

<b>ISLE OF ANGLESEY COUNTY COUNCIL Scrutiny Report Template</b>	
<b>Committee:</b>	<b>Partnership &amp; Regeneration Scrutiny Committee</b>
<b>Date:</b>	<b>20.11.2024</b>
<b>Subject:</b>	<b>UK Government Funding – Holyhead: A culture and heritage driven transformation</b>
<b>Purpose of Report:</b>	<b>To provide an update on the delivery of the UK Government funded Programme for Holyhead</b>
<b>Scrutiny Chair:</b>	<b>Councillor Dylan Rees</b>
<b>Portfolio Holder(s):</b>	<b>Councillor Gary Pritchard – Leader and Economic Development Portfolio Holder</b>
<b>Head of Service:</b>	<b>Christian Branch - Head of Regulation and Economic Development</b>
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<b>Local Members:</b>	<b>Relevant to all Elected Members</b>

#### **1 - Recommendation/s**

The Committee is requested to:

- R1. Notes progress in the delivery of the UK Government funded Programme for Holyhead**
- R2. Notes the implementation of the UK Government funded Programme for Holyhead in line with UK Government guidance**
- R3. Recognises the on-going role of the Council in supporting the Programme's Delivery Partners**

As agreed, the focus of this update to the Scrutiny Committee will be the UK Government Funded programme being delivered by the Diocese of Bangor.

#### **2 – Link to Council Plan / Other Corporate Priorities**

The UK Government Funded Programme has been developed against the context of our corporate priorities with other key local, regional and national policies and strategies informing the Plan (i.e. Regional Economic Framework for North Wales, the Welsh Government Programme for Government and the Levelling Up White Paper).

Local strategies:

- Council Plan 2023 -2028 (Isle of Anglesey County Council, 2023)
- Isle of Anglesey & Gwynedd Well-being Plan (Gwynedd & Anglesey Public Service Board, 2018)
- Isle of Anglesey County Council Strategic Equality Plan 2020 –2024 (Isle of Anglesey County Council, 2020)

- Anglesey and Gwynedd Joint Local Development Plan 2011 –2026 (Isle of Anglesey County Council, 2017)
- Isle of Anglesey County Council toward Net Zero Plan 2022-2025 (Isle of Anglesey County Council, 2022)

### 3 – Guiding Principles for Scrutiny Members

To assist Members when scrutinising the topic:-

**3.1** Impact the matter has on individuals and communities **[focus on customer/citizen]**

**3.2** A look at the efficiency & effectiveness of any proposed change – both financially and in terms of quality **[focus on value]**

**3.3** A look at any risks **[focus on risk]**

**3.4** Scrutiny taking a performance monitoring or quality assurance role **[focus on performance & quality]**

**3.5** Looking at plans and proposals from a perspective of:

- Long term
- Prevention
- Integration
- Collaboration
- Involvement

**[focus on wellbeing]**

**3.6** The potential impacts the decision would have on:

- protected groups under the Equality Act 2010
- those experiencing socio-economic disadvantage in their lives (when making strategic decisions)
- opportunities for people to use the Welsh language and treating the Welsh language no less favourably than the English language

**[focus on equality and the Welsh language]**

### 4 - Key Scrutiny Questions

1. The first part of the report discusses the Levelling Up programme in its entirety. What local delivery risks continue to be associated with this UK Government funded programme?
2. To what degree does the recent change in UK Government impact on the current Programme and prospects for future funding/ Programmes in other local communities?
3. Can the impact of the Levelling Up programme to date on the Isle of Anglesey, economy and local communities be quantified?
4. What specific opportunities and risks are associated with the St Cybi and Eglwys y Bedd project?
5. What additional measures can be implemented to promote private sector engagement to ensure companies fully realise the tendering opportunities and possess the necessary capacity and expertise to deliver the program within the budget and timeline?
6. What measures are currently in place to promote and increase awareness of the effective local partnership work behind the programme?

## **5 – Background / Context**

### **1. Background**

Holyhead: A culture and heritage driven transformation" is a capital only Programme designed to invest in core, social-economic infrastructure that improves everyday life. The funding in Holyhead has a focus on 2 key areas:

- a. Support town centre and high street regeneration,
- b. Cultural and heritage assets.

The Programme includes a package of projects for Holyhead to increase employment; improve the town centre offer and visitor experience; increase footfall and spending; provide modern floor space to meet business needs, and increase access to the arts, culture and leisure.

The Programme's Delivery Partners are:

- MônCF
- The Ucheldre Centre
- Diocese of Bangor
- Holyhead Town Council
- Economic Development (Heritage Regeneration)- Regulation & Economic Development Service

#### **1.1 Governance**

Programme Board meetings are scheduled every 6 weeks and provide an opportunity for the delivery team to update Senior Officers, Leader of the Council and the Member for Parliament. The Board retain oversight of all key decisions and updates to the Procurement Dashboard, Programme Dashboard and the Risk Register.

The Programme Delivery Team work closely with each of the Delivery Partners to progress their projects and to monitor key issues and risks. Meetings are held every four weeks with the Partners.

The Delivery Team meet key stakeholders once every eight weeks to keep them updated on progress, however regular and consistent updates are provided when required. This includes all elected members, Holyhead Business Forum and the Federation of Small Businesses.

The Delivery Team also meet with UK Government representatives once a month to update them on progress, highlight areas of concern and review the risks. The Delivery Team continue to complete the quarterly monitoring and reporting forms required by UK Government.

#### **1.2 Branding**

The new UK Government have chosen to remove the term 'Levelling Up'. All funding is now promoted as 'Funded by UK Government'. All future promotion and branding must

not reference 'Levelling Up'. This does not impact on any previous engagement undertaken.

## **2. Procurement**

Programme officers have taken part in the evaluation of all the tenders submitted to date and provided additional guidance where required. A number of projects have had to be re-tendered as the tendered costs were much higher than the available budget. In all instances tenders have adhered to the Council's (and UK Gov) procurement rules.

Increased tender costs are part of the wider challenges being faced by Delivery partners. Other challenges include a lack of interest in the projects from contractors with only one tender received in some instances. Increased material costs and availability is also a challenge.

All tenders have been shared on Sell2Wales, as required under Council procurement rules, and promoted locally. An average of two submissions have been received for each tender which is disappointing as we expected more interest and such a low number makes it difficult to compare value for money.

The Delivery partners and the Programme delivery team also release information related to tendering opportunities on Social Media channels when applicable.

The main contracts thus far have been awarded to

- a. Grosvenor x 2
- b. Anglesey Builders x1
- c. OBR Construction x 4

However, it should be noted that in terms of the wider supply chain, a number of local businesses are employed directly on projects within the Programme or contributing to the projects through the supply chain.

## **3. Local Engagement**

A community event was held on the 24<sup>th</sup> September 2024 in the Market Hall with an open invitation to everyone in the community. Delivery partners were present and displayed their proposals and were available to answer questions. Approximately 60 people attended the event between 15:00 and 18:00 including County and Town Councillors. There were still some misconceptions about the proposals. Concerns were raised again about the closure of the Church yards and the proposals for the HSBC and former Careers Wales Building. The majority of the concerns were resolved during the open day.

MônCF opened the HSBC and Central Building to show members of the public around the buildings and the extent of works required.

There will be further community events to stimulate interest in the programme and ensure that residents and businesses benefit as well as a continuing, concentrated and coordinated marketing exercise via social media channels.

The Delivery Team has appointed Ateb Cyntaf Cyf to help promote the Programme and raise awareness of key milestones. A promotional video of the project locations before works commence has been prepared and will be shared with Partners. Site notices are also being placed at locations where work is currently underway.

Facebook and X (formerly Twitter) are used regularly to raise awareness of the UK Government funded Programme

#### **4. Risks associated with UK Government funded Programme**

As part of the submission the Council has prepared a Programme Risk Register which is monitored and updated prior to Board Meetings or in response to lessons learnt from other projects in the wider Programme. The Risk Register has been developed to recognise that the initial scope of some projects may not be delivered. As noted in the Programme Priorities, tender returns have highlighted that the funding available is not sufficient and that certain elements may not be achieved. These will have to be communicated to UK Government.

The Key risks that have been identified in the delivery of the Programme on Anglesey include:

- a. Insufficient funds within the funding profile to complete all the projects completely.
- b. Delivering the programme within the timeframe set out by UK Government
- c. Need to review current scope of the Programme
- d. Reduction in the amount of agreed Outcomes and Outputs that can be achieved if insufficient funds available.
- e. Reputational risk for the Council as the Accountable Body responsible for managing the UK Government funded projects on Anglesey should any of the projects not be delivered. External interest in this is extremely prominent.
- f. Being dependent on external delivery partners who don't necessarily have experience in the delivery of such schemes and the risk of those underdelivering on approved projects.
- g. The need to adapt to changes in circumstances of beneficiaries during the programme.
- h. The Council not taking full advantage of the opportunity presented by the funding.

#### **5. Other Funding Sources**

Whilst the UK Government Funding secured is only for Holyhead it is important to note that some other funding sources remain for the other areas on Anglesey such as the Welsh

Government funded Transforming Towns and that the Council is currently implementing the Shared Prosperity Fund and also Arfor fund across Anglesey.

It should be noted that the Service's capacity to develop projects is now severely limited due to resource constraints and the need to deliver on our existing, competing priorities

#### **6. St Cybi's and Eglwys y Bedd – Diocese of Bangor.**

St Cybi's is a Grade 1 Listed Building in the centre of Holyhead and is recognised as the main cultural asset within the town. Eglwys y Bedd is a Grade 2 listed building adjacent to the St Cybi's. Both buildings sit within the Roman Fort which is a Scheduled Ancient Monument and a Grade 1 listed structure.

St Cybi's Church is one of the five churches identified by the Diocese of Bangor as part of the Stones Shout Out project which aims to preserve, renew and improve beautiful and historic churches. In renovating the space, the project is also focused on encouraging community uses and improving of environmental and social sustainability.

The Project's agreed outputs are:

- a. Reorganisation of the church for better use of space to display heritage assets
- b. Increase the number of annual events and visits.
- c. Additional floorspace and/or floorspace brought into use
- d. Creation of new posts (2.5 FTE's)
- e. Provision of a social enterprise café/foodbank

<b>Progress</b>	<b>Next steps</b>	<b>Value</b>
<p>Grosvenor Construction appointed as main contractor with Ramboll providing additional engineering support where required</p> <p>All statutory consents have been obtained to commence renovation.</p> <p>Archaeological surveys are now complete. Watching brief on the remaining works to be carried out by Heneb</p> <p>Two open days held by the Heneb to raise awareness of the work which were very well attended.</p> <p>Eglwys y Bedd has been cleared and the footings for the extension</p>	<p>Procure materials for the extension of Eglwys y Bedd</p> <p>Carry out remedial works in St Cybi's</p> <p>Prepare St Cybi's floor for new underground heating</p> <p>Prepare to lay floor tiles</p> <p>Carry out structural tests on roof of St Cybi's</p> <p>Morris window to be repaired and replaced.</p>	<p>£4,300,000.00</p>

<p>are in place. Some works remain which include the need to confirm location of the soakaway and the attenuation tank.</p> <p>Scope of the works on Eglwys y Bedd have been reduced to take account of the Roman Wall</p> <p>Tiled floor in St Cybi's has been lifted and stored. Work to safeguard internal family tombs has been completed.</p> <p>First structural floor inside St Cybi's has been laid.</p>	<p>Diocese preparing EOI process to appoint tenant to run the cafe</p>		
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**Annex A – Images of St Cybi's and Eglwys y Bedd**

**7. Wider Programme Update**

The refurbishment of the Kiosks at Newry Beach has now been completed and businesses are now operating. A formal launch was held on the 23<sup>rd</sup> September 2025. The businesses are:

- Island Bakes
- Mon Ice's
- Cuffed in Coffee
- Cwt Creu

This was a major milestone for the Programme with the first visual capital scheme completed successfully and we wish the businesses all the best in their new ventures.

As noted in the Scrutiny Committee report in March 2024 the original completion date was March 2025. We have reached agreement with the UK Government to extend the deadline to September 2025 noting the need for evaluation at the end.

**Annex B** provides an overview of progress on the Programme's other projects which include;

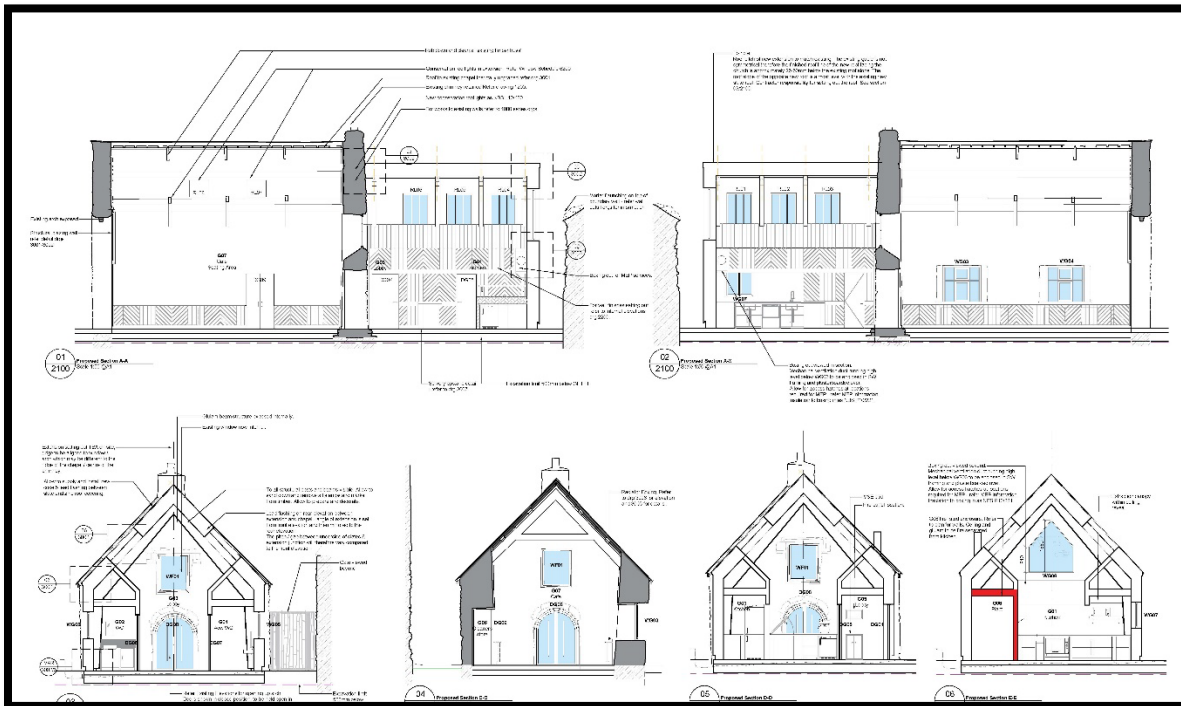
- a. Ucheldre Centre
- b. Empire (Holyhead Town Council)
- c. 9 Stanley Street (Môn CF)
- d. HSBC refurbishment (Môn CF)
- e. Central Building refurbishment (Môn CF)
- f. Repair of railings on the Market Buildings (Economic Development)

<b>6.1 Potential impacts on protected groups under the Equality Act 2010</b>
None – applications by and for protected groups under the Equality Act 2010 will be dealt with exactly the same and funding could be targeted towards those groups
<b>6.2 Potential impacts on those experiencing socio-economic disadvantage in their lives (strategic decisions)</b>
Positive – this funding has the potential to be targeted towards those at a socio-economic disadvantage
<b>6.3 Potential impacts on opportunities for people to use the Welsh language and treating the Welsh language no less favourably than the English language</b>
Positive – by creating employment opportunities in the area it is hoped that more Welsh speakers will be able to benefit and stay in the locality.
<b>7 – Financial Implications</b>
Neutral – there are no financial implications on the County Council as the cost of the bid development and staffing implications have been paid for and will be met through external sources.
<b>8 – Appendices:</b>
<b>Annex A – Images of St Cybi’s and Eglwys y Bedd</b> <b>Annex B – Wider Programme Update and Outputs</b>
<b>9 - Background papers (please contact the author of the Report for any further information):</b>
For further information, please visit the Holyhead Levelling Up Fund page included within the Council Website.

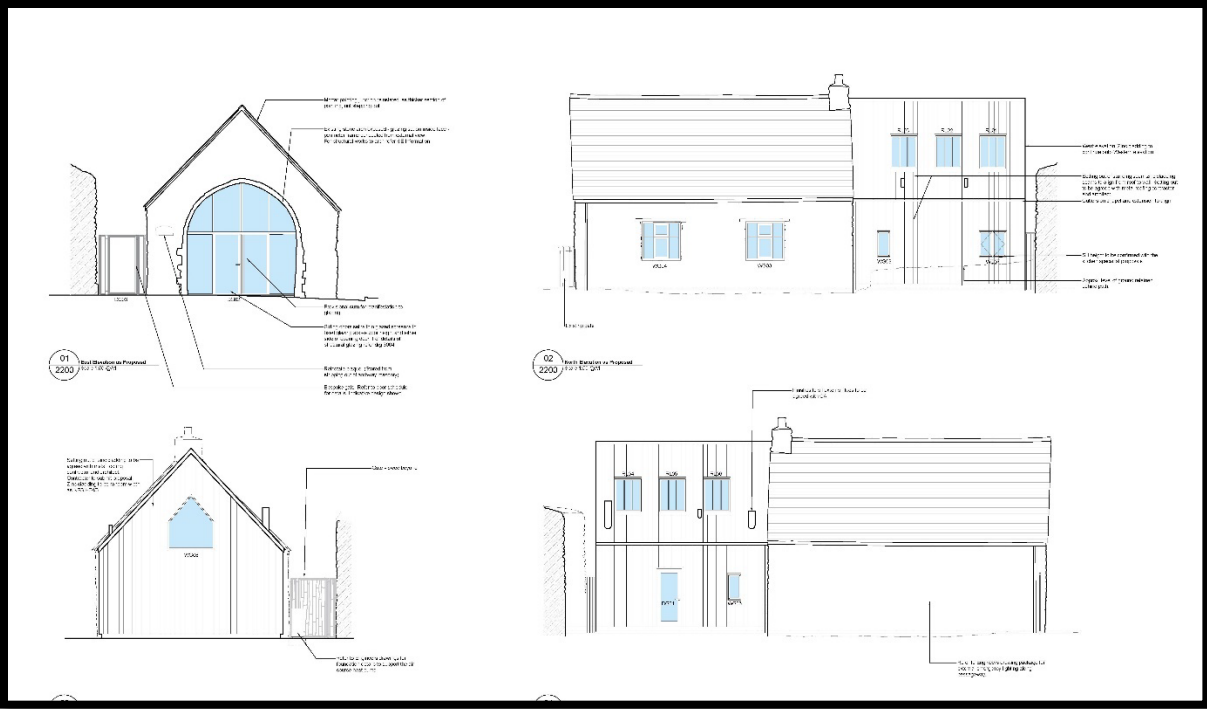


# ANNEX A – Lluniau St Cybi's and Eglwys y Bedd Images

## BWRIAD – PROPOSED



Estyniad i Eglwys y Bedd Extension



**Gweddoluniau Ochr a Blaen of Eglwys y Bedd Side and Front Elevations**

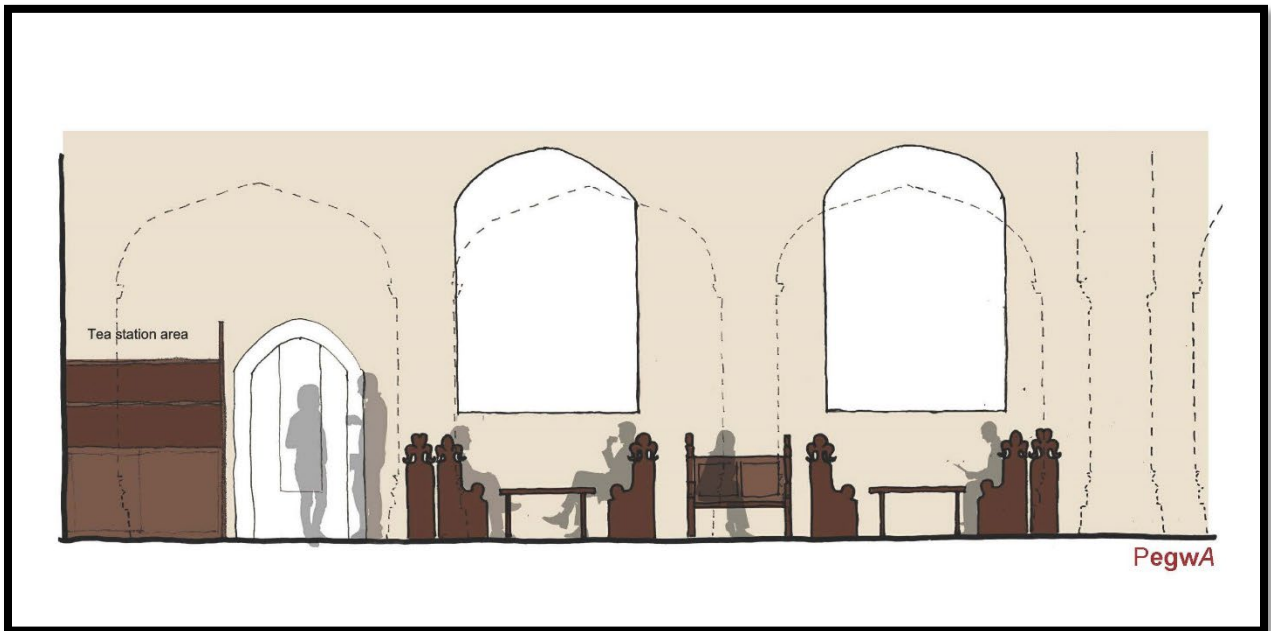


*Perspective sketch showing new tiles within the context of the church, including new raised crossing*

**Llawr teils wedi'i ail-osod St Cybi's Re-installed tile floor**



**Newidiadau i Capel Stanley Chapel Alterations**



**Ardal Cymuedol St Cybi's new Communal Area**

## GWAITH PRESENNOL – CURRENT WORKS



Paratoi sylfeini Eglwys y Bedd Preparation of footings



Prif Fyfedfa Eglwys y Bedd Main Entrance



**Gwelliannau St Cybi Improvements**



**Ffenast Morris Window**

## Annex A - LUF Programme Update and Outputs

Project Lead	Description	Update	Outcomes and Outputs
Holyhead Town Council	A substantial extension by Holyhead Town Council to the Empire Play Centre, the town's main indoor attraction, to cater for increasingly higher demand and the renovation of the Newry Beach Frontages improving facilities for locals and visitors alike.	<p>Works on the Kiosks has been completed and the official opening was held on the 23<sup>rd</sup> September. The four businesses are now operating from the kiosks.</p> <p>The tender for the work on the Empire had to be reviewed and republished following higher than expected costs proposed in the first tenders. Following an evaluation of the costs a new tender was released at the end of January with a closing date of the 19th February. The Town Council and LUF Delivery team will review any new submissions.</p>	<p>Newry Kiosks –</p> <ul style="list-style-type: none"> <li>• 4.5 FTE posts created</li> <li>• Capture tourist spend locally</li> <li>• 60 Sqm of underused / dilapidated heritage space brought back into use</li> </ul> <p>Empire</p> <ul style="list-style-type: none"> <li>• 1.5 FTE created</li> <li>• 16,000 additional visits to the play centre.</li> <li>• Leisure space created/improved</li> </ul> <p>General</p> <ul style="list-style-type: none"> <li>• Additional floorspace and/or floorspace brought into use to support employment</li> </ul>
Mon CF	Môn CF will embark on a property restoration programme, targeting some of the largest and most prominent vacant properties and creating sustainable vibrant new community uses, ensuring that these buildings are saved for future generations.	<p>Work is nearing completion on 9 Stanley Street with the shop tenants expected to be in after Christmas.</p> <p>The HSBC Tender was released three times on Sell2Wales. An acceptable tender was received on the third occasion and OBR have been appointed and work has commenced on site.</p> <p>The Tender for the Central Building was advertised twice. An acceptable tender</p>	<ul style="list-style-type: none"> <li>• Vacant space brought back into use: 4 dilapidated buildings improved</li> <li>• Commercial space accommodating high street uses: 7 overnight accommodation flats created and additional home</li> <li>• Direct land value uplift: £0.4m</li> <li>• Wider land value uplift: £2.9m</li> <li>• Additional floorspace and/or</li> </ul>

		was received on the second occasion and OBR was appointed on the second occasion. Work has commenced on site.	floorspace brought into use to support employment: 30 FTE's
IACC	<p>The Council has extended the Townscape Transformation programme in Holyhead to include the refurbishment of dilapidated town centre heritage properties and improvements to shopfronts on Stanley Street.</p> <p>This will help reverse the decline of the town centre and provide new residential properties in the town centre. It will also transform the public realm around St Cybi's by improving access which will draw people into the town centre.</p>	<p>Design teams have now been appointed for all the projects and it is hoped that tenders for the works will be in place by April.</p> <p>Owner agreements are nearing completion and will be issued soon.</p> <p>First stage of the iron railings repairs underway.</p> <p>Further investigations required for shopfront improvements to properties under the Conservative Club</p> <p>Tender for Booze Buster has been received and a preferred contractor has been chosen. Tender report to be prepared prior to appointment</p> <p>Tender for Caernarfon Castle and Summer Hill properties was published but needs to be re-tendered as the submission was deemed invalid.</p> <p>Tender returns for Boston Street</p>	<p>Vacant space brought back into use: 6 buildings refurbished and 6 shop frontages renovated</p> <p>Commercial space accommodating high street uses: 14 new residential units and 4 existing units refurbished.</p> <p>Direct land value uplift: £0.8m</p> <p>Wider land value uplift: £1.7m</p> <p>Additional floorspace and/or floorspace brought into use to support employment 17 FTE's</p>

		<p>properties expected end of October.</p> <p>Tenders for the shopfronts to be issued end of October</p>	
Ucheldre	<p>Extension to the existing arts and culture centre. A new dance and art studio will be created. Additional theatre facilities will also be created.</p> <p>The gallery, reception and café will be altered to improve public access to the building.</p>	<p>Monitoring of ongoing costs to ensure delivery within budget.</p> <p>Need to monitor delivery timetable to recognise any possible delays to the deadline</p> <p>Timbers for the dance and art studios have been installed.</p> <p>Changing rooms facilities are nearing completion.</p> <p>Entrances have been created from the extension into the main building</p> <p>New gallery has nearly been completed along with the new toilets and changing space.</p> <p>Internal works inside the church to be completed towards the end of the project.</p> <p>Centre continues to offer limited events.</p>	<p>Cultural / arts space created - 576.5 additional sqm.</p> <p>Increased visitor numbers to culture / art events: 50% increase in visitors from 35,000 to 52,500.</p> <p>Additional floorspace and/or floorspace brought into use.</p> <p>New jobs created - 11 FTE's</p> <p>Additional volunteering opportunities created</p> <p>Promoting carbon reduction.</p>