



Cyngor **Abertawe**
Swansea Council

Cabinet Office
The Guildhall,
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www.swansea.gov.uk

Councillor Jeff Jones
Convenor
Development & Regeneration
Performance Panel

VIA EMAIL

Please ask for: Councillor Rob Stewart
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Our Ref: RS/CM
Your Ref:
Date: 25th February 2021

Dear Councillor Jones

Please find below responses to the questions raised in your letter of the 12th January 2021

Q - Castle Square – Members requested a more detailed update on developments since the appointment of the Development Manager.

The Development Manager and the professional team have produced a feasibility study and are recommending a scheme that can be worked up in detail. The proposal is to significantly increase green space, remove the existing fountain and replace with water jets than can be turned off to create more space and include two commercial units of a size that can be split into 4 units subject to market interest. Cabinet on the 18th February approved funding of work up costs to take the design forward, at the same time the capital cost will be worked up and opportunities for grants and other funding options will be explored.

Q - Greater clarity sought on what constitutes local labour and how exactly the figures in the previous response letter reflect Swansea's workforce.

I attach the latest BBM figures which set out the impacts on Swansea and the wider economy, I would refer you to page 4, Local Impacts of the BBM report which answer your question.

In addition a "Meet The Buyer" event is to be held and will be targeted towards the contractors that can deliver the specific packages below:

Mechanical & Electrical
Building Envelope
Internal Fit Out & Finishes

Meet The Buyer for Swansea Central Phase 1
Date: Wednesday 11th March 2020 9am-1pm
Venue: Construction Wales Innovation Centre (CWIC), UWTSO, SA1



Contractors will be able to book themselves onto 15 minute appointment slots through the Sell2Wales website. A press release has been issued.

Q - Drone (video) footage of the Arena is yet to be provided in place of a site tour, although aerial photographs have been shared with the Panel.

Please see links to Arena drone footage of construction May 2020

<https://youtu.be/t4qixbINUGI>

Arena - Drone footage of construction - June 2020: <https://youtu.be/RgzxINfG208>

Arena - Drone footage of construction - September 2020:
<https://youtu.be/YQxHAWykhVE>

Q - Further update on the marketing of Felindre to be provided to future meeting.

I attach latest market information and end of year review from our agents which was produced at the end of last December. They have provided a market review document and a website analytical report and have also created a new marketing strategy for 2021 going forward .

Q - The Panel request details of organisations that have shown an interest in locating to Central Swansea.

The Arena project has a range of commercial opportunities as well as the Arena where we selected ATG as tenant for that space. In addition there is a Café in the new coastal park, a large restaurant below the residential unit on the ramp with views of the arena façade together with five units on the ramp and a further unit as part of the church hall building.

A letting strategy has been prepared which recognises the benefits of the circular economy and therefore we have focused on local businesses to occupy the various spaces. The opportunity has been widely marketed and we have seen significant interest from local businesses. A number of detailed discussions are ongoing which are commercially confidential and names cannot therefore be released at this time. What I can say is that the interest we have received has been really positive and once tenants are signed we can release names.

Yours sincerely



**Y CYNGHORYDD/COUNCILLOR ROB STEWART
ARWEINYDD/LEADER**