



City and County of Swansea

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

**Multi-Location Meeting - Gloucester Room, Guildhall / MS**

**Teams**

**Monday, 14 November 2022 at 10.00 am**

**Present:** Councillor C A Holley (Chair) Presided

**Councillor(s)**

P M Black  
T J Hennegan  
D H Jenkins  
M W Locke  
T M White

**Councillor(s)**

C M J Evans  
P R Hood-Williams  
M H Jones  
W G Thomas

**Councillor(s)**

E W Fitzgerald  
L James  
J W Jones  
M S Tribe

**Officer(s)**

Cllr Rob Stewart  
Paul Relf  
Huw Mowbray

Russell Greenslade  
Rachel Percival

Cabinet Minister for Economy Finance and Strategy  
Economic Development and External Funding Manager  
Development & Physical Regeneration Strategic  
Manager  
Chief Executive, Swansea BID  
Scrutiny Officer

**Apologies for Absence**

Councillor(s): S M Jones

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**8 Disclosure of Personal and Prejudicial Interests**

No interests were disclosed.

**9 Prohibition of Whipped Votes and Declaration of Party Whips**

No declarations were made.

**10 Minutes**

Minutes of previous meeting were agreed.

**11 Public Questions**

No questions were submitted by members of the public.

**12 City Centre Retail**

Rob Stewart, Cabinet Minister for Economy Finance and Strategy, Paul Relf, Economic Development and External Funding Manager and Russell Greenslade, Chief Executive of Swansea BID attended to discuss City Centre Retail and the following points were made:

- Overall the City Centre is over performing despite challenges from the last few years.
- Footfall is improving but not yet back to levels seen in 2019.
- Further data analysis of footfall would be useful to drill down into more detail of reasons and spending by City Centre visitors.
- Opportunities for funding are pursued where possible however less money is available without EU funding.
- Out of town and internet shopping provide a challenge for the City Centre therefore it's important to create a mix of good quality shopping, dining, entertainment and accommodation (student and private).
- Plans for the City Centre include green infrastructure schemes like the Dragon Hotel façade.
- The Swansea Arena has contributed to the increase in visitor numbers and there are early signs of it performing well. A more in depth reflection on the Arena will be brought to the Panel once the first year of trading has been completed.
- There is a focus where possible on re developing rather than demolishing some historical buildings for instance, the Palace theatre and the Townhill Institute.
- Swansea Market remains successful with some recent refurbishments and is almost at full capacity.
- 70 new businesses have opened up in the last 18 months.
- Spending in the City Centre is positive with no negative reports from the 814 business based there.

**AGREED** that:

- 1) City Centre Retail will be brought back to the Panel in around 6 months time.
- 2) The Arena will be focussed on after March 2023 when 12 months of trading has been carried out.

### **13 Regeneration Programme / Project Monitoring Report**

The latest regular monitoring report on regeneration programme / projects was presented to the Panel, for any comments / views on progress and achievements. Huw Mowbray, Development & Physical Regeneration Strategic Manager, provided relevant updates on the following:

#### Copr Bay:

- The Arena is open and trading well.
- Some snagging issues remain with the aim of addressing these by the end of the year.

#### Shaping Swansea incl Swansea Central North:

- Swansea Central North and the Civic Centre site has completed Stage one and is now moving to stage two which is the detailed design.

- Further details on funding are to follow.
- Work is progressing on the Public Sector Hub with development of detailed designs.
- Additional office space will contribute to higher footfall.

71/72 Kingsway:

- This is progressing with building reaching above ground level in the new year.
- Prospects for lettings are progressing and the building management strategy is being developed.
- Development on the Barclays building is on hold due to returned tender prices being higher than expected.

TAN15 Development and Flood Risk:

- Conversation is ongoing with Welsh Government regarding the risk for future developments caused by the wording within TAN15.
- Oystermouth Road Underpass works has been granted planning permission for filling in.

Wind Street:

- A few small snagging issues remain.

Castle Square:

- A planning decision is imminent.
- Going out to tender shortly.
- Funding from Welsh Government Transforming Towns Programme will contribute to the cost.

Community Hub (old BHS building):

- Tenders are out and Stage 4 designs completed.

Civic Centre Decant:

- New office block in St David's area (Public Sector Hub) to be completed in 2025.

Skyline:

- Progressing well with land assembly almost complete and land registrations submitted.

Pontoon @ Copperworks:

- Listed building consent has been confirmed.
- Discussions ongoing with the Badminton estate.
- Tender evaluation in progress for the supply and installation works.

Kingsway ERDF:

- Agreement required with WEFO (Welsh European Funding Office) in light of the omission of the former Barclays property redevelopment.

Powerhouse Redevelopment Hafod Copperworks:

- Shell and core works looking to complete November 2022.
- Handover to Pendryn to follow soon.

- Highways are conducting a feasibility study for relocating the park and ride.

Palace Theatre:

- Completion now expected July/August 2023.

**AGREED** that:

- 1) Relevant Highways officers will be contacted regarding further information on the moving on the Hafod Park and Ride.
- 2) A closed session will be held at the end of the next meeting to cover the following items –
  - Copr Bay, car park opposite Arena
  - Skyline, details of land purchases
  - Pontoon, details of land purchases

**14 Letters**

No comment on last meetings letter was made.

**15 Work Plan 2022/23**

No comments on the work plan were made.

The meeting ended at 11.36am.

**Chair**