



ECONOMIC WELL-BEING SUB-COMMITTEE
2nd of October 2026

TITLE: Freeport Gateway Project, Llangefni – Grant Funding Agreement
AUTHOR: David Mathews, Land and Property Programme Manager

1. PURPOSE OF THE REPORT

- 1.1. The purpose of the report is to seek approval by the Economic Well-being Sub-committee to proceed to enter into the Grant Funding Agreement in relation to this project with Isle of Anglesey County Council.

2. DECISION SOUGHT

- 2.1. That the Economic Wellbeing Sub-Committee note that all outstanding actions at the point of BJC approval have now been completed or incorporated into the funding agreement and authorise the Portfolio Director to take all operational steps to enter into the Grant Funding Agreement with Isle of Anglesey County Council.

3. REASONS FOR THE DECISION

- 3.1. The delegated decision authority previously provided by the Economic Wellbeing Sub-Committee to the Portfolio Director in consultation with the Chair, Vice-Chair, S151 Officer and Monitoring Officer could not be completed within the designated period due to the Vice-Chair position being vacant. Therefore, approval is sought from the Economic Wellbeing Sub-Committee to proceed and enter into the funding agreement.

4. BACKGROUND AND RELEVANT CONSIDERATIONS

- 4.1 The Business Justification Case for this project was approved by the Economic Well-being Sub-committee at its meeting on 3rd October 2025 subject to Welsh Government and UK Government approval of the assurance process undertaken.
- 4.2 At the same meeting, the sub-Committee delegated the power to the Portfolio Director, in consultation with the Chair, Vice Chair and Section 151 and Monitoring officer, to confirm the final costs and benefits post procurement are in line with the approved business case and enter into a funding agreement with Isle of Anglesey County Council for the delivery of the project, subject to Isle of Anglesey County Council addressing the outstanding issues set out in the report and securing all necessary internal approvals for the project.
- 4.3 This delegated authorisation was valid for an initial period of six months, whereupon it was subject to review. The authorisation has since been renewed and review dates extended by the sub-Committee on 15th May 2026 (to 1st July 2026) and on 17th July 2026 (to 1st October 2026).

- 4.4 However, due to the absence of a Vice Chair, the Portfolio Director was unable to proceed with the delegated authorisation within the validity period.
- 4.5 It should be noted that Welsh Government and UK Government approval of the assurance process has been completed, and the Isle of Anglesey County Council have addressed the outstanding issues as set out in section 4.6. In addition, a final form of Grant Funding Agreement has now been agreed with the Isle of Anglesey County Council and a Subsidy Control Assessment has been settled with the support of external legal advisors to support the project.
- 4.6 The following table provides a summary of the PMO assessment of BJC+ outstanding matters and their current status:

	Summary of PMO Assessment	Outstanding matters at BJC+ approval	Status of outstanding matters
<i>Strategic Case</i>	The BJC+ presents a well written and clear Strategic Case. There are no significant gaps, and a clear case for change is set out.	All matters have been addressed.	No further action.
<i>Economic Case</i>	There is the general approach to the place-based economic appraisal is sound, demonstrating an appropriate use of economic appraisal principles and relevant guidance, including HM Treasury's Green Book.	All matters have been addressed.	No further action
<i>Commercial Case</i>	The PMO's Procurement Manager provided comments about the Procurement timetable covering the Christmas period, raised what meet the buyer events have been undertaken if any and mentioned which KPI's would be used for social and environmental outcomes.	Procurement to be completed in line with approach set out in BJC with successful bidder appointed. Confirmation of final subsidy control position. Confirmation of the Council's Heads of Terms to purchase the Peboc site.	Procurement completed for PEBOC site and main contractor appointed. Main contractor to be appointed for Plot 2 Tregarnedd by end of Sept 2026. Subsidy assessment to be registered on the database on signing of the Grant Funding Agreement. Purchase of site completed.
<i>Financial Case</i>	Clarity on inflation assumptions, contingencies, VAT and Freeport Seed Capital Funding status.	All matters have been addressed.	No further action.
<i>Management Case</i>	N/A	N/A	No further action.
<i>Appendices</i>	Completion before BJC+ sign off: Subsidy Control Position	By Sub-Committee: Subsidy Control Position	Position agreed and assessment to be registered.

	Benefit Management Plan		
	The following appendices are available for the project: • Carbon and Biodiversity Assessment • Project Plan • Communication Plan • Integrated Impact Assessment • Risk Register • Draft Benefits Plan, Register and Logic Model	Final Benefits Management Plan and Realisation Plan Post Sub-Committee: IoACC Procurement Outcome Update report IoACC to complete purchase of the Peboc site IoACC completion of MoU for Freeport Seed Capital Funding	Final Benefits Management Plan and Realisation Plan agreed by IoACC. See comments above re Commercial Case. Purchase completed. MoU completed.

4.7 The Sub-Committee is requested to authorise the Portfolio Director to take all operational steps to enter into the Grant Funding Agreement with Isle of Anglesey County Council.

5. CONCLUSIONS

5.1 The form of Grant Funding Agreement has been agreed with Isle of Anglesey County Council and all outstanding items in Section 7 of the October 2025 BJC covering report have been addressed for the approval of the Business Justification Case by the Sub-Committee in October 2025.

5.2 Ambition North Wales is recommending that the Sub-Committee confirms that the Portfolio Director is authorised to take all necessary operational steps to proceed with and enter into the Grant Funding Agreement with Isle of Anglesey County Council.

6. FINANCIAL IMPLICATIONS

6.1. There are no financial implications arising from this decision, the Main Contractor for the former Peboc site has been appointed by the Council and has commenced works on site.

7. LEGAL IMPLICATIONS

7.1. . The effect of the decision sought is to give fresh authority for the Grant Funding Agreement to be entered into following expiry of the previous delegated authority. Once completed, the Agreement will create binding contractual obligations and funding conditions between the parties. The report records that the subsidy control assessment has been settled, with the required registration to follow on signing. Legal implications are otherwise limited.

8. IMPACT ASSESSMENTS

8.1. An integrated impact assessment was undertaken at Business Justification Case approval to assess the impact of the project on the Welsh Language, equalities and against the Future Generations Act. No negative impacts were identified through the assessment.

BACKGROUND DOCUMENTS *(available on request)*

- Freeport Gateway Project – BJC+
 - BJC+ Appendices
 - Report to Request to extend Validity Period for three Land and Property Programme Projects (15/05/2026)
 - Freeport Gateway Project - Request to extend validity period report (17/07/2026)
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STATUTORY OFFICERS RESPONSE:

i. **Monitoring Officer:**

“The report appropriately brings the matter back to the Sub-Committee for approval following expiry of the previous delegated authority. The decision sought provides sufficient authority for the Portfolio Director to proceed with completion of the Grant Funding Agreement.”

ii. **Statutory Finance Officer:**

“The Business Justification Case has been the subject of a detailed review and from a financial perspective I am satisfied that the necessary steps have been taken to ensure that risks are managed to an appropriate level. I have no objections to the decision sought.”