



# **Swansea City Centre Regeneration Programme & Wider Opportunities**

**11<sup>th</sup> December 2017**

**Village Hotel, Swansea**



# Geoff Wildman

## Chair

**ADEILADU  
ARBENIGRWYDD**  
Clwb De Orllewin Cymru



**CONSTRUCTING  
EXCELLENCE**  
South West Wales Club



# SWANSEA

**MARTIN NICHOLLS DIRECTOR OF PLACE**

**HUW MOWBRAY-PROPERTY DEVELOPMENT MANAGER**

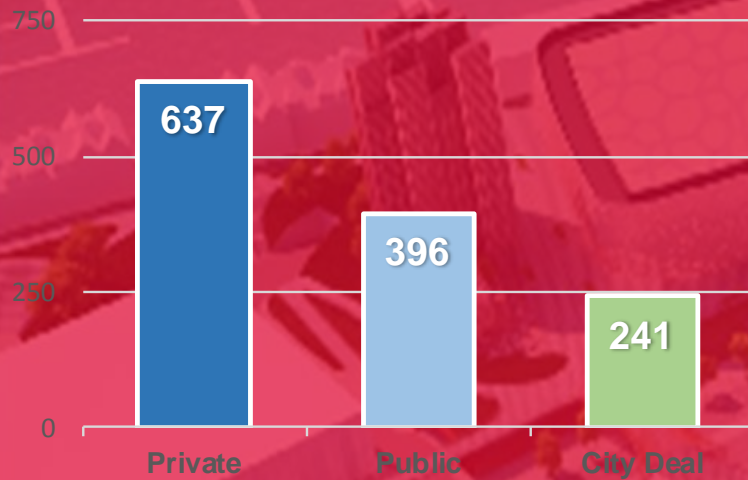


Cyngor **Abertawe**  
**Swansea** Council

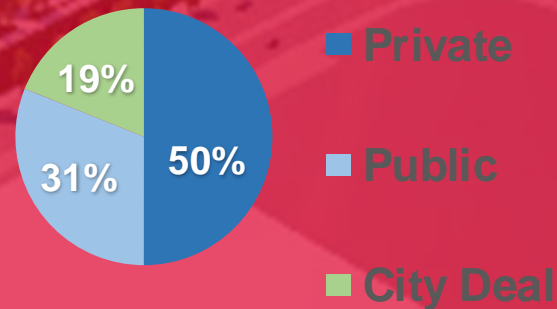


# City Deal

CITY DEAL INVESTMENT  
£m



CITY DEAL INVESTMENT  
%



## Swansea Projects

- Digital Village
- Digital Square
- Box City

**9,465 Jobs  
over 15  
years**

**£1.8bn direct &  
£1.5bn indirect  
GVA uplift**

**£3.3bn total  
GVA impact**



# SWANSEA CITY CENTRE KEY DEVELOPMENT SITES





# SWANSEA CITY CENTRE ADDITIONAL DEVELOPMENT SITES (PRIVATE SECTOR & POTENTIAL OPPORTUNITIES)





# SWANSEA CITY CENTRE ALL CURRENT / POTENTIAL DEVELOPMENT SITES





# Swansea Central Digital Square – Phase 1

- Arena, car parks, Digital Square & bridge .
- City Deal project
- Planning consent in place
- ATG selected as operator
- RIBA Stage 2 designs complete.
- Construction tendering start January 2017.
- Start on site Q3 2018.





# SWANSEA CENTRAL





# PHASE 1 IN BROWN





# Arena at Night



Night view from South side of bridge



# Digital Bridge



CONSTRUCTION TIMELINE

Q3 2018

Q3 2020



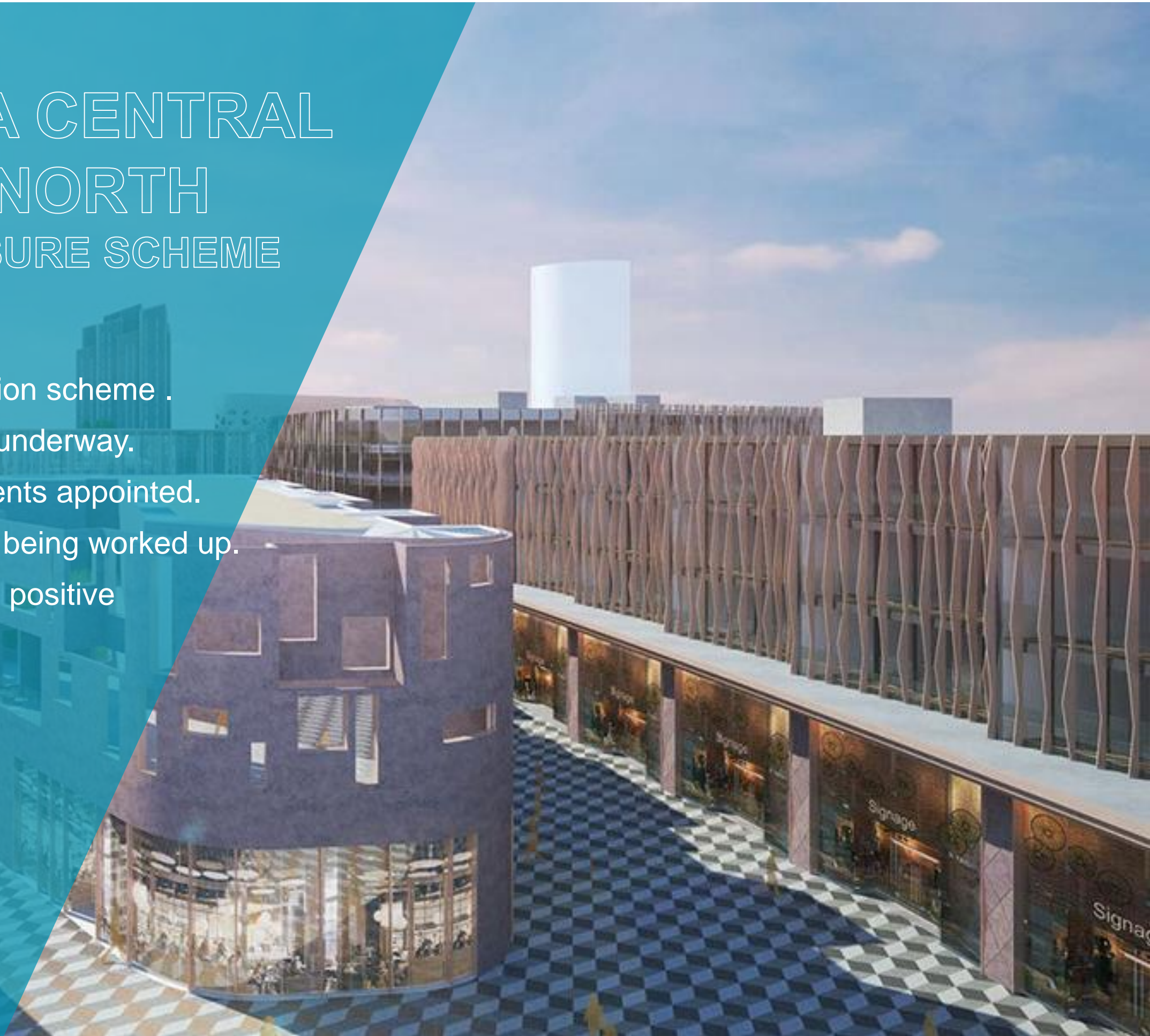
# Parkland over Carpark





# SWANSEA CENTRAL PHASE 2 NORTH - RETAIL / LEISURE SCHEME

- A new post recession scheme .
- Options appraisal underway.
- Leading letting agents appointed.
- Brief for architects being worked up.
- REVO Conference positive





# SWANSEA CENTRAL LOOKING TOWARDS BRIDGE





# SWANSEA CENTRAL PHASE 2 NORTH - UNIVERSITY SITE

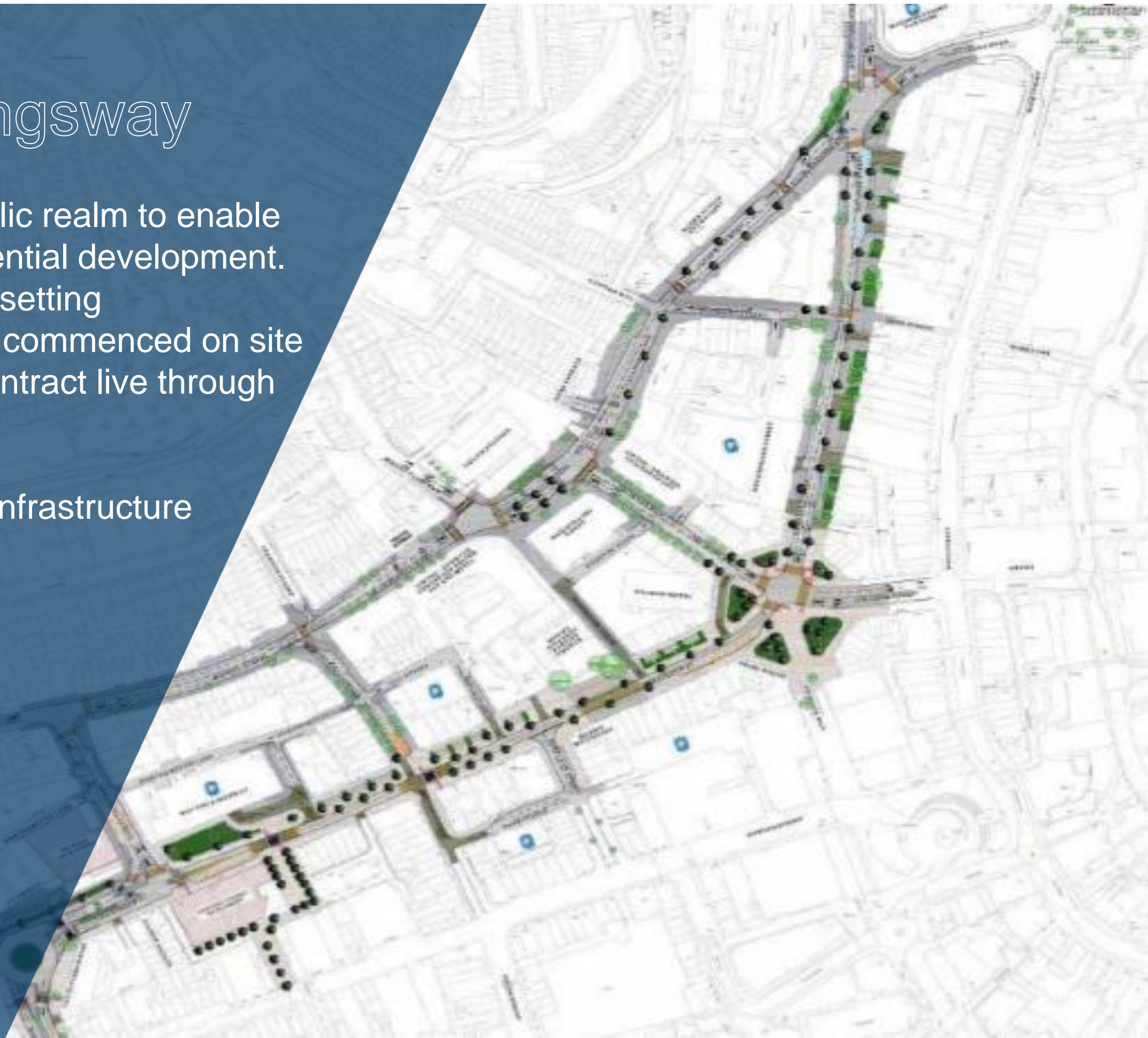
Discussions with Swansea University.  
Hub between two campus





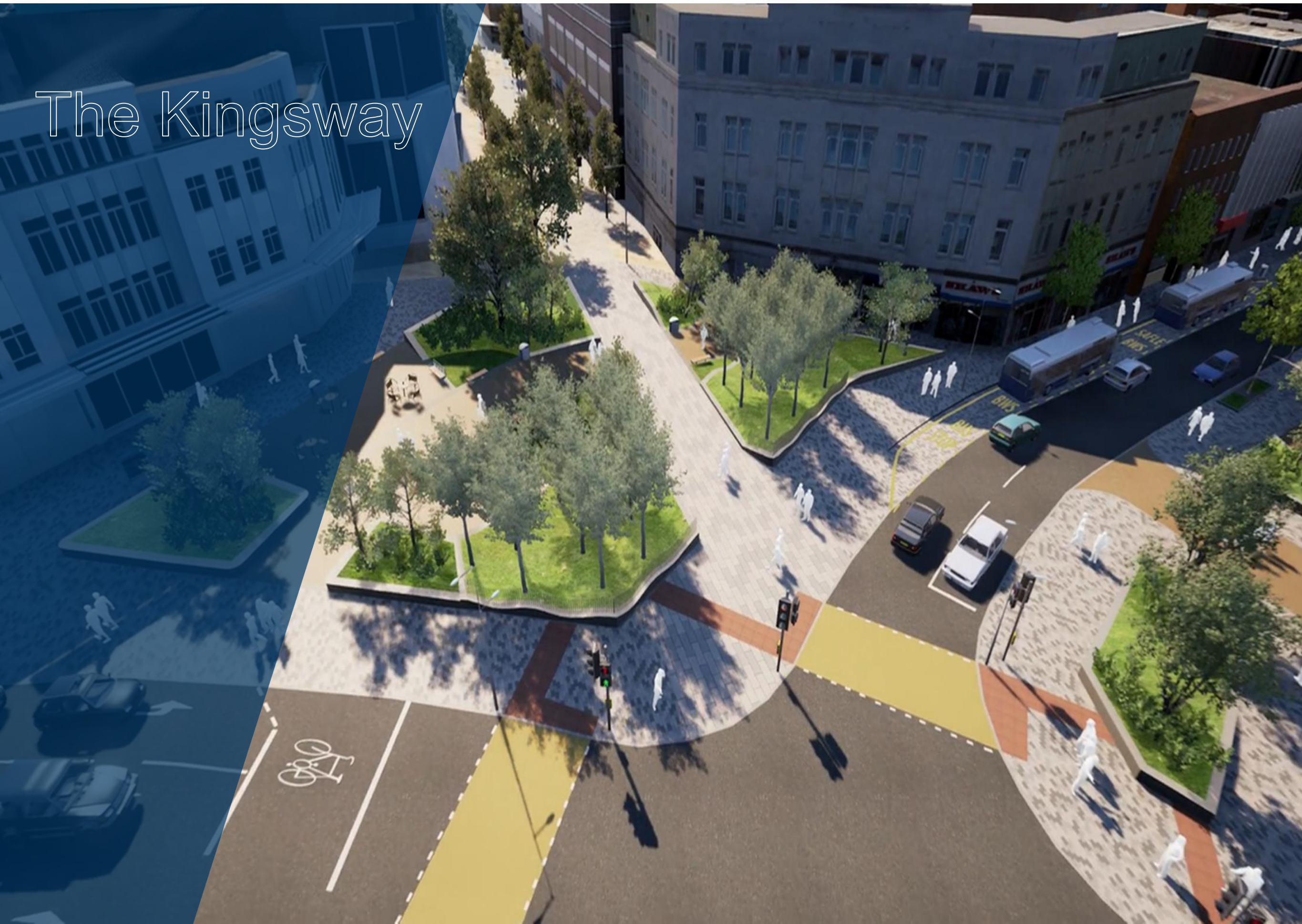
# The Kingsway

- High quality public realm to enable office and residential development.
- Green parkland setting
- Enabling Works commenced on site
- Construction Contract live through framework
- £12m contract
- Includes digital infrastructure





# The Kingsway





# DIGITAL VILLAGE

- City Deal Project
- 100,000 sq. ft. of offices for tech industries.
- Best broadband speeds.
- Leasing underway, significant interest.
- Tech Business want large conferences – link to Arena
- Catalyst for further development along Kingsway





# CASTLE SQUARE

- Cabinet approved Council as developer.
- New restaurant and public realm.
- A Draft Development brief prepared.
- Professional team to be appointed





# CITY BEACH

- RESIDENTIAL AND COMMERCIAL SCHEME.
- A WORLD CLASS WATERFRONT
- HYDRO HUB TOURIST ATTRACTION.
- NEW PUBLIC SQUARE ON THE WATERFRONT.





# MARINER STREET

- Student tower with 750 units.
- Planning consent granted
- Funding in place
- Start on site Q2 2018.

## CONSTRUCTION TIMELINE

Q2 2018

Q4 2019





# Hafod Copper works

- £9m HLF project
- Penderyn as tenant
- Distillery and visitor centre.
- HLF Stage 1 submission may 18





# ECONOMIC BENEFITS FOR SWANSEA

## SWANSEA CITY CENTRE

## Regeneration Programme

## Key Regeneration Programme Projects

### TRANSFORMATION OF CITY CENTRE

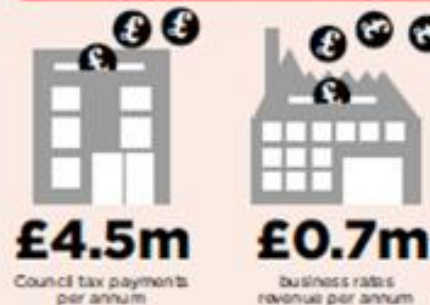
ATTRACTIVE MIX OF CITY WORKING, LIVING AND LEARNING, SUPPORTED BY A DIVERSE RETAIL AND LEISURE OFFERING

#### NEW MAJOR VISITOR ATTRACTIONS

Digital Arena and Hydro-Hub aquatic visitor attraction

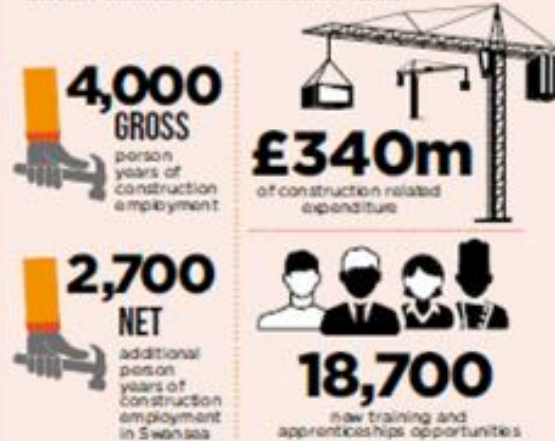


#### PUBLIC SECTOR REVENUE IMPACTS



### CONSTRUCTION IMPACTS

SIGNIFICANT INVESTMENT PROPOSED, REPRESENTING BIGGEST CHANGE TO THE CITY FOR 70 YEARS



### ECONOMIC IMPACTS

CREATION OF A STRONG AND VIBRANT DIGITAL CITY THAT IS THE ECONOMIC ENGINE OF THE WIDER CITY REGION

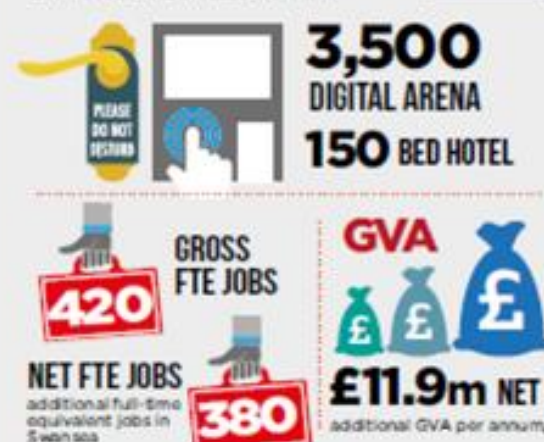


SUBSTANTIAL CATALYTIC EFFECT ECONOMICALLY, INCREASING INVESTOR AND BUSINESS CONFIDENCE



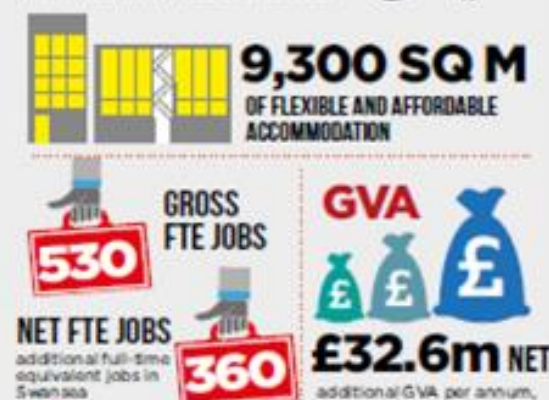
### SWANSEA CENTRAL PHASE 1

CREATION OF A VIBRANT CITY CENTRE ENVIRONMENT, ATTRACTING TECHNOLOGY BUSINESSES AND SKILLED WORKERS



### KINGSWAY DIGITAL VILLAGE

SUPPORTING GROWTH OF TECHNOLOGY AND OTHER HIGH VALUE BUSINESSES



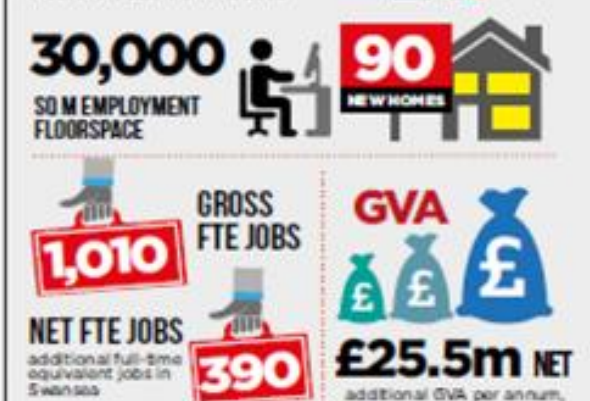
### UWTSO BOX VILLAGE AND INNOVATION PRECINCT

SUPPORTING INNOVATION AND THE DEVELOPMENT OF NEW BUSINESSES TO DRIVE THE GROWTH OF THE ECONOMY OF SWANSEA AND WALES



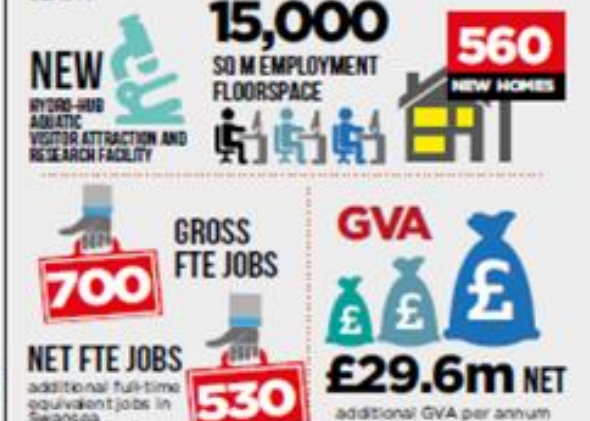
### SWANSEA CENTRAL PHASE 2

REVITALISATION OF CITY CENTRE THROUGH MIX OF RETAIL, LEISURE, OFFICE AND RESIDENTIAL USES



### REDEVELOPMENT OF CIVIC CENTRE

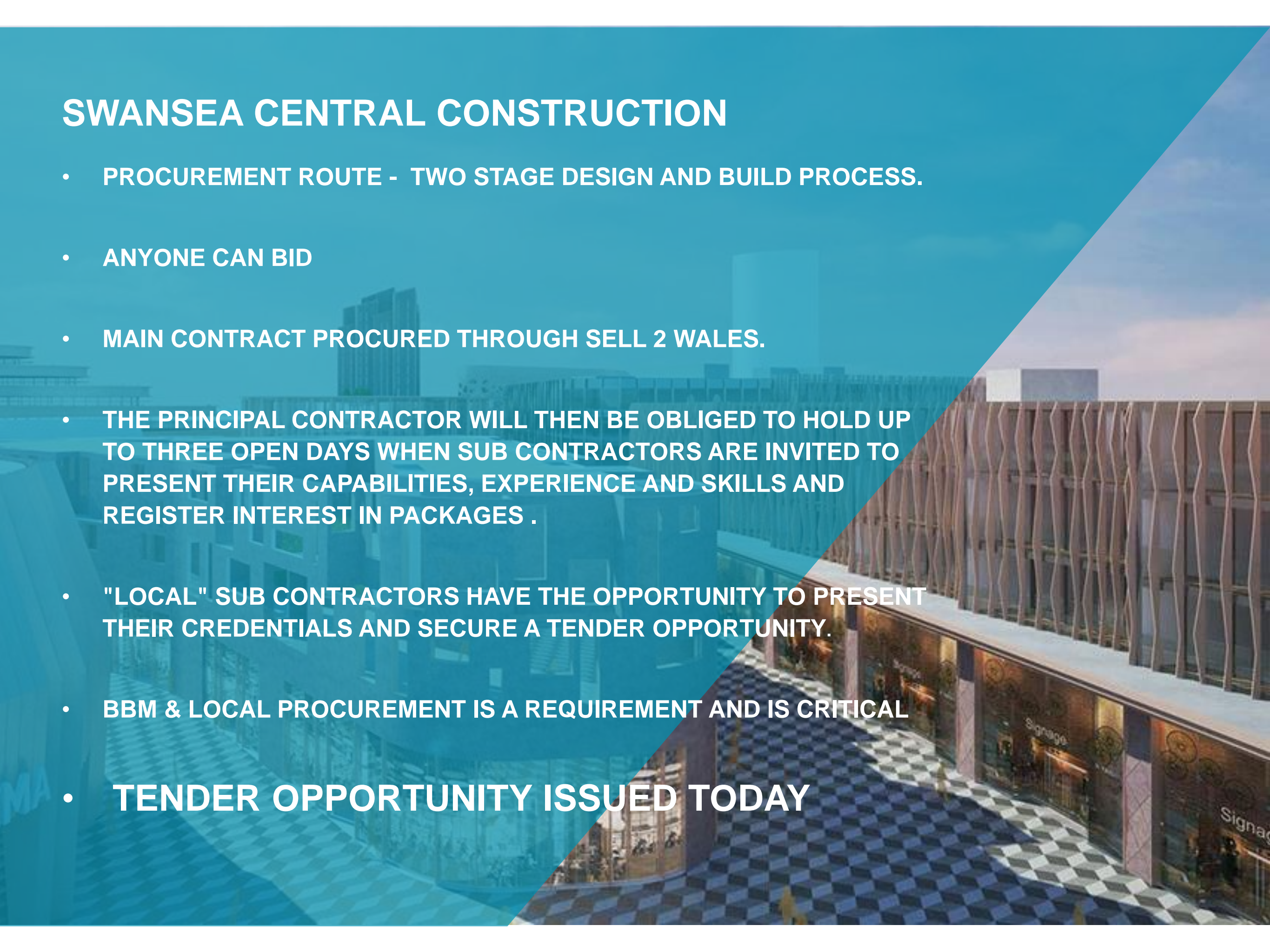
CREATION OF A WORLD-CLASS WATERFRONT DEVELOPMENT IN AN AREA OF OUTSTANDING BEAUTY





# SWANSEA CENTRAL CONSTRUCTION

- PROCUREMENT ROUTE - TWO STAGE DESIGN AND BUILD PROCESS.
- ANYONE CAN BID
- MAIN CONTRACT PROCURED THROUGH SELL 2 WALES.
- THE PRINCIPAL CONTRACTOR WILL THEN BE OBLIGED TO HOLD UP TO THREE OPEN DAYS WHEN SUB CONTRACTORS ARE INVITED TO PRESENT THEIR CAPABILITIES, EXPERIENCE AND SKILLS AND REGISTER INTEREST IN PACKAGES .
- "LOCAL" SUB CONTRACTORS HAVE THE OPPORTUNITY TO PRESENT THEIR CREDENTIALS AND SECURE A TENDER OPPORTUNITY.
- BBM & LOCAL PROCUREMENT IS A REQUIREMENT AND IS CRITICAL
- **TENDER OPPORTUNITY ISSUED TODAY**





# SWANSEA REGENERATION CONSTRUCTION PROJECTS

Project	Content	Procurement	Date
Swansea Central Phase 1	3500 capacity Digital Arena, 2 MSCP, public realm, bridge & 3 A3 units.	Sell 2 Wales	11 December 2017
Digital Village	100,000 sq. ft. of Tech offices plus public realm	Sell 2 Wales	2018
Hafod HLF	Refurbishment of historic building and new build for distillery and visitor centre	Sell 2 Wales	2018
Swansea Central phase 2	Retail and Leisure	Sell 2 Wales	2019

All projects will be carried out with BBM requirements



# SWANSEA – ADDITIONAL OPPORTUNITIES

- Education band B programme    £150m commencing 2019
- Housing capital programme from 2018 to 2020 £100m+
- Further opportunities around:-
  - new council housing
  - highway maintenance
  - building capital maintenance circa £10m per year
- Formal “meet the buyer event” being scheduled for spring 2018



# Q&A

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