

North Wales Growth Deal

Heads of Terms Agreement



HM Government



Llywodraeth Cymru
Welsh Government

Our signing of this document confirms our joint commitment to achieve the full implementation of the North Wales Growth Deal.



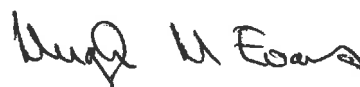
The Rt Hon Alun Cairns
Secretary of State for Wales
UK Government



Eluned Morgan AM
Minister for International Relations
and Welsh Language
Welsh Government



Cllr Sam Rowlands
Leader
Conwy County Borough Council



Cllr Hugh Evans
Leader
Denbighshire County Council



Cllr Ian Roberts
Leader
Flintshire County Council



Cllr Dyfrig Siencyn
Leader
Gwynedd Council



Cllr Mark Pritchard
Leader
Wrexham County Borough Council



Cllr Llinos Medi Huws
Leader
Isle of Anglesey County Council

BACKGROUND

1. The North Wales region comprises the local authority areas of Conwy, Denbighshire, Flintshire, Gwynedd, the Isle of Anglesey, and Wrexham.
2. In December 2018 Conwy County Borough Council, Denbighshire County Council, Flintshire County Council, Gwynedd Council, the Isle of Anglesey County Council, and Wrexham County Borough Council entered into a collaboration and governance agreement with each other and with Bangor University, Wrexham Glyndŵr University, Coleg Cambria and Grŵp Llandrillo Menai which, together with the North Wales Mersey Dee Business Council act as Advisers to the Local Authorities. The collaboration and governance agreement is known as Governance Agreement 1 and covers the Local Authorities' planning and development stage of the North Wales Growth Deal (NWGD).
3. The collaboration among and between the Local Authorities and the Advisers described in Governance Agreement 1 is known as the North Wales Economic Ambition Board. Under Governance Agreement 1, the Local Authorities formed a Joint Committee, a contractual arrangement for the Board, for the purpose of co-ordinating and planning delivery of the *Growth Vision for North Wales*, with an initial emphasis on the Growth Deal.
4. The Board's aspirations for the region for the Growth Deal were set out in a proposition document entitled *A Growth Deal for North Wales: Proposition Document* which was adopted and supported by the Local Authorities and Advisers in October 2018. Both the *Growth Vision for North Wales* and the *Proposition Document* have been developed through joint working by the Local Authorities and their Advisers, and with the engagement of the business sectors and representative bodies of the private sector in the region. Latterly, the work of the Board has been supported by the North Wales Business Delivery Board, an expert panel of private sector entrepreneurs.
5. The Joint Committee seeks to work on the basis of equitable roles across its wider membership. The advisers are restricted to an advisory role, and do not have fully voting rights, due to the limitations of the existing local government law for statutory joint committees.
6. Together, the Local Authorities, the UK Government and the Welsh Government are referred to in this document as the Parties.

7. The Local Authorities, the UK Government and the Welsh Government have agreed to work with one another to conclude a Growth Deal. These Heads of Terms set out the intended scope of the Growth Deal that seeks to transform the regional economy of North Wales by delivering transformational and dispersed growth throughout the region. Its themes reflect the Growth Vision for North Wales. These Heads of Terms commit the Parties to work collaboratively with each other to seek to conclude a Growth Deal that will transform the regional economy of North Wales.
8. The Board will appoint one of the Local Authorities to be responsible for receiving and spending funds for the Growth Deal for and on behalf of the Local Authorities known as the Accountable Body. The Accountable Body will act as the primary interface with the other Local Authorities, Advisers and other partner organisations, and with the Welsh Government and the UK Government. The Accountable Body will hold the funds and only use and release such funds in accordance with the terms of such funding. The Accountable Body as at the date of these Heads of Terms, and under Governance Agreement 1 is Gwynedd Council. Governance Agreement 2 will confirm who is to be the Accountable Body for the delivery stage of the Growth Deal.
9. The Board will remain the lead body for the region for the overall delivery and success of the Growth Deal for democratic, political and public accountability, supported by the Accountable Body who will discharge its specific duties, on behalf of the Board, as set out above.
10. It is intended that the Growth Deal will be documented in an agreement entered into by the Accountable Body, the UK Government and the Welsh Government ("Final Growth Deal Agreement"). The Parties aim to conclude the Final Growth Deal Agreement within 12-15 months of the date of these Heads of Terms.
11. Prior to conclusion of the Final Growth Deal Agreement, the Board will facilitate an arrangement where the Accountable Body will enter into a more detailed governance agreement (i.e. Governance Agreement 2) with other partners which will further define the relationship between the Accountable Body, the other Local Authorities and the Advisers for the delivery stage of the Growth Deal.

EXECUTIVE SUMMARY

12. These Heads of Terms have been produced for the purposes of outlining the general principles of the Growth Deal and recording the basis on which the Parties will collaborate with each other on the development of the Growth Deal. These Heads of Terms are not intended to be legally binding, and no legal obligations or legal rights shall arise between the Parties from these Heads of Terms.
13. Nothing in these Heads of Terms is intended to, or shall be deemed to, establish any partnership or joint venture between the Parties, constitute any Party as the agent of another Party, nor authorise any of the Parties to make or enter into any commitments for or on behalf of any other Party.
14. All commitments in these Heads of Terms are subject to the conclusion of a Final Growth Deal Agreement and any funding awarded is subject to the approval by government/s of business cases which are in accordance with all relevant departmental and government policies, including as set out in HM Treasury Green Book and the Welsh Government's Better Business Cases Guidance, and the identification of appropriate legal powers.
15. The Welsh Government and the UK Government each propose to invest up to £120 million in the Growth Deal over 15 years, subject to the final approval by government/s of robust business cases in line with HM Treasury Green Book and Better Business Cases methodology that confirm that the Programmes and Projects are viable, value for money, sustainable and State aid compliant.
16. In a scenario where Growth Deal delivery is not within agreed limits, leading to a reduction or cessation of a programme/project and its associated Growth Deal funding, then it will be the responsibility of each Local Authority to manage the financial impact of this within its local authority budget. The Local Authorities and regional partners may enter into separate arrangements amongst themselves to manage this (for example, under the terms of Governance Agreement 2).
17. The revenue funding contribution from the six (6) Local Authorities is estimated by the Board to be in the region of £5 million, with a significant proportion of this spent on financing the borrowing required in order to deliver Growth Deal Projects over a 15 year period, and a smaller proportion on the annual costs of programme and project management capacity.

- 18.** The total value of investment in the Growth Deal is anticipated to be up to £945million. This will be made up of £240million contribution from Government, £500 million private sector funding and £200million from other public sector funding. Local Authorities will contribute £5million of revenue funding, and additional programme capital funding which will be confirmed and evidenced in the Final Growth Deal Agreement.
- 19.** Each component of the Growth Deal must prove how it will contribute to growing the region under a Portfolio of 6 Growth Deal Programmes, as defined below:
- Advanced Manufacturing;
 - Low Carbon Energy;
 - Land Based Industries and Tourism;
 - Digital Connectivity;
 - Strategic Transport; and
 - Land and Property.
- 20.** The North Wales region has a resident population of 690,000 living across an area of 6,500 km². It is a rural region with a population density of 106 person/km². North Wales currently contributes approximately £14.4 billion per year to the Welsh and UK economies.

THE OPPORTUNITY

- 21.** The Board has identified the following challenges that face the economy of North Wales:
- Despite the increase in GVA in the region, there is a wide variation in GVA per head between West and East of the region. The GVA in North Wales remains persistently lower than the UK average.
 - Some parts of the region are reliant on traditionally low paid sectors/employment. Some areas are highly reliant on the public sector.
 - Even though the region has seen an improvement in employment and unemployment, the economic inactivity rates have not improved and are above the UK average.
 - Although employment and unemployment levels are improving, growth in 'high value' sectors in the economy has been volatile during the last five years, with a decrease in growth in the last two years.

- There are few larger enterprises, especially in the North West, and there are challenges around growing business beyond micro, small and medium sizes.
- Upskilling the current workforce and encouraging take up of STEM/digital subjects.
- There is an ageing population in the region and a net outward migration of talent.
- Digital Connectivity across the region continues to present challenges to enterprise and individuals, with infrastructure coverage remaining behind the rest of the UK in terms of coverage and capacity.

22. The Board has established a strong regional economic partnership to drive their economy and their *Growth Vision for North Wales* sets out both the challenges and the opportunities for the regional economy over the coming years. The Board is very clear that for the economy to thrive they must:

- **Build on their strengths to boost productivity, and as a region:**
 - Be positioned as one of the leading UK locations for low carbon energy generation and energy-related supply chain investment and expertise;
 - Capitalise on the strong network of anchor companies with an international profile to build an advanced manufacturing cluster; Become a hub of innovation and technology excellence and a leader in turning exciting ideas into strong commercial products and services;
 - Further develop and protect the reputation of North Wales as a centre of excellence for land-based industries and tourism, firmly establishing ourselves as the adventure tourism capital of the UK.
- **Tackle long-term structural challenges and key economic barriers** in the region, such as transport, digital infrastructure, stalled sites and premises, and skills and employment issues. Such interventions will support and enable the private sector to invest in jobs and growth.
- **Promote inclusive growth**, addressing social and spatial irregularities and inequalities within the region. Inclusive growth is a central component of our Growth Deal Programme, and will:
- **Address issues which match the strategic priorities for growth** as outlined in key policy documents, such as the *Growth Vision for North Wales*, the Welsh Government's Economic Action Plan and the Well-being of Future Generations (Wales) Act 2015, and the UK Government's Industrial Strategy.

- 23.** The Board states the government investment of £240million, has the potential to secure 4,000 jobs, support 5% GVA uplift and secure over £500 million in private sector investment over the next 15 years.
- 24.** This investment will also allow the region to offer an integrated skills and employment base that meets the needs of the current and future labour market, and will tackle economic inactivity in a determined and robust way, enabling and supporting people to access employment opportunities.
- 25.** Building on this investment, the work of the Board should be a catalyst for wider co-operation to achieve the Growth Deal as well as the Welsh Government's objectives for place through its Economic Action Plan, and the UK Government's objectives for place through its Industrial Strategy.
- 26.** The Board also aims to increase research and development activity as well as the commercialisation of ideas and innovation especially in low carbon energy, advanced manufacturing, and land-based and tourism industries. This will improve and increase productivity and our contribution to the national economy.
- 27.** The Board will form a Programme Office to co-ordinate the development and delivery of strategic interventions, including Growth Deal Projects. The Programme Office will be operational in time for the delivery stage of the Growth Deal and will be the Centre of Excellence for Programme and Project Management, responsible for the development, implementation and monitoring of Programme and Project arrangements and processes. The standards and procedures adopted by the Programme Office will be based on best practice from both the public and private sector. It will support the activities of the Board, and will forge a close working relationship with the UK and Welsh Governments.
- 28.** To deliver confidence within the region, ensure that investments deliver transformational change and provide the region flexibility to react to changing economic and technology circumstances, the Board has proposed that the Growth Deal is delivered in two phases (Phase 1 and Phase 2). This phased approach is supported by both Governments in recognition that more detailed work remains to be done on the content of Phase 2. These Heads of Terms set out the details of Phase 1 Projects. The Board should ensure that over the 15 year life of the Growth Deal, the programmes continue to respond to emerging evidence and needs in the economy.

29. Phase 1 contains 6 Projects which have been developed from the *Proposition Document* and are considered by the Board to be at the most advanced state of readiness. Whilst this approach is supported by both governments further work is required on both Programmes and Projects ahead of a Full Deal agreement and subsequent funding approval.
30. Funding of each Programme and Project is subject to the production and approval by Government/s of a full business case in line with HM Treasury Green Book and Better Business Cases methodology.
31. Further detail on the content and the planned implementation of Phase 1 and Phase 2 will follow in the finalised Final Growth Deal Agreement. The Final Growth Deal Agreement will include a detailed implementation plan; a financial plan that takes account of affordability over the lifespan of the Growth Deal; a complete governance and assurance plan together with monitoring and evaluation frameworks; a dispute resolution procedure; and service level agreements.
32. The precise allocation of the £240m combined Government investments across Programmes and across Phases remains flexible for the next stage of Programme development, underpinned and in line with Better Business Case methodology.
33. Any Projects which have been agreed for inclusion in Phase 2 by the time of the conclusion of the Final Growth Deal Agreement will be specified in that agreement under the relevant programme. Other Projects may subsequently be included in Phase 2 with the prior written consent of the Government/s in accordance with procedures to be specified in the Final Growth Deal Agreement.
34. The Board will develop Projects to deliver against the Programmes which have the ability to induce transformational change throughout North Wales and leverage in significant levels of additional private sector investment.
35. The Growth Deal will be delivered as set out in the detailed implementation plan and in accordance with the commitments to be developed as part of the Final Growth Deal Agreement. The consequences of any non-fulfilment of these conditions, and commitments, will also be agreed and set out in detail in the Final Deal Agreement.

36. The Board will also work with the Welsh Government and UK Government to agree a communications strategy and an operating protocol. Both documents will set out how communications about the Growth Deal and its associated activities are taken forward in a way that meets the needs of the Local Authorities as well as both governments. Communications strategies will be implemented to maximise participation including the use of the Welsh language.

THE PROGRAMMES

37. The information in Annex A broadly defines the portfolio of programme areas and activities set out by the Board for the Growth Deal in Phase 1. Support for projects developed in these programmes will be subject to the development and approval of business cases to the satisfaction of the government/s and the agreement of a final deal document.
38. The Board, acting through the Accountable Body, will propose business cases in line with HM Treasury Green Book and Better Business Cases methodology to deliver the Programmes set out below, which shall be subject to approval in the manner set out in the Final Growth Deal Agreement.
39. Business case information must satisfy the relevant governments that the proposed programmes and Projects are feasible, sustainable, value for money and will deliver suitable returns on investment, before funding will be released. The governments must also be satisfied that the business cases are State aid compliant.

Digital Infrastructure Programme

40. Both Governments recognise that digital connectivity is increasingly important to how people work, communicate and prosper in the modern world. At the same time, both governments recognise the potential for new technologies to facilitate large scale innovation and economic growth, especially amongst the SME sector to enhance its competitiveness.

41. Demand for high speed broadband and mobile connectivity in North Wales has kept pace with supply. However, geographical coverage in the region is lower than the UK average. With the emergence of commercially available fibre optic technology towards the end of the 20th century, there is a significant opportunity to ensure that North Wales is well positioned to take advantage of new technologies to put the region at the forefront of digital connectivity in the UK.
42. The aim is to ensure that North Wales is placed at the forefront of digital connectivity and innovation. As well as providing comprehensive coverage as part of a modern business environment, North Wales will be suitably placed to take advantage of new technologies as they become available over the lifetime of the deal.
43. Investments must demonstrate that they can add value to other programmes within the Growth Deal and support the fundamentals of the North Wales economy.

Low Carbon Energy Programme

44. North Wales is a region with a rich history of low carbon energy generation from the Dinorwig Pump Storage to the Gwynt Y Mor offshore wind development. It has also retained considerable potential for further renewable energy generation and storage. However, there are various challenges to the delivery of many projects. Grid constraints, planning risk, capacity, and access to finance are all challenges which renewable energy developers across public, community and private sectors must overcome.
45. Delivery of the Low Carbon Energy Programme will contribute to North Wales developing as one of the leading UK locations for energy generation and energy related supply chain investment, with expertise in low carbon technologies, renewable energy and energy storage.
46. The Programme will provide key catalysts to promote and help shape North Wales with a quality and modern infrastructure to accommodate and facilitate sustainable growth in the low carbon energy sector and to promote innovation and new technology.

Land and Property Programme

47. The land and property Programme will tackle the lack of employment land and housing across North Wales that has been identified by the Board as a barrier to economic growth across the region. The Programme will set out how it will support key economic sectors such as advanced manufacturing, low carbon energy, land-based industries and tourism.
48. As per the recent independent housing review document published by the Welsh Government identified that the housing needs of Wales are not being met. Statistics for Wales (2019) Estimates of Housing Need in Wales at a National and Regional Level (2018 based) projections are some 2,000 homes higher than current new build estimates.
49. The Port of Holyhead is of fundamental importance to the Isle of Anglesey and the wider North Wales economy. It is the major port of embarkation/disembarkation for the North of England, Wales and the Midlands for the Irish Sea and forms a key part of international trade routes. It is of vital importance for the UK as a whole, providing a key 'roll on - roll off' link to the Republic of Ireland.
50. As the nearest deep-water berth to Wylfa Newydd and proposed renewable energy projects, Holyhead is ideally placed to maximise the value of these investments to North Wales, creating additional employment and prosperity over a number of years. The port provides significant infrastructure for the North Wales tourism economy through provision of cruise berths and passengers from the Republic of Ireland.

Advanced Manufacturing Programme

51. The Advanced Manufacturing Programme will capitalise on the strong network of anchor companies with an international profile, as well as world leading expertise to boost innovation and new technology to develop a powerful advanced manufacturing cluster – one which will be highly competitive on the global stage.
52. These are enterprises applying leading edge technical knowledge and expertise to the creation of products, production and processes and associated services. Building this sector in the region will significantly improve productivity and achieve sustainable economic growth.

53. The Growth Deal will deliver world-class resources in sector-leading facilities, building on expertise in the region to maximise economic impact from research and technology. This will boost the global competitiveness of the SME sector within the region.
54. This Programme will also build on the success of recent investment by the Welsh Government, and establish synergies and close collaboration with the new Advanced Manufacturing Research Institute, providing businesses with quality facilities, research and innovation in critical key areas across the region. This Programme will ensure that the region has world-leading expertise and a network of world-leading centres to boost innovation and new technology in key economic sectors.

Land Based Industries and Tourism Programme

55. This Programme will build on the well-established agricultural, food and drink sector in North Wales, as well as supporting further investment in high quality tourism to extend the tourism season.
56. The Growth Deal aims to build a more vibrant foundation economy within the region, optimising the economic value of our environment and landscape. Agriculture, food and tourism sectors form the backbone of many local economies in the region. The Parties' ambition is to support businesses within these sectors who are embedded in their local communities, to increase their productivity, encourage skills progression, and develop more sustainable business models through improving their access to innovation and new technology.
57. The Parties will develop and protect the reputation of North Wales as a centre of excellence for high value tourism, and adrenalin tourism in particular, building on recent investments and a growing portfolio of globally attractive all-year attractions. The Parties aim to ensure that the Growth Deal will support further improvements to visitor experience in the region and enhance the quality of key destinations.

Strategic Transport Programme

- 58.** The Strategic Transport Programme will support the change from carbon based fuelled vehicles to alternative low and zero carbon transport across North Wales.
- 59.** A key focus will be to develop integrated transport hubs and deliver low carbon transport solutions, in urban and rural areas through the use of electric charging points and specific low carbon routes.
- 60.** Integrating with other Growth Deal Projects, particularly the SMART Energy Projects, it will develop pilot projects for zero carbon emission transport networks across North Wales.

GOVERNANCE AND ASSURANCE

- 61.** Strong and effective leadership and governance is paramount to both successful implementation and providing assurance to governments and Local Authorities. To date, the Growth Deal has been developed through joint working by the Local Authorities and the Advisers, and with the extensive engagement of the business sectors and representative bodies of the private sector in the region.
- 62.** The UK Government, the Welsh Government and the Local Authorities agree that, on conclusion of the Final Growth Deal Agreement, they will be engaged in a 15-year relationship which will need to develop and adapt. All Parties will use reasonable endeavours to develop and maintain an effective joint process to ensure that their relationships develop appropriately and in line with any agreed principles and objectives specified in the Final Growth Deal Agreement. Governments recognise the Board's long term Growth Vision and its role as a partner in the long term ambition for the region.
- 63.** Over the 15-year life of the Growth Deal, the Welsh Government and the UK Government intend to provide funds to the Accountable Body on an annual basis. The release of funding will be subject to agreed assurance and monitoring of delivery being provided by the Local Authorities to the governments' satisfaction, and the approval of full business cases.
- 64.** The Local Authorities shall demonstrate the feasibility, viability and value for money case for each Project before funding is made available.

65. A best practice Integrated Assurance and Approval Plan (IAAP) for the Growth Deal should be developed by the Local Authorities through the Board. The Local Authorities must specifically consider the OGC Gateway™ Review process as a key part of the IAAP.
66. Both Welsh Government and UK Government require the five case Better Business Cases methodology to be adopted for business case development, with the deal managed as a Portfolio of Programmes and Projects.
67. Programmes and Projects will be locally led and owned with the Accountable Body being responsible for delivery and the financial management of the Growth Deal, on behalf of the Board. It will be the responsibility of Local Authorities, and regional partners to manage the financial implications of programmes and projects within their own budgets.
68. The Local Authorities will establish and refine a model of governance between the members of the Board through Governance Agreement 2 as part of new investment in the regional economy, Ministers from both governments expect that the governance arrangements for the Local Authorities will include effective engagement with senior business and industry leaders as well as the tertiary education and third sectors, including the Advisers.
69. A North Wales Business Delivery Board, comprised of and chaired by representatives of the private sector, will provide expert advice, support and independent challenge to the Board to ensure proposals brought forward and decisions taken reflect the interests of the private sector.

WAYS OF WORKING

70. The Parties agree to work in partnership and work collectively to resolve any issues which arise during the life of the Growth Deal.
71. The Parties are committed to transparency in decision-making and activities, but also recognise that for relationships to operate effectively there are some circumstances in which Parties must maintain confidentiality, particularly where commercial sensitivities are involved.
72. The Welsh Government and UK Government undertake to respond to the Parties in a timely manner according to agreed protocols to be set out in the Final Growth Deal Agreement.
73. The Parties undertake to provide all information required to enable government to undertake the necessary analysis, assurance, and monitoring to release funding to the agreed timescale.

Annex A

North Wales Growth Deal Phasing

These are the Programmes and Projects currently identified by the Board as the expected Phase 1 Projects. These are subject to development of the business case, in line with Treasury Green Book and Better Business Cases, and agreement to their inclusion in the Final Growth Deal Agreement.

PHASE 1 Programmes and Projects.

Digital Programme

The **Digital Infrastructure Programme** will focus on improving the digital infrastructure and innovation in the region. It will deliver quality access to effective and affordable digital connectivity for businesses and households, and will boost innovation in digital signalling. This will be achieved primarily through the delivery of a new full fibre broadband infrastructure across the region to support and enable businesses to innovate and grow.

The Digital Programme will act as an enabling investment for the Growth Deal to ensure that investments made by all Parties are suitably leveraged and induce transformational economic growth. Improved connectivity also increases innovation and productivity across the economy, bringing significant economic rewards. Independent research suggests increased broadband speeds alone could add £17 billion to UK output by 2024.

The UK Government therefore commits capital funding over a 15-year period to support the development of:

a. Full fibre at key sites

Ensuring robust diverse connections and maintaining a strong competitive digital connectivity market at key sites. This will be achieved by extending duct infrastructure at four key regional business centres to enhance competitive supply of gigabit broadband and providing dual-redundant high-capacity connectivity to key remote sites.

b. Connected Campuses

To establish 'connected campuses' at the lead sites (Abergele, Parc Cybi, Llangefni and the Ferodo site) – providing the most advanced connectivity on the sites and allowing the connectivity to reach out into the surrounding areas (particularly in remote sites). A Rural Campus will consist of widely distributed Low Power Wide Area Networks (LPWAN) across extensive areas of the region, supporting productivity and innovation, particularly in agriculture, environmental management and delivery of public services

c. Connected Logistics Corridor

Commercial deployment of relevant technology will be undertaken, potentially under concessions along road and rail routes e.g. LPWAN, 5G. The desire of the Growth Deal Action Plan is to provide an initial strategic uplift to the North Wales region through the early implementation of a connected corridor along the key commercial route provided by the A55/A483/A494 road corridor.

d. Connecting the Last Few Percent

Absence of superfast broadband coverage hampers business development leading to consequences such as deprivation and de-population. Intervention will tackle the last few percent of premises which will not be reached by the successor programme to Superfast Cymru 2.

Low Carbon Energy Programme

North Wales has accrued real benefits over many years from the nuclear power industry, from the early construction phases of Wylfa and Trawsfynydd, through the lifetime of both plants. The industry continues to benefit from the North West nuclear arc extending from Anglesey and Trawsfynydd in the West to sites in Cumbria and R&D activities in Manchester in the North West of England.

However, what was not achieved was the creation of significant numbers of long term, high skill, and high value jobs outside of those directly associated with power generation. The Growth Deal presents an opportunity to leverage significant economic development benefits by developing wider nuclear expertise and creating high skill, high value employment associated with research and development.

The **Smart Local Energy Network Project** will:

- Deliver an increase in the renewable energy generation capacity of North Wales through working in partnership with private sector energy project developers, universities and local authority renewable energy schemes,
- Work with SP Energy Networks and National Grid to remove infrastructure barriers to energy investment,
- Develop four renewable energy generation, decarbonisation and smart grid pilot projects to explore innovative solutions to local energy challenges, ensuring the region maximises benefits from research and innovation funding available,
- To help with future proofing and supporting pipeline activity in energy, develop a sustainable Innovation and Regional Energy Hub or entity, suitable to support the aspirations of the Growth Vision.

Complementing the UK Government investment, the private sector and Local Authorities will invest £238m of capital funding to support low carbon energy generation projects in North Wales over a 15-year period, and deliver 800MW of renewable energy capacity.

The UK Government will commit capital funding to support site preparations at the **Trawsfynydd Magnox** site for the potential deployment of small and advanced modular reactor technologies.

The UK Government will commit capital funding to support the development of a **Nuclear Energy Centre of Excellence** and **Industrial Certification and Evaluation Centre** at Bangor University and Anglesey, along with the private sector and Local Authorities who will also invest capital funding.

Land and Property Programme

Regional Land and Property Programme. Lack of employment land and housing across North Wales has been identified by the Board as a barrier to economic growth across the region.

As per the recent housing review document published by the Welsh Government the independent panel identified that the housing needs of Wales are not being met. Statistics for Wales (2019) Estimates of Housing Need in Wales at a National and Regional Level (2018 based) projections are some 2,000 homes higher than current new build estimates.

In collaboration with Welsh Government, the private sector and Local Authorities will aim to deliver:

- 30 ha of business land provided;
- 20,000 m² business space provided; and
- 1000+ housing plots with infrastructure available for development.

Holyhead (North Wales Gateway). The Port of Holyhead is of fundamental importance to the Isle of Anglesey and the wider North Wales economy. It is the major port of embarkation/disembarkation for the North of England, Wales and the Midlands for the Irish Sea and forms a key part of international trade routes. It is of vital importance for the UK as a whole, providing a key 'roll on - roll off' link to the Republic of Ireland.

As the nearest deep-water berth to Wylfa Newydd and other proposed renewable energy projects, Holyhead is ideally placed to maximise the value of these investments to North Wales, creating additional employment and prosperity over a number of years. The port provides significant infrastructure for the North Wales tourism economy through provision of cruise berths and passengers from the Republic of Ireland.

The Project consists of four interlinked elements:

- Extensive surveys (environmental, structural etc.) in relation to the listed breakwater
- Breakwater Restoration Scheme, to ensure the long-term structural integrity of this critical facility following completion of the surveys
- Reclamation to deliver up to 17 acres for the part of the port estate known as Salt Island - redevelopment as a multi-purpose berth and flexible holding area to meet modern marine transport requirements. Development of an integrated deep-water berth, enabling visits from larger cruise ships (currently unable to call at Holyhead); providing facilities to support the construction and servicing of major energy projects with the required heavy loading/unloading capacity
- Create improved access and egress via extended covered rail platform and new egress road from the Port.

The Welsh Government will consider investing capital funding to future proof the Port of Holyhead, providing new deep-water cruise and heavy loading facilities, ensure the structural integrity of the breakwater, improve access to and egress from the Port and thereby maximize the local economic impact of the raft of North Wales energy projects. Complementing the Welsh Government investment, the private sector and Local Authorities will invest capital funding with the aim to deliver up to 1,250 jobs, with 1,500 jobs supported by new cruise ship expenditure.