

**SWANSEA BAY CITY REGION JOINT SCRUTINY COMMITTEE**

**DATE 25<sup>th</sup> May 2021**

<b>Report Title – Pentre Awel</b>	
<b>RECOMMENDATIONS/KEY DECISIONS</b> To note the update on the Pentre Awel Development	
<b>REASONS</b> To receive a progress report on the delivery of the Pentre Awel development. In particular to update Joint Scrutiny Committee on the critical milestones of business case approval and the issuing of the tender for Zone 1.	
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## Pentre Awel

# UPDATE REPORT

### **BRIEF SUMMARY**

Pentre Awel will feature a unique combination of academic, public, business and health facilities to create significant opportunities for employment, education skills and training, direct health and leisure provision. In addition, a network of integrated care and rehabilitation facilities will be provided at Pentre Awel with the aim of improving independence and providing a meaningful testbed for on-site companies to pilot assisted living / life sciences technologies.

This report aims to provide Joint Scrutiny with a brief update of the critical milestones achieved in the delivery of the Pentre Awel project

#### **1. City Deal Business Case**

A comprehensive Business Case was approved by the Welsh and UK Governments in March 2021. The business case was drafted in line with the UK Government 5 Case methodology and sets out the Strategic, Economic, Commercial, Financial and Management aspects of the project in order to access £40m of capital investment within the Swansea Bay City Deal programme. Specifically, the Business Case sets out the rationale, benefits and viability for:

- A **Business Development Centre**, which will enable significant expansion of the City Region's business development capacity in life sciences and associated sectors
- A **Clinical Delivery Centre** to deliver multi-disciplinary care closer to home, with an adjacent **Clinical Research Centre** focusing on research, innovation and improvements to population health
- A **Well-being Skills Centre** linked to modern clinical practice and service delivery both within the Clinical Delivery Centre and more widely in acute and community settings across the region. The Well-being Skills Centre will foster a network of formal taught and placement opportunities across a broad range of health and care disciplines and more widely to include leisure, management and tourism

A series of key measurable outputs/deliverables have been developed in line with Green Book guidance and illustrate the range of social, economic and health system benefits that will be realised over the 15-year project programme. The outputs are reflected in the funding agreement and will be monitored throughout construction, implementation and full operation.

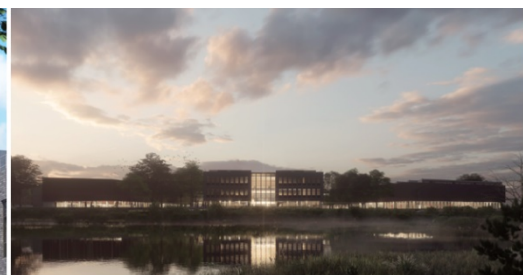
The business case went through a comprehensive assessment process prior to submission to Welsh and UK Governments. As part of this the business case was signed off by the City Deal approval process including Joint Committee and through the Carmarthenshire County Council Democratic Process including unanimous approval at Full Council.

## 2. Design Development

ARUP have taken forward the design development of Phase 1 from the initial concept stage (RIBA Stage 1 and 2) to RIBA Stage 3 (Detailed Design). RIBA Stage 3 included extensive engagement with leisure and health stakeholders to develop high specification, flexible spaces for education, health, business and leisure that can meet current and future ways of working.

Amongst the key points of note:

- A 21,000 m<sup>2</sup> integrated facility has been designed
- Business, Education, Health and Leisure spaces have been arranged to facilitate partnership working
- Business and Education spaces have been designed as enhanced 'shell and core' to retain flexibility in response to Covid-19 and allow academic partners to shape the final design configuration once Heads of Terms have been signed
- The building will achieve BREEAM Excellent status
- The building design maximises natural ventilation and lighting, and together with Green Roofs, Solar PVs and EV charging points, aim to minimise the energy required to operate the building. This shift towards focus towards cleaner/greener energy is complementary of the Council's commitment to carbon neutrality.
- As part of a broad range of measures to promote accessibility, two Changing Places facilities will be provided, together with a 10% quota for disabled parking spaces, which is above the 4-6% required by national policy
- Pentre Awel will promote the use of sustainable transport through a strategic focus on public transport, walking and cycling. Zone 1 will provide dedicated bus infrastructure linked to service provision within the town centre and surrounding communities. In respect of active travel, Pentre Awel will create a welcoming and attractive development that encourages and supports pedestrians and cyclists (for example, secure bike storage), linked with national and local cycle routes.



### **3. Procurement**

The procurement strategy for Zone 1 has been developed by Carmarthenshire County Council. The tender for a contractor for Zone 1 was placed in May 2021, via the Lot 6 of the South West Wales Regional Contractors Framework. Zone 1 is a two stage, design and build tender.

As part of the 'technical envelope', contractors will be asked and scored on a range of 'quality' questions, including community benefits, project team/resourcing (the compilation of the contractor's team and their experience), project method statement and approach to innovation, risk and change management.

In developing the Zone 1 tender, Carmarthenshire County Council has sought to push the procurement boundaries to derive maximum social and economic impact. This includes a higher weighting towards 'quality' in the price/quality ratio and an emphasis on community benefits.