ECONOMIC WELL-BEING SUB-COMMITTEE
13th November 2026

TITLE: North Wales Growth Deal - Request to extend OBC Validity Period

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1. PURPOSE OF THE REPORT

1.1. The purpose of this report is to seek approval for an extension to the validity period previously set by the Economic Well-being Sub-Committee to allow sufficient time for the submission and consideration of the Full Business Cases.

2. DECISION SOUGHT

2.1. That the Sub-Committee approves the request to extend the Validity Period of the previously approved Outline Business Case as outlined in section 4.3 of the report.

2.2. That the Sub-Committee note that is the projects do not proceed to an approved Full Business Case during this time, it will be required to return for further consideration by the Sub-Committee.

3. REASONS FOR THE DECISION

3.1. To seek the Sub-Committee's approval to extend the validity date for the Outline Business Cases due to reasons set out in Section 4.

4. BACKGROUND AND RELEVANT CONSIDERATIONS FOR THE REQUEST TO EXTEND THE TIME TO COMPLETE GRANT FUNDING AGREEMENTS ON THREE PROJECTS

4.1 The projects noted below were approved by the Sub-Committee between October 2025 and May 2026 at Outline Business Case (OBC) stage. The approvals were granted on the basis that they would remain valid for a period of between six and 12 months from the date of the Sub-Committee's decision, during which time the projects were expected to develop and bring forward their Full Business Cases (FBCs) for consideration and approval. Where a project does not progress to an approved FBC within this period, it is required to return to the Sub-Committee for further consideration and approval.

4.2. This extension is requested to provide sufficient time for the projects to complete the necessary development and due diligence activities and bring forward their Full Business Cases (FBCs) for approval.

4.3. To enable the Sub-Committee to understand the current situation for each project and the reason behind this request', this is set out in the table below:

Project Name and Sponsor	EWSC Approval date	Reasons for extension request	Proposed FBC submission:	Proposed Revised validity end date
Project Prince, Knauf	3rd October 2025	There have been delays in the planning application process for the main build requiring the extension. Site remediation works have been approved and have commenced.	March 2027	November 2027
Business Gateway, Wrexham University	6th February 2026	Wrexham University has progressed delivery of elements of the project at risk. Delays in PCSA Stage 2 procurement and social value evaluation have impacted programme timescales, making it difficult to finalise subcontractor pricing before February 2027 and submit the FBC as originally planned.	July 2027	November 2027
Venue Cymru Futures, Conwy County Borough Council	15th May 2026	The project committed to achieving 52% of total expenditure before FBC submission. A minor re-scoping of the Auditorium Refurbishment Works has delayed progress, with completion expected by mid-Jan, enabling the expenditure threshold to be met.	March 2027	July 2027
Padeswood, Transport for Wales and Network Rail	5th December 2025	There have been delays in the development of the programme of works and the FBC with TfW and Network Rail now targeting a July 2027 approval.	July 2027	November 2027

All the projects noted above are progressing with the relevant activity required to enable their FBCs to be presented to the Sub-Committee for approvals. The delays reflect the complexity of some of these activities e.g. design and planning taking longer than initially planned rather than any significant risk to project delivery. The proposed extension dates provide a reasonable amount of contingency should there be a further delay to the proposed FBC submission date and takes into account the pre and post-election period in 2027 that will impact on the ability of the Sub-Committee to make approvals.

5. Key Risks

5.1. Ambition North Wales considers the following key risks will need to be carefully managed by the Project Sponsors during the extended period required to finalise and submit the Full Business Cases (FBCs).

Risk	Impact Description	Mitigation / Countermeasures
Programmes	Delays in progressing projects to FBC stage could impact delivery timescales and the realisation of anticipated benefits.	Maintain regular project review meetings and clear development milestones to ensure FBCs are completed and submitted within the extended validity period.
Costs	Extended development and delivery timescales may result in increased project costs due to inflation and changing market conditions.	Continually review cost estimates and assumptions during FBC development and update financial appraisals where necessary.
Market and Supply Chain Con	Changes in market conditions or supply chain availability could affect project affordability and deliverability.	Early market engagement and regular review of procurement and delivery assumptions as part of FBC preparation.

6. Conclusions

6.1. Ambition North Wales recommends that the Sub-Committee approves the extension to the validity period of the approved Outline Business Cases for the projects identified in this report. The extension will provide sufficient time for the Project Sponsors to complete the necessary development work and submit Full Business Cases for consideration, while avoiding the need to seek renewed Outline Business Case approval.

7. FINANCIAL IMPLICATIONS

7.1. At present, all the procurement activity indicates that the projects are deliverable from the allocated budgets, but the increased delay in completing funding agreements increases the risk of cost inflation and supply chain impacts affecting project funding and delivery. Should there be additional costs that cannot be mitigated, these would need to be met through the previously approved Cost Inflation Reserve.

BACKGROUND DOCUMENTS *(available on request)*

- Outline Business Case's and Appendices

STATUTORY OFFICERS RESPONSE:

i. Monitoring Officer:

"I note the reasons for the requested extensions and the continuing requirement for each project to return to the Sub-Committee for approval of its Full Business Case. On that basis, I am content with the proposed extensions to the OBC validity periods."

ii. Statutory Finance Officer:

"The decision sought provides a pragmatic approach to the development of the projects specified.

Part 7 above notes that the delay in development may lead to additional costs. However, from a financial perspective there are clear governance and control measures in place to mitigate these matters, including the Cost Inflation Reserve."