

(By E- Mail)

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Our Ref: RFD/WLN
Your Ref:
Date: 27th March 2023

Dear Councillor Holley,

On the 30 January 2023, the Scrutiny Panel met to consider the Tourism Destination and Management Plan and the Regeneration Program / Project Monitoring Report. At that meeting further information was requested on the Castle Square Regeneration scheme and specifically on the detail of costs and funding.

In terms of background, development managers Spider management along with a multi-disciplinary team of consultants were appointed in 2019 to deliver a regeneration program for Castle Square. An initial detailed work up cost was approved in February 2021, which supported the development of the scheme design, consultation and planning permission. Subsequently in December 2021 a report to Cabinet set out the RIBA stage 2 estimated scheme cost, anticipated program and sought budget and authorization to take the scheme forward to delivery.

Cost allowances for the whole scheme have been estimated and projected costs continue to be monitored by the consultancy team in the current market. With the scheme at a pre-tender stage there are commercial sensitivities around the release of cost details in this response, but these could be shared further at a closed session as part of a future Development and Regeneration Panel Meeting. The provisional sum identified included costs of demolition of the existing fountain, reconstruction and removal of perimeter walls, new paving surfaces, tree planting, landscaping, lighting, street furniture, a new TV screen, a new water jet feature and SuDS. The construction of two commercial pavilion units is also included in that estimate, along with consultancy fees, inflation allowances, cost contingency and additional integration works on Caer Street and Castle Bailey Street.

Whilst the substantive capital costs relating to the scheme will have to be met by the Council, grant funding support has been provisionally approved for the scheme and the availability of this grant will reduce capital funding requirement. There may also be other public sector funding sources, that can further assist in supporting the delivery of the wider public realm and green infrastructure elements of the development. In terms of progress and timescales, planning permission was granted for the scheme in January.

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2023, and tender documents and contracts are nearing completion for issue within the next few weeks. Subject to satisfactory tenders being subsequently received.

and reported to Cabinet, a start on site is anticipated during the late Summer, with a 12-month construction program.

Yours sincerely



**Y CYNGHORYDD/COUNCILLOR ROBERT FRANCIS-DAVIES
AELOD Y CABINET DROS FUDDSODDI, ADFYWIO A THWRISTIAETH
CABINET MEMBER FOR INVESTMENT, REGENERATION & TOURISM**