



SWANSEA BAY CITY REGION JOINT SCRUTINY COMMITTEE

DATE 15th January 2020

Local Projects Update- Camarthenshire

RECOMMENDATIONS/KEY DECISIONS

For Members of the Joint Scrutiny Committee to note and scrutinise the Swansea Bay City Deal local projects for Camarthenshire.



Carmarthenshire County Council

Swansea Bay City Deal projects update

1 – Life Science and Wellbeing Village in Llanelli

The largest regeneration project in South West Wales, this development aims to improve the health and wellbeing of people across the region, creating around 1,800 high-quality, well-paid jobs and boosting the economy by £467 million over 15 years.

The project will be located across 86 acres of brownfield land. It will co-locate services from the local government, health, academic, private and voluntary sectors to create an ecosystem for education, research and development, business incubation and broader wellness initiatives.

The development will be funded through a mixture of public and private sector finance.

Total funding of about £200 million will deliver all land parcels making up the project. As part of this funding, £40 million is being sought from the Swansea Bay City Deal programme to provide research, business and training space that will generate a significant economic impact.

The project comprises the following elements:

- A business development centre providing incubation and acceleration facilities for research-based business start-ups focussed on life sciences
- A wellbeing skills centre with facilities for education and training
- A clinical delivery centre with associated clinical research delivering a range of community focussed health and care. This centre will feature a wide range of training opportunities from entry level through to postgraduate and continuing professional development. Where appropriate, training will be integrated with health board clinical services identified for delivery on site.
- Assisted living in a range of accommodation types, aimed at a wide range of need. This will include a nursing home, extra care facilities and supported living accommodation. The aim is to promote independence, enhanced through the use of latest supported living technologies developed by specialist research and development companies based within the business centre. In addition, the assisted living facilities will provide a test bed to help business development and research.
- State-of-the-art sports, leisure and aquatics facilities integrated into the delivery of health improvements and physical rehabilitation.
- A hotel

- Housing that will include elements of social and affordable housing

The site will be made up of a number of zones:

- Zone 1 (City Deal business case)

Total building costs of £40 million

Research-led business development

Clinical delivery centre

Wellbeing skills centre

- Zone 1 (Carmarthenshire County Council funded)

Sports, leisure and aquatics facilities

- Zone 2 (Joint venture and market led)

35 units of social and affordable housing

- Zone 2 (Joint venture/market led/health board partnership)

Nursing home, residential rehabilitation and extra care facility

- Zone 3 (Market led)

Assisted living

Expansion business space for spin-out activities

- Zone 4 (Market led)

Hotel

Units of open market housing

Key milestones and next steps

Outline planning consent awarded in August, 2019

RIBA stage 3 design works continuing. This will include the development of tender documentation leading to the procurement of a principal contractor off the South West Wales Framework.

Discussions on-going with academic partners covering higher and further education.

New project branding being imminently launched

Revised business case soon being submitted to Joint Committee for decision

Start of main construction works on site later this year

Completion of zone one in 2022

2 – Canolfan S4C Yr Egin



Project overview

The £24.3 million Canolfan S4C Yr Egin project will develop an internationally renowned digital and creative cluster at the University of Wales Trinity Saint David in Carmarthen.

A City Deal contribution of £5 million will be made towards the development, which will create about 200 jobs in coming years.

An iconic building with various spaces for networking, an auditorium, state-of-the-art offices and post production facilities for professional and community activities, the first phase of the project is complete. Welsh language broadcaster S4C has already relocated its headquarters to Yr Egin, with a number of other creative sector businesses taking residency at the innovative development.

A second phase of the project is now being planned, which will add further floor space to accommodate more businesses.

Project development and next steps

3,700 square metre first phase officially opened in October 2018

First phase close to 100% occupation

S4C headquarters and many other creative and digital sector businesses now based there

Phase two design to start this autumn

Phase two construction earmarked for 2022

Fit-out, completion and occupation of phase two in 2023

3 – Digital Infrastructure



Project overview

With links to all other City Deal projects, the £55 million Digital Infrastructure project aims to support a thriving digital economy across the City Region that will stimulate private sector investment, improve public services and generate well-paid job opportunities.

A £25 million City Deal investment is proposed.

Working alongside the UK Government, the Welsh Government and internet service providers, the project will lead to high-quality, full fibre public and private digital services in urban areas.

Internet coverage in rural areas will also be considerably improved for the benefit of residents and businesses, and work is taking place alongside mobile operators to enable early, in-region access to future technology, including 5G.

The project will consist of three elements: Transport Corridor, Rural and Connected City. Together these components will:

- Create digital infrastructure including gigabit fibre and the establishment of 5G testbeds that will enable innovation and entrepreneurship within the region
- Expand the provision of 4G and Wi-Fi capabilities to benefit both urban and rural areas of the region
- Develop digital infrastructure for key sectors including energy, manufacturing and life sciences

Project development

Consultants appointed in late 2018 to develop five-case business plan

Digital Infrastructure Project Manager appointed in December 2019

Anticipated submission of project to Joint Committee for decision by early summer 2020

4 – Skills and Talent Initiative



Project overview

The £30 million Skills and Talent initiative, being led by the South West Wales Regional & Skills Partnership, will be a key component in ensuring that local people and businesses have the appropriate skills to benefit from each of the City Deal projects.

A £10 million City Deal investment is proposed.



Working alongside partners from the private sector, higher and further education, schools and the third sector, the project team will map out gaps in current provision and establish the skills and training needed for students, teachers and lecturers both now and in future.

Bespoke education and training solutions will then be introduced, which align to the needs of industry and key City Deal themes. Investment will include funding for equipment and the development of courses to support the projects.

Project development

Business case anticipated to go to Joint Committee for decision by May 2020.