

ISLE OF ANGLESEY COUNTY COUNCIL	
Report to:	Executive Committee
Date:	25/11/2019
Subject:	Welsh Government Economic Stimulus
Portfolio Holder(s):	Cllr. Carwyn Jones
Deputy Chief Executive:	Dylan Williams
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Local Members:	All Members

## A – Recommendation/s and reason/s

### Recommendations

1. That the Executive notes the capital funding offer of £491,330 for 2019/ 2020.
2. The the Executive endorses the land to the rear of Peboc and former Ysgol y Parc projects as the priority schemes.
3. If it is necessary to utilise some or all of the grant as part of the funding for the demolition of the former Ysgol Y Parc and Holyhead library, then an equivalent sum of capital receipt may be used in 2020/21 to complete the redevelopment of the land at the rear of Peboc (should that scheme have commenced in 2019/20).
4. That the Executive delegate to the Deputy Chief Executive and Portfolio Holder the authority to progress the two projects through to the implementation stage and to agree to deliver other eligible capital schemes if not all the funding is utilised on the two priority projects.

### 1.0 Context & Background

The Welsh Government offered £491,330 to the County Council in a letter dated 29<sup>th</sup> August 2019 which must be spent in accordance with delivering the following:

- *invest in capital schemes to drive important changes in communities.*
- *fund a range of projects that can be delivered quickly in year, providing economic benefits which are aligned with the Welsh Government's priorities and which can stimulate wider economic demand at a time when it is needed most.*
- *consider any positive impacts on biodiversity and the environment that can be delivered through the investment of this funding.*

One of the main conditions associated with the offer is that the funding has to be spent and

claimed in full by 31<sup>st</sup> March 2020.

Officers within Economic Development considered a number of potential projects that could benefit from this funding . Key issues to consider included:

1. Planning Status – what is the projects planning status? Does it have or require planning consent?
2. Procurement Route – is there a quick route to market via a framework or will an open process via Sell2Wales be required?
3. Economic Stimulus – does the project create/ set-off an economic boost ?
4. Additionally – what additionally in the local/ regional economy will the project create?
5. Land/ Asset Ownership – is project to be delivered on public sector owned land?

The short time span for delivery was a crucial factor when considering our ability to deliver. Some of the projects considered, but not deemed achievable to deliver and implement by the end of March 2020 were town centre improvements, remediation of contaminated industrial sites, maritime/ waterfront improvements, and new EV charging points.

## **2.0 The Projects**

The SLT endorsed two priority projects to be progressed in parallel with both to be delivered and implemented. These two schemes were redeveloping the land behind Peboc (Annex A) and progressing the demolition of the former Ysgol y Parc and library in Holyhead (Annex B).

### **Project 1 – Redevelop Land Behind Peboc**

Utilising the Highways Term Contractor we would engage Griffiths Civil Engineering to install all necessary infrastructure – roads, street-lighting, drainage etc. – to open up the land behind the Peboc factory. This land would then be available to be redeveloped either utilising remaining EU funds or sold to the private sector, generating capital receipts for the County Council as well as wider job opportunities and growth.

### **Project 2 – Demolish the Former Ysgol y Parc & the Library**

Undertake all necessary studies – asbestos, ecology, structural – and pre-demolition work to better understand all associated costs to be able to commence the full demolition of both buildings opening up the town-centre land for redevelopment.

There is a recognition and acceptance that the £471,000 received (whilst substantial) will not allow the County Council to complete both activities therefore the County Council will match-fund the grant to ensure both are delivered, maximising outputs.

The demolition of the former Ysgol Y Parc and Holyhead library would increase the capital value of the site and it was planned that if the demolition did take place, prior to selling the site, that the demolition cost would be funded from the capital receipts generated. If it is not possible to utilise the grant fully to redevelop the land behind Peboc, the unused grant would be used to contribute to the demolition costs in 2019/20. This would result in an under utilisation of the capital receipt and this sum would be carried forward to 2020/21 and be utilised to complete the redevelopment of the land behind Peboc. However if the redevelopment of the Peboc site has not started in 2019/20, the Executive will be asked to consider once again whether the redevelopment of this site is a priority given that it will require the Council to use core capital funding in 2020/21 to move ahead with the

project.

There was also an agreement that some work will be undertaken to review and appraise the planning permission and current proposal against the Breakwater Country Park tourer scheme. Officers within Economic Development will assess the viability of progressing this scheme.

Whilst unlikely, should both of the above priority schemes not be deliverable, then the County Council would also look to purchase land, in strategic locations around the Island, which could be developed in the future or progress alternative projects which contribute to economic development objectives. Both of these alternative options would be at the discretion of the Deputy Chief Executive and the Portfolio Holder.

### 3.0 Next Steps

Initial discussions with consultants and Griffiths Civil Engineering have already taken place to ensure that both the projects could be delivered within the allocated timeframe.

Subject to Executive approval, the Regulation & Economic Development Service will then progress the projects more formally taking into account commissioning external experts where required, address any statutory aspects and procure capacity to deliver the works.

#### **B – What other options did you consider and why did you reject them?**

A number of other project ideas were considered as part of the 'long list' approach but these were rejected for a number of reasons including procurement, planning requirements, timescale for delivery. It was not feasible to deliver the schemes within the timescale for 2019/ 2020.

#### **C – Why is this decision for the Executive?**

The matter warrants endorsement and approval by the Executive due to the sum in question.

#### **CH – Is this decision consistent with policy approved by the full Council?**

Yes.

#### **D – Is this decision within the budget approved by the Council?**

Yes.

<b>DD – Who did you consult?</b>		<b>What did they say?</b>
<b>1</b>	<b>Chief Executive / Strategic Leadership Team (SLT)</b> (mandatory)	Supportive of progressing both schemes and agreement that County Council core funds will be included to ensure both the schemes are delivered.
<b>2</b>	<b>Finance / Section 151</b> (mandatory)	As above.
<b>3</b>	<b>Legal / Monitoring Officer</b> (mandatory)	No comment

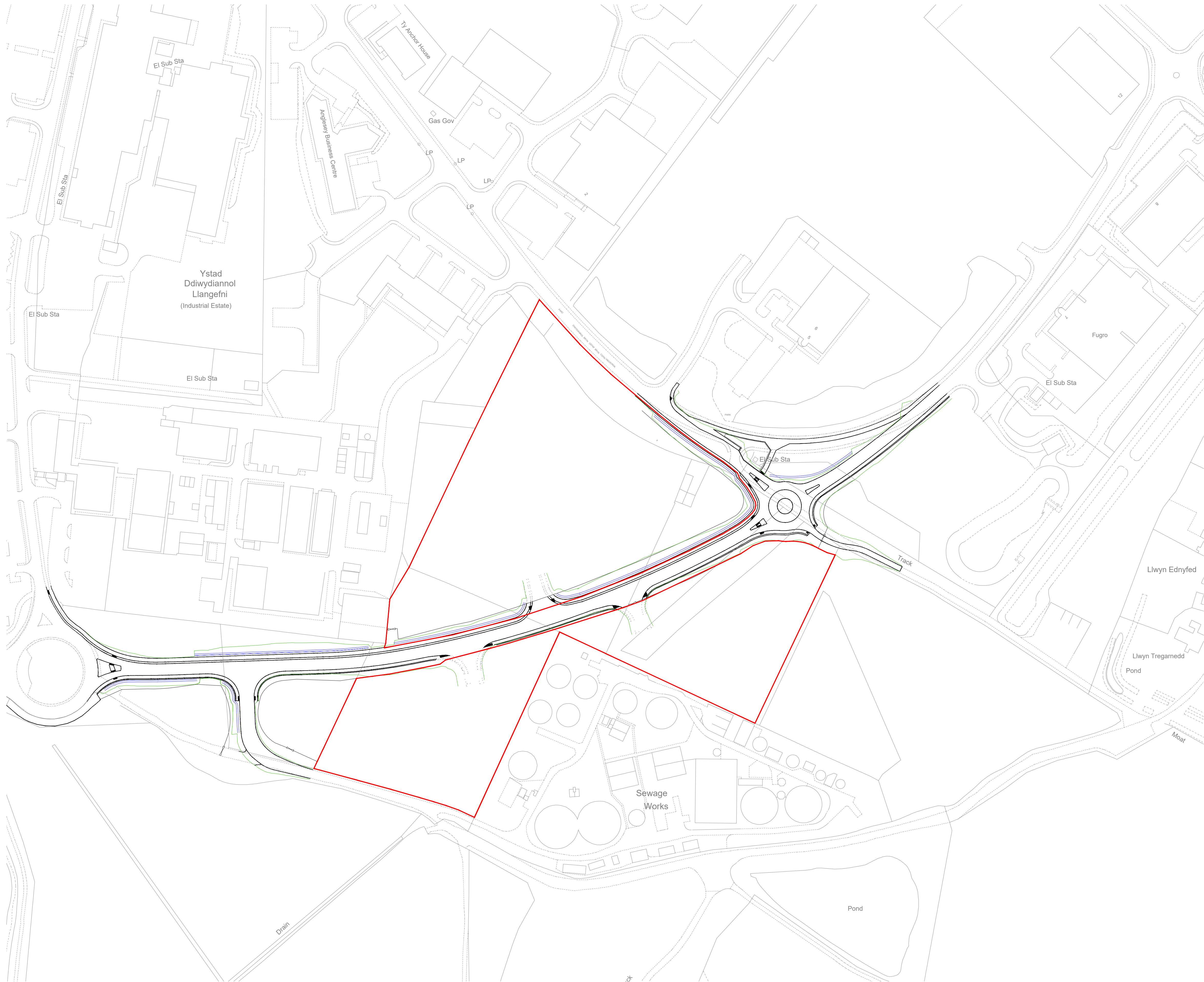
4	Human Resources (HR)	
5	Property	
6	Information Communication Technology (ICT)	
7	Scrutiny	
8	Local Members	
9	Any external bodies / other/s	
1	Economic	The Welsh Government funding is welcomed, despite the pressures to spend within the allocated timeframe. The two identified schemes are priorities and will ensure economic outputs and benefits to Anglesey.
2	Anti-poverty	
3	Crime and Disorder	
4	Environmental	
5	Equalities	
6	Outcome Agreements	
7	Other	

<b>F - Appendices:</b>

<b>FF - Background papers (please contact the author of the Report for any further information):</b>



Key  
Site boundary



0 m 50 m  
Scale 1:1250 @ A1

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Client  
Isle of Anglesey County Council

Llangefni Industrial Estate Extension  
Site Location Plan

39696-LEA-XX-DR-5001-GA Site Location Plan

October 2019



wood.



## Ysgol Y Parc Location

