
NORTH WALES CORPORATE JOINT COMMITTEE

7th November, 2025

TITLE: Flintshire and Wrexham Investment Zone

AUTHORS: Alwen Williams, Chief Executive
Iwan Evans, Monitoring Officer
Iain Taylor, AMION Consulting

1. PURPOSE OF THE REPORT

- 1.1. This report provides an update on the work to secure approval to the Flintshire and Wrexham Investment Zone, including an update on the approvals secured by the two host local Councils and the Memorandum of Understanding and Grant Offer Letter.
- 1.2. This report also requests a decision relating to the proposed Inter-Authority Agreement and Annual Delivery Plan.

2. DECISION SOUGHT

- 2.1. Accept the Update Report and note the work undertaken by Flintshire County Council and Wrexham County Borough Council with the Investment Zone team, Welsh Government and UK Government.
- 2.2. Approve the draft Inter-Authority Agreement (IAA) between the CJC, Flintshire County Council and Wrexham County Borough Council and delegate agreement of the final version and completion to the Chief Executive in consultation with the Monitoring Officer, Section 151 Officer, the Vice-Chair and Leader of Denbighshire County Council as appointed representatives to the Flintshire and Wrexham Investment Zone Advisory Board.
- 2.3. Approve the Year 1 and 2 Schedule of Projects, activities and milestones drafted to support the Annual Delivery Plan.
- 2.4. Approve the draft Memorandum of Understanding and delegate agreement of the final version and completion to the Chief Executive in consultation with the Monitoring Officer, Section 151 Officer, the Vice-Chair and Leader of Denbighshire County Council as appointed representatives to the Flintshire and Wrexham Investment Zone Advisory Board.

3. REASON FOR THE DECISION

Progress Update

- 3.1. Gateway 5 has been agreed with Welsh Government and UK Government and along with the Gateways 1-4 and other supporting information is being compiled into a Memorandum of Understanding which under a prior approval of the CJC is being completed.

- 3.2. An Annual Delivery Plan for 2025/26 and 2026/27 is being prepared to guide investment and support efforts across the partnership to receive proposals and business cases for future decision and investment. The Annual Delivery Plan will be signed off by Flintshire and Wrexham Councils and support a decision by a future meeting of the Economic Well-being Sub-Committee.
- 3.3. The Annual Delivery Plan includes a summary of the Year 1 and 2 Projects, activities and milestones. This section of the document is **Appendix 2** to support a decision on the key aspects of the Investment Zone programme in Year 1 and 2. The schedule of projects will evolve over time and be reported to the CJC and the Investment Zone Advisory Board.
- 3.4. UK Government published the Investment Zone Tax Site Maps on the 14th October 2025. These are available to view [here](#).
- 3.5. The published Statutory Instrument indicating that the Tax Sites come into force on the 21st November 2025 is available [here](#).
- 3.6. On the 14th of October 2025 Flintshire County Council and Wrexham County Borough Council both took Council papers to Cabinet and Executive Board meetings to confirm the principles of the Investment Zone and approved the Council to enter into the proposed Investment Zone MOU with the CJC, Welsh Government and UK Government.

Inter Authority Agreement

- 3.7. The partnership between the CJC, Flintshire County Council and Wrexham County Borough Council is fundamental to the delivery of the Investment Zone. As Accountable Body the CJC has significant accountability for the successful delivery of the IZ. In governance terms it is the key conduit for the funding, draw down and assurance processes. It will enter into the MOU with the governments for delivery of the IZ and will be accountable for the draw down of funding. On the other hand it also has a reciprocal partnership with the Councils which needs to support effective and appropriate governance, clarity around these arrangements and mechanisms to support the delivery of the IZ following the formal approvals.
- 3.8. The CJC in tandem with the Councils has over the course of the last 12 months approved and supported the development of the IZ through the Gateway process. It has agreed the governance structures and arrangements to support delivery. These are now incorporated into the proposed IAA, as well as the mechanisms for decision making and consultation.
- 3.9. In addition, it sets out the terms for delivery as well as some of the revenue and capital allocations for spend by Flintshire and Wrexham Councils. The IAA will aim to enable as much Year 1 delivery by the two Councils as possible, as set out in the Year 1 (2025/26) Annual Delivery Plan. It will also provide a template funding agreement to support delivery. The specific commitments to provide revenue funding to both Flintshire and Wrexham in relation to Programme Management and Planning Unit will be incorporated in the agreement as a contractual commitment.
- 3.10. The draft IAA is attached as **Appendix 1**.

Memorandum of Understanding

- 3.11. Attached as **Appendix 3** is the draft Memorandum of Understanding for the Flintshire and Wrexham Investment Zone. The MOU is the basis for Government agreeing with the CJC the approval and delivery arrangements for the Investment Zone programme in Flintshire and Wrexham. The MOU will be accompanied by a 'conventional' Grant Offer Letter from Welsh Government. Annual payments will be made according to the MOU, Grant Offer Letter and Annual Delivery Plan. Delegated authority granted to the Chief Executive and Monitoring Officer in consultation with the Chair of the CJC to agree a final MOU. Given the timing and the revisions to the MOU it has been determined to present the document to the CJC as the final draft was received at the time of writing this report. The recommendation is that the CJC approves the MOU on the basis that the IAA will include indemnities for the CJC from the Councils in relation to the performance of the conditions.
- 3.12. The MOU has been marked as confidential. This is a mandatory requirement as Welsh Government have stated that the document is not made public at this stage.

4. FINANCIAL IMPLICATIONS

- 4.1. The financial implications of the MOU relate to the £160m funding allocation for the Investment Zone. The detailed arrangements for which will be set out in a Grant Funding Letter which will be shared with the CJC once received. The Inter-Authority Agreement sets out the financial implications for the CJC and the partner Councils.

5. LEGAL IMPLICATIONS

- 5.1. The Inter-Authority Agreement will set out the legal implications for partnership working and delivery between the CJC and two partner Councils. This is a parallel document to the MOU and funding letters. It will underpin the relationship between the CJC as Accountable Body and the Councils. The governance arrangements which are being approved will be incorporated into the document. Its' aim is to facilitate the delivery of the Investment Zone, provide clarity around roles and accountabilities and provide an agreed governance model to support delivery. It is a document which reflects the decisions taken in relation to the development of the IZ through the CJC and Councils and incorporates them in a legally binding arrangement. The overarching content and context was reported to the CJC on 19 September 2025 - [link to report](#).

APPENDICES:

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| Appendix 1: | Draft Inter-Authority Agreement |
| Appendix 2: | Year 1 and 2 Projects, Activities and Milestones |
| Appendix 3: | Draft Memorandum of Understanding [EXEMPT] |

BACKGROUND DOCUMENTS:

[Investment Zones in Wales: technical document](#)

STATUTORY OFFICERS RESPONSE:

i. Monitoring Officer:

“I have advised on the report and specifically in relation to the IAA which has been with Geldards LLP. It is already in discussion with the Legal Services of both Flintshire and Wrexham. It will be completed as part of the overall approvals process and in tandem with the MOU with the governments.”

ii. Statutory Finance Officer:

“The decisions sought are a significant step in the establishment of the Investment Zones. I have been informed of the draft Inter-Authority Agreement as it has been development and have been given the opportunity to comment on its contents.

I have no objections to the decisions sought from a financial perspective.”