panels will be installed to the Market roof in the New Year as part of the Council's energy saving programme. 	A	A	G

External Funding: Tawe Riverside Corridor (Hafod Copperworks)

Programme/ Project	Update	Timescale	Budget	Resource
Powerhouse Re-development Penderyn/HLF/ SU	<ul style="list-style-type: none"> Contractors Progress meetings held monthly as a minimum. Next NLHF progress meeting scheduled for March 2021. Contractors have submitted an Extension of Time application for 4 weeks, 2 weeks EOT has been awarded – completion date now 8th October 2021. A grant application has been sought for WG to fund the disposal of bagged contaminated material and stockpiled rubble. All previous stored stone and material will remain on site following consultation with Regeneration and Highways colleagues. . Agreement to Lease with Penderyn agreed and is awaiting completion. Given the sites development proposals, there is a need to address the knotweed and general management of vegetation around the site to assist future development. . The services routes to the building is currently being reassessed for suitability, with consideration to the wider site redevelopment, and costs, and will be discussed when further details are known with the relevant departments. 	G	R	G