



City and County of Swansea

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

Remotely via MS Teams

Tuesday, 7 September 2021 at 10.00 am

Present: Councillor J W Jones (Chair) Presided

Councillor(s)

P M Black
D W Helliwell
L James
T M White

Councillor(s)

E W Fitzgerald
C A Holley
P K Jones

Councillor(s)

S J Gallagher
P R Hood-Williams
S M Jones

Other Attendees

Phil Holmes	Head of Planning & City Regeneration
Huw Mowbray	Development and Physical Regeneration Strategic Manager
Emily Davies	Scrutiny Officer
Professor Keith Lloyd	Pro Vice Chancellor & Executive Dean of Medicine, Health & Life Science
Professor Steve Wilks	Swansea University Provost

Apologies for Absence

Councillor(s): P Downing, T J Hennegan, M H Jones and W G Thomas

17 Disclosures of Personal and Prejudicial Interests.

No interests were disclosed.

18 Prohibition of Whipped Votes and Declaration of Party Whips

No declarations were made.

19 Minutes of Previous Meeting(s)

The Panel considered minutes from previous meetings and agreed the minutes of the meeting on 1 July 2021 as an accurate record of the meeting.

20 Public Questions

No questions were submitted by members of the public.

21 Swansea University

Professor Keith Lloyd and Professor Steve Wilks attended to present to the Panel an update regarding University developments alongside the City Deal. Discussions focused on:

- City Deal Project, relating to the partnership between Swansea Council, the Local Health Board and Swansea University
- Unique capabilities of the region, aspirations to grow a significant cluster of MedTech and SportsTech industries.
- Institute of Life Science – over the years have created a unique combination of industry and the NHS.
- Investment in MedTech – medical devices and new treatments. Demand has increased for space to accommodate new/more work.
- Companies value being located within the University and having opportunities to collaborate.
- Opportunity to grow regional presence in sport, focused on SportsTech.
- Expected to grow a cluster of about 300 firms, and circa 1000 jobs as a result.
- Commercial partners are in place, TBC, including Sports Wales.
- Morriston site – creating a space for companies to work alongside clinicians to work on medical devices, advancing new treatments and technology.
- Swansea University will also work with the Local Health Board and Swansea Council to improve road access and infrastructure around the Morriston site.
- Sketty Lane site to be redeveloped - ambitions to develop other sports facilities, both community facing and offering opportunities for elite sports.
- Outline of progress so far, including current status of sign of.
- Members raised general questions over the information and plans shared and thanked the University for the interesting and exciting presentation.

22 Project Update Report

Huw Mowbray, Development and Physical Regeneration Strategic Manager, updated the Panel on the regeneration projects in Swansea. Phil Holmes, Head of Planning & City Regeneration, also attended for this item. Discussions focused on the following:

Copr Bay Phase 1

- LED Panels nearing completion and façade testing beginning.
- Parkland / landscaping work continues.
- Temporary units will be added onsite for food / beverage within the park area.
- Notice of Completion has been served on ATG, events announcements expected in coming weeks.
- Members questioned progress on the Hotel development. Officers explained that finance and funding discussions are on-going, looking into fall-back options if necessary.
- Electric charging points have been increased within the vicinity of the Arena.

Swansea Central North

- UK Government Property Agency considering proposals.
- Site of Hub will be grassed and temporary use (commercial units) put in whilst final scheme confirmed.

Kingsway

- Works are nearing completion.
- Pedestrian crossing treatment is pending.
- Final costs to be tied down, inclusive of bonds.

71/72 The Kingsway

- Contractor selected and contract discussions ongoing.
- Good interest in site, officers hope to have positive news on this in due course.
- Supply of construction materials is an on-going and significant aspect of most current construction projects.
- Members queried the impacts on costs of these issues. Officers explained that fixed price contracts will not be affected.

Wind St

- Good progress being made with fly-through of finished project.
- Completion remains as mid-November, ready for Christmas period.
- Cleaning and re-laying of stone moving forward.
- Rainbow Crossings – proposal to Cabinet for 3 of these pedestrian crossings, encompassing a pedestrian crossing with rainbow colourings.
- Members queried whether improvements have been made to building facades and street furniture layout. Officers explained that grants may be available to occupiers through other schemes, to improve façade. Officers confirmed that consultation was underway as to street furniture layout, not to obstruct business and to ensure a good flow of people along the street.
- The Panel questioned whether there would be visible security presence on Wind Street. Officers confirmed that the possibility of employing extra City Centre Rangers was being considered by the Council.

Castle Square

- Landscaping proposals are underway, design will need to be approved by Cabinet before moving on to stage of planning consent.
- Proposals to change structure of the fountains as permanent features, but to be able to utilise the space by turning off water features.
- Costs position yet to be agreed.
- Members raised queries over possible archaeological interest in the Castle Square site. Officers explained that most archaeology was removed during the Victorian era.

Shaping Swansea

- Long-term project of scale, comprising of 7 initial main sites.
- Private sector developer will work with the Council to move things forward. Officers anticipate that within 12 months significant progress will be made.

City Deal

- Panel Members queried the sum of £15M for the Swansea University Health project, and its inclusion in the original City Deal allocation. Officers explained that the Health project was allocated a similar, but separate, figure to Trinity St David. The Panel agreed to request further information on this point.
- Trinity Saint David (TSD) have made a change request to Innovation Matrix (SA1). The second project, Innovation Precinct, is proposed to move into the City Centre.
- Members queried where in the City Centre this will be based. Officers explained this is yet to be confirmed. Business case being updated for re-submission.

Powerhouse & Outbuilding

- Contractors are splitting teams to mitigate risk of Covid-19.
- Extension of time requests have been received from the Contractor on this smaller site.
- Team are moving forward as quickly as possible.

Strategic Sites

- NRW consultation: planning to replace trees near Skyline site, focus on local species.
- Positive discussions on-going with Skyline, having allocated their money to submit business case to the Welsh Government.
- Officers have been inundated with interest in the Felindre site, hopeful for news on this over coming months.
- Flood Risk: New Technical Advice Note (TAN 15) document produced by Welsh Government, taking into account climate change. Work to be done on sites impacted upon by Tan15.

23 Work Plan 2021-22

The work programme was received.

24 Letters

The meeting ended at 12.00 pm

Chair