

THIS IS CAPITAL INVESTMENT

THIS IS WALES



The Senedd, Cardiff Bay





*Mark Drakeford*

**Rt Hon Mark Drakeford MS**  
First Minister of Wales

We have exciting plans to modernise and develop our capital infrastructure. The projects set out in this prospectus, will help Wales to progress as a dynamic and successful country as we continue to take our climate change responsibilities seriously.

Hundreds of investors and companies have found a long-term and stable home in Wales. Every year, we spend billions of pounds on services and capital and we have a flexible and innovative approach to funding major strategic projects. We have an extensive portfolio of projects open to investors from mass transit systems and city regeneration to emerging marine energy and carbon-neutral housing projects. We are building new health and social care centres, developing new school and learning communities and developing creative arts facilities and digital infrastructures.

The projects in this prospectus set out our ambition to continue to build on the significant achievements we have made over the last 20 years. They represent a broad range of capital investment opportunities across Wales in the public and private sectors.

We are seeking interest from partners to help derive innovative solutions to deliver these capital investment projects, which will support the decarbonisation of the Welsh economy, create prosperity, and deliver tourism led regeneration in our key towns and cities.

I am pleased to present this Capital Investment Prospectus and hope that these projects will be of interest to you and that we have the opportunity to work together as we invest in the future of Wales.

## FOREWORD. CAPITAL INVESTMENT PROSPECTUS.

Tryfan, North Wales



### This is Wales

Here in Wales, we're investing in the future. We're developing the ideas and technologies that will help to shape the next century. The renewable energy that will power our world. The tech that will connect everyone and everything. And we're nurturing the talent and ingenuity that will make it all happen.

Agile countries like Wales think a little differently to the mainstream. It's a place where our business ecosystems are closely interlinked, supporting each other to drive new ideas forward. Industry, academia and the Welsh Government work together to make things happen. We have the right business support and the agility to make decisions quickly.

Although we're a close community here, we're also proud to be citizens of the world. We're well connected to the rest of the UK and to global markets. Wales is also a great place to live and work. It's a beautiful country with a superb quality of life.

### This is Industry

Wales is a country of rich variety. Things are rarely the same from one mile to next as you travel through its ever-changing landscapes. That diversity is reflected in our industrial portfolio too from global players in Life Sciences and Tech, to pioneers in Renewable Energy and Tourism.

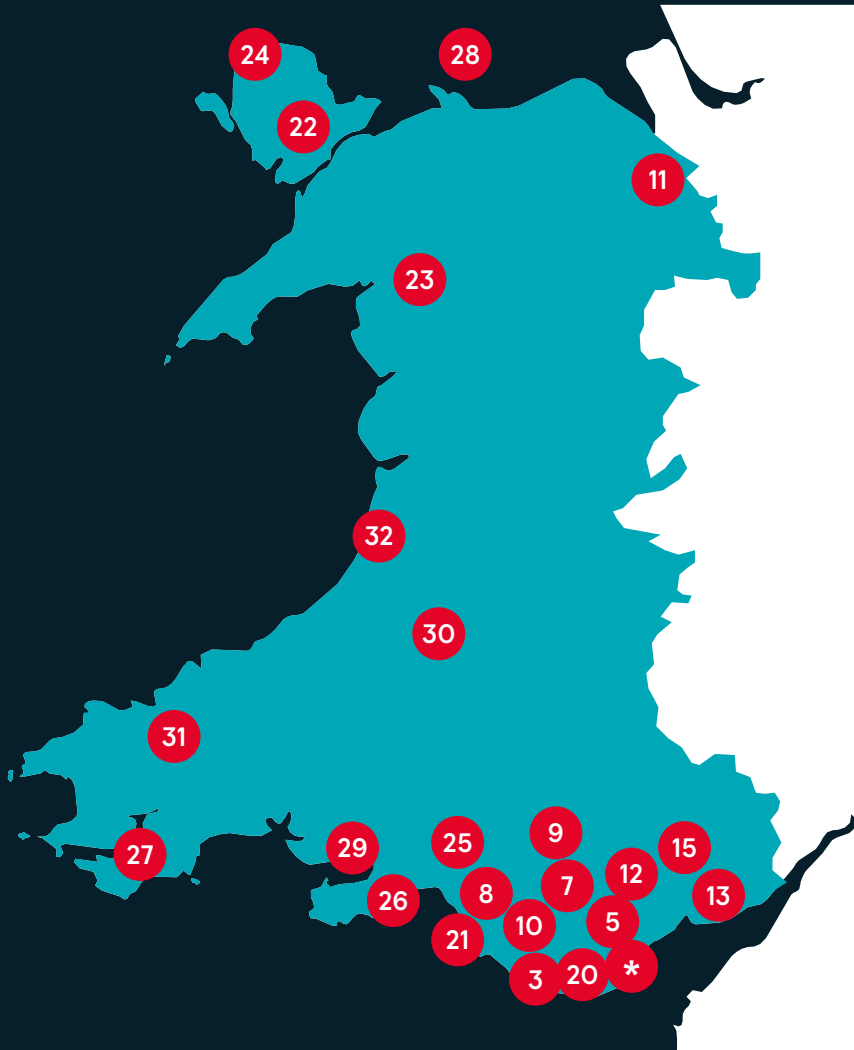
Welsh Government is committed to further strengthening the base of the economy and that is reflected in our portfolio of Public sector capital investment projects. Infrastructure and capital projects are abundant across Wales and alongside the substantial public sector investments taking place within the 2 City Deals and 2 Regional growth deals, the portfolios of projects seeking private investment span infrastructure, energy, regeneration, housing, education and leisure. In Wales there is an opportunity to interest every type of investor.

### Wales Invested

Welsh Government's Inward Investment team are at your disposal to help you understand more about business and investment opportunities across Wales. We help individuals and businesses to build and expand their operations in Wales and aim to help you reach your commercial goals by linking you into the business ecosystem quickly. In partnership with our local authorities, private property developers and commercial clients we have created the Wales Capital Investment Prospectus collating investment ready projects for your consideration.

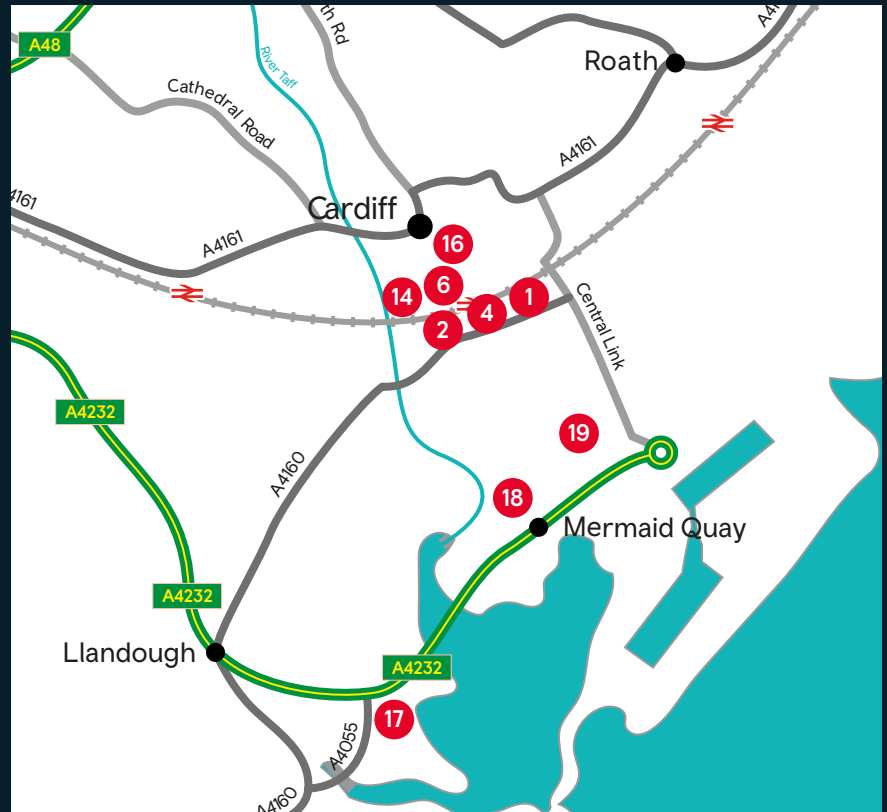
These projects are reputable, near term, offering real returns and are ready to engage with you.

A PLACE FOR INVESTMENT.  
THIS IS WALES.



1. Atlantic Wharf\*
2. Callaghan Square\*
3. Bro Tathan
4. Capital Quarter\*
5. Cardiff Edge
6. The Canal Quarter\*
7. Pontypridd
8. Bridgend
9. Merthyr Tydfil
10. Llanilid
11. Wrexham Gateway
12. Caerphilly Town Centre
13. Northern Gateway – City of Newport
14. Central Quay\*
15. Grange University Hospital
16. Howells\*
17. International Sports Village\*

- 18. Dukes College
- 19. Cardiff Bay Multipurpose Arena
- 20. Nell's Point
- 21. Porthcawl
- 22. Morlais Anglesey Marine
- 23. Trawsfynydd Power Station
- 24. Wylfa Power Station
- 25. Global Rail Centre of Excellence
- 26. Swansea
- 27. Pembroke Dock Marine Project
- 28. Awel y Mor Wind Farm
- 29. Pentre Awel Lifescience & Wellbeing Village
- 30. Elan Valley
- 31. Food Manufacture & Innovation Centre
- 32. National Spectrum Centre



## LOCATION OF CAPITAL INVESTMENT PROJECTS

# ATLANTIC WHARF

The **Atlantic Wharf** project is a leisure-led mixed use scheme of 30 acres that includes a new 17,000 capacity indoor arena and mixed use commercial space.

The site is located within Cardiff Bay with direct connections into the city centre and in close proximity to Cardiff Bay amenities, shops and attractions. The area remains the gateway to Cardiff Bay, located at the end of both Lloyd George Avenue, the main road that connects the city centre to the Bay, and the city centre rail link.

The Council's ambition is to create a unique destination for Cardiff Bay that complements the existing facilities; a place where people

come together to be entertained, to shop and relax. Hotel and residential apartments will sit comfortably alongside the development helping to make this a truly mixed use offer.

The development will become the focus of a new Metro stop located directly outside the main entrance to the new plaza, which engages with new pedestrian and cycle links connecting the existing Bute East Dock with the Bay.

The new indoor arena will provide the catalyst for the regeneration of the area providing an entertainment destination within the city that attracts high quality events and increases footfall in an already popular visitor area.

## Project Information

### Project Promoters

Cardiff Council

### Scale

£500 million

### Gdv Sector

Leisure-led Mixed Use – Residential, Hotel, Retail, Leisure and Offices

### Location

Cardiff Bay

### Planning Status

Hybrid Planning permission granted March 2022



# CALLAGHAN SQUARE (SOUTH SIDE)

**Callaghan Square** occupies a prime city centre location adjacent to Cardiff Central railway and within walking distance of all the city centre facilities and attractions and sits within Welsh Government's Central Cardiff Enterprise Zone. The successful first phase of the Callaghan Square development and city centre retail and office areas and to the West by Cardiff Central station, provides over 300,000 sq.ft. of Grade A office space with occupiers including Eversheds, British Gas, British Transport Police, AECOM, JLL and HSBC.

Located on the south side of the Square is Welsh Government's strategically important comprehensive regeneration site which comprises over 7.5 acres of prime land for redevelopment. Whilst the redevelopment of site has historically been seen as predominately office-based location (previous outline consent

for 500,000 sq.ft. of offices), the opportunity now exists for an exciting new mixed-use redevelopment adjacent to the proposed new METRO link from Cardiff Station to Cardiff Bay (subject to full funding). The site is also bounded to the west by major commercial office development along Dumballs Road and the attractive Cardiff and the Vale College education campus. The development potential of this site could be in excess of 1.3 million sq.ft. of new development.

Whilst this site is already well located in the heart of the city centre, the delivery of the expected METRO link from Cardiff Station to Cardiff Bay (subject to full funding approval), would place it adjacent to a new METRO station with all the communication benefits that this offers to the site and for its future occupiers/residents.

The site is the subject of a new master planning exercise that will guide the broad parameters for the future

development of the site and which is expected to be reported during the summer of 2023.

## Project Information

### Project Promoters

Welsh Government with the City and County of Cardiff Council

### Scale

£100+ million

### Gdv Sector

Grade A Offices with residential, leisure, hotel and retail uses

### Location

Central Cardiff

### Planning Status

Previous Outline Planning permission granted for 500,000 sq.ft. of office development now expired. Mixed-use development now expected to be promoted in any future applications for the redevelopment of the site.



# BRO TATHAN

**Bro Tathan** is a Welsh Government owned development opportunity now embarking on the next phase in its exciting evolution to create a groundbreaking destination for business offering a range of development and occupational opportunities.

Arranged over a site of approximately 1,200 acres together with its own fully operational runway, Bro Tathan is strategically located within the Cardiff Airport and Bro Tathan Enterprise Zone, 5 miles from Cardiff Airport and within easy reach of the M4 motorway and major UK cities.

Owners, Welsh Government continue to invest heavily in the infrastructure to create a thriving environment for business at Bro Tathan. This includes the creation of a civilian operated runway plus a new access road which has significantly improved connectivity into the site.

Identified as a strategic employment location by the local authority, Bro Tathan is subject to a number of current and pending major planning applications. This will enable quick and serviced solutions for a wide range of occupiers, including those that may require airside services.

## Project Information

### Project Promoters

Welsh Government Economic Infrastructure Department

### Scale

£200 million

### Gdv Sector

Aerospace and Defence, Automotive, Advanced Materials and Manufacturing, Training, Maintenance Repair and Overhaul (MRO) of Aircraft and Cyber Space

### Location

Vale of Glamorgan

### Planning Status

Planning application submitted for large parts of the site and Masterplan completed

# CAPITAL QUARTER

**Capital Quarter** is located in the heart of Cardiff city centre in close proximity to both Central railway train station and Queen Street railway station and within walking distance of all the city centre facilities and attractions.

Capital Quarter is 10 acre mixed use city centre development with outline planning for over 1,025,000 sq.ft. of development to include offices, hotels, student housing and education uses.

With over 350,000 sq.ft. of Grade A office space already developed and let along with high quality student accommodation now completed, the next phase of Capital Quarter includes John Street with over 100,000 sq.ft. of Grade A office under construction with planning for an additional 200,000 sq.ft. on the site.

Current tenants within the Capital Quarter community already includes Admiral Insurance, Sky, Development Bank of Wales, The Home Office, Network Rail, NHS Wales and Which?.

## Project Information

### Project Promoters

JR Smart

### Scale

£500 million

### Gdv Sector

Office Led Mixed Use Development

### Location

Central Cardiff

### Planning Status

Outline planning permission granted for over 1 million sq.ft. of mixed use development



# CARDIFF EDGE

**Cardiff Edge** is owned by Pioneer Group (PG) and 'Harrison Street Real Estate' (HSRE). PG are promoting the site on behalf of the Joint Venture. The ambition is to develop Cardiff Edge into the pre-eminent Life Science and Innovation location in South Wales.

Cardiff Edge currently provides approximately 180,000 sq.ft. (16,700 m<sup>2</sup>) of 'Life Science and Innovation' space comprising Laboratories, Clean Rooms, Offices, GMP and support accommodation. The intention is to increase the scale of the site by constructing a further circa 270,000 sq.ft. (25,000 m<sup>2</sup>) of new laboratories, offices and GMP accommodation, together with a new collaboration hub and associated car parking.

The 27 acre (11 hectare) site Cardiff Edge, is strategically located to the north of Cardiff adjacent to J32 of the M4 motorway and, within 10 minutes' walk of Radyr rail station. It has good access by foot and for cyclists wishing to use the Taff Trail which runs along the river from the City centre and continues north of the campus connecting a significant number of towns and residential locations.

The focus of Cardiff Edge is purely on 'Life Science and Innovation' related occupiers with some ancillary uses. The planning process has commenced with the aim for constructing new buildings ready for occupation in 2024.

## Project Information

### Project Promoters

Pioneer Group (PG) and 'Harrison Street Real Estate' (HSRE)

### Scale

Cardiff Edge currently provides approximately 180,000 sq.ft. (16,700m<sup>2</sup>). The intention is to increase the scale of the site by constructing a further circa 270,000 sq.ft. (25,000 m<sup>2</sup>)

### Gdv Sector

The focus of Cardiff Edge is purely on 'Life Science and Innovation' related occupiers with some ancillary uses

### Location

North Cardiff

### Planning Status

Commenced with the aim for constructing new buildings ready for occupation in 2024

# THE CANAL QUARTER

**The Canal Quarter** area represents around a quarter of the Cardiff city centre and has the potential to develop into a new destination, characterised by the opening of the city's historic waterways, as the old canal areas are revealed.

The development framework sets out an ambition for the delivery of a high density mixed use development providing new homes, offices and retail spaces set within a network of pedestrian orientated environments and establishing a vibrant place to live, work and visit. The regeneration project seeks to attract both large-scale corporate investments and smaller-scale independent developments that encourage vibrancy and authenticity through new cultural venues including space for performance and music, both indoors and outdoors.

Canal Quarter includes significant a new public square providing additional high quality public space within the city centre. The square will be designed to maximise the potential of green infrastructure, and will be capable of accommodating a variety of events within the city centre.

The site is adjacent to Queen Street railway station, a leading commuting station in Cardiff serving the city and city region. The regeneration project is at Phase 1 including the re-establishment of the Canal waterway on Churchill Way. Cardiff Council is working closely with private sector partners to deliver and regenerate a new vibrant district for the city.

## Project Information

### Project Promoters

Cardiff Council

### Scale

£500 million

### Gdv Sector

Offices, Residential, Retail, Leisure

### Location

Central Cardiff

### Planning Status

Cardiff Council have approved Framework Masterplan with Phase 1 of canal works implemented

# PONTYPRIDD TOWN CENTRE

This is an exciting development opportunity on land within public ownership at the southern gateway to the major town of **Pontypridd**, just 12 miles from Cardiff. The development area is adjacent to the rail station which will benefit from 24 trains an hour as part of the South Wales Metro investment.

This is an opportunity to invest in a mixed-use development that will complement the recent £50m development of the Llys Cadwyn complex which includes the headquarters of Transport for Wales. Available land includes high street frontage and a riverside location benefiting from direct access into the town's iconic park and the National Lido of Wales. Pontypridd has a unique townscape and unrivalled landscape setting that includes two iconic rivers and a historic park. These unique attributes will be utilised to establish a destination that is a great place to work, live and visit.

Pontypridd's development are being driven a series of core ambitions which are:

- Making the town a key business destination with flexible workspace.
- Delivering the plan so that Pontypridd is a great place to live with high quality new homes, jobs and opportunities for leisure.
- Improving pedestrian connections to the town centre and establishing highquality cycle infrastructure.
- Creating a green waterside town with unrivalled leisure and recreation.
- Capitalising on Pontypridd's unique townscape and its iconic heritage.
- Making the town a cultural and social destination.
- Improving the inclusivity and resilience of the town.

Five key spatial areas have been identified for the town centre that will act as areas of specific focus for investment:

1. Southern Gateway
2. Town Centre Core
3. Market Quarter
4. Northern Gateway
5. Ynysangharad Park

## Project Information

### Project Promoters

Rhondda Cynon Taf Council and Welsh Government

### Scale

£100 million

### Gdv Sector

Mixed Use – Hotel, Retail, Residential, Leisure

### Location

Pontypridd Town Centre

### Planning Status

Detailed master planning has taken place and planning application submission anticipated in 2023



# BRIDGEND TOWN CENTRE

The **Bridgend Town Centre Masterplan** has been developed to secure enterprise, employment, education, in-town living, culture, tourism and wellbeing within a historic setting.

We have a series of ambitious and deliverable projects for the next 10 years that will generate economic growth and secure more benefits and opportunities for Bridgend County Borough. Bridgend sits equidistant on the main rail line between Swansea and Cardiff. There is an opportunity here for Bridgend town to become a key player in the South Wales economy.

Within 8 zones we have identified the development of:

- 500 new residential units.
- 23,000 m<sup>2</sup> of Retail and Food and Drink.
- 10,000 m<sup>2</sup> new Office space.
- 10,000 m<sup>2+</sup> new Educational use.
- Hotel.

- 6,600 m<sup>2</sup> of Community and Leisure use.
- More than 1 hectare of new public open space.
- Creation of a transit-oriented development opportunities.

Development Zone A – The Railway Station Area is seen as a key transport gateway and helps to connect Bridgend town directly along the South East and West corridor and into the UK rail network. Identified as a significant mixed use development opportunity:

- 160 Residential units.
- 5,600 m<sup>2</sup> Office use.
- 1,810 m<sup>2</sup> Retail, Food and Drink and ancillary facilities.
- 1,900 m<sup>2</sup> Community and Leisure use.
- 7,245 m<sup>2</sup> Public Open Space.
- New railway station entrance, parking, dedicated active travel routes, cycle hubs, taxi rank and shuttle bus services.

## Project Information

### Project Promoters

Bridgend County Borough Council and Welsh Government

### Scale

£150 million

### Gdv Sector

Mixed Use – Retail, Enterprise, Residential, Transport, Education, Leisure and Community

### Location

Bridgend Town Centre

### Planning Status

Developed in parallel with the BCBC Replacement Local Development Plan (2018-2033) Will be adopted as future Supplementary Planning Guidance (SPG)

# MERTHYR TYDFIL TOWN CENTRE

The new Placemaking Plan identifies transformational projects offering investment opportunities in the heart of **Merthyr Tydfil** town centre. The new bus interchange provides a catalyst for redefining the lower High Street and the redevelopment of the rail station to deliver a key gateway to the town centre, allowing an opportunity for new retail, office or leisure uses.

The acquisition by the Council of the St Tydfil's Centre, the premier town centre retail area, provides a redevelopment opportunity of 180,000 sq.ft. of retail accommodation including 48 shops, 50 indoor market stalls and 25 maisonettes. The whole site provides an opportunity to diversify the retail and residential

offer. The immediately adjacent Glebeland site of 2.5 acres is a longer-term aspiration for mixed-use development of high quality residential, retail and accommodation. The Placemaking Plan has identified 7 core ambitions for Merthyr Tydfil to be realised over the next few years:

- Merthyr Tydfil as the tourism capital of the Valleys and Beacons, leveraging its internationally renowned reputation for industrial and cultural heritage.
- A destination for services (the focus for high quality public services for the communities of the Borough).
- A low carbon Town (designed for the 21st century's needs of low energy use, renewable energy, low environmental impact and adaptability).

- A better waterside Town (making full use of its location on the banks of the River Taff).
- A smart Town (a digitally fluent so that businesses, public services and citizens can capture the benefits of technology and the application of data).
- An inclusive and engaging public realm (with inviting streets, squares and routes where people feel safe, welcomed and uplifted).
- A resilient Town (with a wide variety of activities and occupiers so that the Town is resilient to change and able to adapt to a rapidly changing world).

## Project Information

### Project Promoters

Merthyr Tydfil County Borough Council and Welsh Government

### Scale

£100 million

### Gdv Sector

Rail Station Development with Office, Residential, Retail opportunities; St Tydfil's Centre is 180,000 sq.ft. retail and residential site; Glebeland is 2.5 acre mixed use opportunity

### Location

Merthyr Tydfil Town Centre

### Planning Status

All schemes are identified in Merthyr Tydfil County Borough Council's adopted Place Making Plan as key regeneration projects



# LLANILID

**Llanilid** is a highly accessible, large scale former open cast mine which is centrally located in Rhondda Cynon Taf (RCT) within the Cardiff Capital Region (CCR). The opportunity exists to regenerate the site through the delivery of an exemplar mixed-use development that will be among the largest and most ambitious within the CCR.

The ambitious Llanilid development covers a reclaimed site of 272ha and incorporates a wide use of land use. Almost half of the development will be retained as Green Infrastructure including ancient woodlands and watercourses.

There will be a focus on active mobility for the local population, helping to contribute to improved health and well-being and a commitment to energy efficiency and decarbonisation.

This unparalleled opportunity for growth will play an important role in addressing the socio-economic and deprivation issues that exist in RCT whilst helping to boost housing delivery and employment generation, particularly in the high value creative sector. The development will include:

- 95ha for residential use with the capacity to build c.3,500 new homes with an emphasis on well-designed market-rate and affordable homes.
- New schools plus a wide range of shops, services and community facilities including a well-being centre for health and sports activities, the latter seeing 6ha dedicated to playing pitches.
- 18ha for employment uses with high levels of digital connectivity built-in and a focus on creative workspaces.
- Potential for a hotel and restaurant.

—An emphasis on the commercial leveraging of the creative arts scene that exist in the area – Dragon Studios operate in adjacent premises with Disney and Lucasfilms already in occupation.

This development aligns strongly with the objective of the Cardiff Capital Region to “bring about significant economic growth in the region through investment, upskilling and improved physical and digital connectivity”. As a result of these endeavours this site is well-placed to attract a number of the sectors that CCR has prioritised including creative, life sciences, compound semiconductors and transport engineering.



## Project Information

### Project Promoters

Persimmon Homes and G&G Land

### Scale

£1bn

### Gdv Sector

Mixed use urban extension comprising employment linked to the existing creative cluster on adjoining land as well as residential, leisure, community and recreation uses

### Location

Rhondda Cynon Taf

### Planning Status

EDP

# WREXHAM GATEWAY



**Wrexham** is a growing, newly appointed city with easy access to Liverpool, Manchester and Birmingham. Commonly viewed as the capital of North Wales, it is the largest settlement in the region and acts as a key gateway between England and Wales with a strong cross-border economy and workforce, in particular linking the Mersey Dee and North Wales economies. Wrexham has a rural backdrop with easy accessibility to the Snowdonia National Park and a growing cultural offering as recognised by the recent City of Culture bid.

The Wrexham Gateway is a £100m regeneration project of a key gateway into the city centre and incorporates the development of a new football stand, a multi-modal transport hub at the train station, a conference and exhibition facility and a new hotel, as well as new residential, office and student accommodation developments. These projects will be linked by active travel, placemaking and public realm projects to create a cohesive and vibrant environment.

The proposed new office accommodation will be situated on a new public plaza adjacent to the multi-modal transport hub. As a prominent building adjacent to the principal highway to the city centre, Wrexham

Council are seeking to develop a gateway feature development to advertise the aspirations of the new city and reflect the increasing inward investment.

Site assembly is well progressed with the assistance of the Welsh Government who have also provided £25m which will be primarily focussed upon the redevelopment of the football stand for Wrexham AFC, the oldest international football ground in the world. This investment will enable an enhancement to the club's own private sector funding/development plans to enable international matches to be hosted once again in Wrexham and to incorporate an exhibition and conferencing facility into the building.



# CAERPHILLY TOWN CENTRE

Caerphilly County Borough Council's and Welsh Government's **Caerphilly Town 2035 Plan** has identified two transformational projects offering investment opportunities in the heart of Caerphilly town centre.

The town has an integrated bus and railway station and there is now an opportunity to deliver a new landmark transport interchange building that would provide a statement entrance building into Caerphilly, proving a seamless interface between the bus and train transport modes.

New floor space will be created over two floors for new active uses that could include retail, leisure, community or office use. This project is currently being progressed to RIBA stage 2. There is also scope to provide 50,000 sq.ft. of new town centre flexible commercial space adjacent to the interchange in the existing park and ride car park. Importantly all land identified for this project is in public ownership,

either with Caerphilly County Borough Council or with Transport for Wales.

The presence of Caerphilly Castle in the centre of the town presents a significant opportunity to establish the town as a tourism and leisure destination. Investment is required to improve the current leisure offer where the town interacts with the Castle. Properties on the northern section of Caerphilly Road present a particular opportunity for the development of a new leisure development since they command unrivalled views over the Castle.

The properties are in poor aesthetic condition and whilst they currently accommodate national retailers many of the leaseholders have limited time remaining on their leases.

Approximately 105,000 sq.ft. of floor space could be delivered that would accommodate, restaurants, bars and cafes, a new food hall, a boutique hotel and apartments that would have spectacular views over the Castle.

## Project Information

### Project Promoters

Caerphilly County Borough Council and Welsh Government

### Scale

£100 million

### Gdv Sector

Interchange Development is transport led with office, residential, retail opportunities. Leisure Quarter – is A3 led with opportunities for retail, hotel and residential

### Location

Caerphilly Town Centre

### Planning Status

Both schemes are identified in Caerphilly County Borough Council's adopted Caerphilly Basin Masterplan as key regeneration projects and form two key interventions in the Caerphilly Town 2035 Plan commissioned by Welsh Government and Caerphilly CBC



# NORTHERN GATEWAY – CITY OF NEWPORT

Located around the City Centre mainline railway station, the **Northern Gateway** area of Newport is fast becoming a hot spot for investment and regeneration. Significant investment is already underway with the multi-million pound refurbishment of the Indoor Market and Market Arcade and major infrastructure works including a new footbridge linking the City Centre and new Grade A tech office space on Mill Street.

Tech and Cyber are a strong business sector in the Northern Gateway and sit alongside the National Software Academy and National Cyber Security Academy.

Opportunities for new commercial space and transformational

development exist in the Northern Gateway and will take advantage of a growing City with excellent connectivity and an outstanding well-being offer.

This new development can offer flexible commercial space which can respond to current demand, including but not limited to, new hotel and office/co-working space as well as an opportunity for new mixed tenure housing, educational or leisure use, allowing more people to live, work and visit the city centre. Much of the Northern Gateway is already seeing significant transformation with new active travel links and planting to create a real sense of place and well-being.

## Project Information

### Project Promoters

Newport City Council SCALE First phase of Masterplan (comprising the Station Link and public realm improvements) c. £20m

### Gdv Sector

Mixed Use – Offices, Residential, Hotel, Retail, Leisure

### Location

City of Newport

### Investment Type

Development Finance, equity or full forward funding

### Planning Status

Full planning application expected Spring 2023

# CENTRAL QUAY

**Central Quay** is part of a 6.5 hectare mixed use regeneration scheme immediately to the south of Central Train Station in the heart of Cardiff city centre.

The scheme will create a new destination to live and work in the city with access to the River Taff, whilst enhancing the legacy of the original use of the Brewery by retaining the iconic chimney stack and bringing the historic Brewhouse back into use. The Masterplan includes:

- One Central Quay – offices over 7 storeys of 14,500 m<sup>2</sup>.
- The Brewhouse – offices and leisure totalling 6,500 m<sup>2</sup>.
- Multi Storey Car Park – 695 spaces.
- Residential (BTR) – 715 apartments in 2 blocks of 28 and 20 storeys.
- Planned phases for a further 700 units of BTR apartments and offices.

Future phases of the Central Quay area will involve enhancements to Central Station and provision for the planned Metro system for Cardiff

## Project Information

### Project Promoters

Rightacres Property Co Ltd

### Scale

£600 million

### Gdv Sector

Mixed – Residential, Offices, Hotel, Leisure, Retail

### Investment Type

A mix of forward funding, development finance or forward commitment to purchase opportunities

### Location

Central Cardiff

### Planning Status

Agreed Masterplan with, detailed consents for Phase 1 (Offices and MSCP), and The Brewhouse (Offices and Leisure) and Phase 2 for over 700 residential units in 2 blocks, together with a planning application for a 220 bed hotel

# GRANGE UNIVERSITY HOSPITAL MEDICAL PARK

To capitalise on the £350 million investment in the **Grange University Hospital**, a consortium of Government, NHS Wales and University partners have come together to develop Wales' first dedicated 'Medi Park'.

Partners want to ensure that the investment in the Grange University Hospital is a catalyst for the sustainable economic growth of the region, and stimulates healthcare innovation with local, region and global partners.

The Medi Park will exploit a close proximity to the Hospital, on a 32 hectare site intended for purpose built life science employment, a large housing development, key worker

accommodation, hotel and hospital expansion. The site is conveniently located on the Trunk Road network, and is just 8 minutes (4 miles) from the M4 corridor (Junction). Site masterplanning is now in development and will include (subject to planning consents):

- Up to 192,000 sq.ft. of office and manufacturing space for the medical devices and life science sectors.
- A large residential development.
- Additional hospital facilities.
- Hotel provision.

The GUH opened in spring 2021, with Medi Park construction phases expected to commence in 2023/4.

## Project Information

### Project Promoters

Torfaen Council, Aneurin Bevan University, Health Board, Welsh Government, Cardiff University, Cardiff Metropolitan University and University of South Wales

### Scale

Est. £317.7 million

### Gdv Sector

Mixed-use Life Science Business and Innovation Park, Hospital Buildings and Housing Development

### Location

South Cwmbran: M4 Corridor

### Planning Status

Scheme SOC produced; Masterplan submission due March 2020

# HOWELLS

**Howells** is one of Cardiff's most iconic buildings, located in the very heart of Cardiff city centre, occupying a prime site of approximately 1.7 acres. The developer, Thackeray Group, have recently launched 'The Percy' to market, seeking a flagship letting of 25,000 sq.ft. with a panoramic roof terrace.

Situated in the heart of Cardiff city centre, just a stone's throw away from the Principality Stadium and St David's II. The vision for Howells is for it to become a new global hub for the city, acting as the catalyst for further redevelopment along St Mary St. Howells will home a vibrant mix of uses from hotel, office BTR, commercial and leisure.

The plans also include a large central courtyard along with public realm improvements with biophilic design at its heart. The occupier mix will be carefully curated whereby the shops, restaurants, residents and office occupiers complement each other. The ambition is for Howells to be full of energy on Monday mornings as well as Saturday evening.

The Percy @ Howells has recently launched to market, the first time in 100 years. It presents an extremely rare opportunity to let one of Cardiff's most illustrious buildings – just over 25,000 sq.ft. with planning for a new roof terrace.

## Project Information

### Project Promoters

Thackeray Estates

### Scale

277,000 sq.ft. on 1.7 acre City Centre opportunity

### Gdv Sector

Mixed Use – Retail, Leisure, Commercial and Residential

### Location

Cardiff City Centre

### Planning Status

Masterplan approved in February 2023 for a mixed use development containing retail, leisure, office, hotel and BTR. The site benefits from an existing change of use from retail to mixed use (use classes, A1 – retail, A3 – restaurants & cafes, B1 – offices, C1 – hotel, D1 – non-residential institution, D2 – assembly & leisure) was granted in July 2019.

# INTERNATIONAL SPORTS VILLAGE

**International Sports Village (ISV)** comprises a 36-hectare site located on a prime peninsula waterfront site at the heart of Cardiff Bay. It is already established as a destination with a range of sporting activities which include the Cardiff International Pool, twin pad ice rink Viola Arena, Cardiff Bay Water Activity Centre, and the Cardiff International White Water Rafting Centre.

The ISV also includes Cardiff Pointe, a new residential quarter of 800 units, incorporating a mix of town-houses, apartments and family homes. There are currently a range of land parcels that are being

brought forward for development including waterfront residential, hotel, leisure uses including adventure sports and retail opportunities. A new velodrome is due to commence on site in Spring 2023 and this will be followed by an Urban Park and bike trail, Closed Loop Circuit and active public space with completion of the Sport and Leisure infrastructure aimed at 2025.

Proposals are being considered to better connect the Sports Village to Cardiff Bay with improved public transport connections and water links with the potential of water taxis or buses being seen within Cardiff Bay within next 2 years

## Project Information

**Project Promoters**  
Cardiff Council

**Scale**  
£1 billion

**Gdv Sector**  
Leisure/Sports Led, Mixed Use with Residential, Commercial and Hotel opportunities

**Location**  
West of City Centre

**Planning Status**  
Existing planning permission obtained

# DUKES COLLEGE

Part conversion of two Grade II listed buildings and construction of adjacent 7-storey extension to form a new teaching hub for Cardiff Sixth Form College.

The development will provide teaching space for 500 students and provide a canteen, double height school hall, teaching rooms and a dramatic roof level exhibition space and auditorium.

## Project Information

### Project Promoters

Dukes Education

### Gdv Sector

Education

### Location

Cardiff Bay

### Planning Status

Recommended for approval  
Feb 2023



# CARDIFF BAY MULTIPURPOSE ARENA

The new arena will have a capacity of 15,000+ and will enable Cardiff to attract major artists who cannot be accommodated within the City's existing event infrastructure.

The arena will mature to deliver circa 150 events per year and will have the flexibility to accommodate shows from 5000 up to the full capacity.

As well as providing a catalyst for regeneration of the Atlantic Wharf area, completion of the new arena will also free up the existing Cardiff International Arena site in the City Centre for further redevelopment/regeneration within the Council's Canal Quarter regeneration area.



## Project Information

### Project Promoters

Live Nation/Cardiff Council

### Project Size

£250 million

### Gdv Sector

Leisure

### Location

Cardiff Bay

### Planning Status

Granted March 2022

# NELLS POINT, BARRY ISLAND

**Barry Island** is exceptionally located as both a desirable place to live and to visit, given its proximity to Cardiff Airport (10 minutes travel time), the City of Cardiff (20 minutes), excellent rail connections (4 local stations including one on Barry Island, only 100 metres from the Nells Point site) and new international conference facilities at Celtic Manor.

Barry Island is a popular tourist and landmarked destination, attracting 415,000 visitors, rising year on year, situated within a catchment area of at least 10 million people. Both Barry Island itself and the wider Cardiff City Region economy is in great need of more and higher quality hotel accommodation, demand being driven by the airport, events in Cardiff and at Celtic Manor.

In recent years part of Barry Waterfront has been subject to significant regeneration investment

from both the Vale of Glamorgan Council, Welsh Government and from private developers and investors, with further ambitions for a marina development to come. The 4-hectare Vale of Glamorgan Council owned site (currently used as a car park) known as Nells Point occupies a sea front location at the popular Whitmore Bay on Barry Island, and offers a superb setting for a 100-200 bed 4-star hotel with complementary tourism and leisure facilities, with an estimated GDV of over £70 million.

The Vale of Glamorgan Council has already invested heavily in public realm improvements along the sea front and has further plans to enhance the tourism potential of Barry Island. This has already resulted in private sector interest with established investors bringing forward a number of restaurant proposals in a listed building adjacent to the site in 2019.

## Project Information

### Project Promoters

The site owner and promoter is Vale of Glamorgan Council who are being advised by GVA. The scheme proposals are strongly supported by the Welsh Government as a strategically significant hotel and leisure development opportunity for the Cardiff Capital Region economy

### Scale

£100 million

### Gdv Sector

Tourism and Leisure

### Location

Barry Island, Vale of Glamorgan

### Planning Status

Allocated for tourism and leisure uses



# PORTHCRAWL HOTEL DEVELOPMENT SITE

**Porthcawl** is a high performing tourism economy in South East Wales, attracting over a million people every year to the area. The towns seaside location acts as a magnet for visitors, attracted by the natural beauty, water sports and outdoor recreation opportunities. There is a particularly strong golf tourism market with three golf courses within close proximity to Porthcawl, including the Royal Porthcawl which has strong potential to host an Open Championship event in the coming years.

The 2 acre Bridgend Council owned site (currently used as a car park) occupies a prime south facing position, overlooking a marina and with sweeping views out to sea and along the Glamorgan Heritage Coast. The location and scale of the proposed hotel site offers a unique and unrivalled opportunity to deliver a 100-150 bed 4-star hotel in a unique coastal setting.

In addition to occupying a prime waterfront position, the site benefits from being located within a wider 100 acre brownfield waterfront regeneration site which has been allocated to for comprehensive, regeneration-led, mixed-use development that will deliver circa 1000 homes, a new food store, leisure facilities, a bus terminus, recreation facilities, public open space, community facilities and commercial uses. As part of this wider regeneration an enhanced pedestrianised promenade and piazza connecting the seafront to the Town Centre will be delivered.

These significant planned public realm enhancements border the sites northern and eastern boundaries. In recent years the waterfront regeneration project has gained significant momentum reflected by infrastructure and regeneration investment from both Bridgend County Borough Council and Welsh

Government alongside early phases of development from private developers. This momentum is set to build further with Bridgend County Borough Council committed to bringing forward development of various sites across the regeneration area.

## Project Information

### Project Promoters

Bridgend County Borough Council

### Gdv Sector

Leisure

### Location

Porthcawl

### Planning Status

Located within a 100 acre mixed use regeneration area allocated for regeneration-led, mixed-use development



# TRANSFORMING TOWNS PROGRAMME

**Transforming Towns** was originally launched in January 2020 to support the revitalisation and sustainable growth of towns across Wales through interventions such as reuse of derelict buildings; increasing the diversity of services in towns; creation of green space and improving access.

The programme has an important role in supporting businesses and services to move to town centres which would have otherwise been located elsewhere.

The programme enables the transformation of town centres across Wales to be great places to live, learn, work and play and to be sources of civic pride, confidence and wellbeing.

The current three year long-term funding cycle helps local authorities and other town centre partners plan accordingly and bring forward high quality, connected and coordinated projects to boost our town centres.

## Project Information

### Project Promoters

Welsh Government and  
Local Authorities

### Scale

£100 million of Welsh Government grant over three years (2022-23, 2023-24 and 2024-25). This will lever in significant investment from other funding sources.

### Type

Town Centre Regeneration

### Construction

2022 – 2025

### Investment Type

Senior Debt

### Location

All Wales

# LOW CARBON ENERGY – NORTH WALES

## **Morlais, Anglesey**

Morlais is a Menter Môn project which aims to benefit local communities, the economy and environment through renewable low carbon electricity generation. The Morlais project manages a 35 km<sup>2</sup> area of seabed near Holy Island designated by The Crown Estate and known as the West Anglesey Demonstration Zone. It has the potential to become one of the largest tidal stream energy sites in the world with a maximum generating capacity of up to 240MW.

## **Offshore Wind Energy, Irish Sea**

RWE Renewable's is leading the development the Awel y Môr project to the west of the existing Gwynt y Môr Offshore Wind Farm. Combined, the projects will have the capacity to power the equivalent of more than one million homes.

The project will be investing in supply chain activities as it move towards the construction phase and would also like to build on RWE Renewable's legacy of working with local communities. Oil company, BP and electric services company, EnBW also intend to jointly develop and operate the Mona and Morgan windfarms with an estimated combined generating capacity of 3GW – enough to power 3.4m homes.

These offshore wind projects off the North Wales coast Sea will provide supply chain opportunities to North Wales' businesses and help the UK to achieve its ambition of generating 50GW of power from offshore wind by 2030.

## **Nuclear Energy, Gwynedd & Anglesey**

Cwmni Eginio has been established by Welsh Government to bring forward the deployment of small nuclear reactors at Trawsfynydd, providing a significant economic opportunity for North West Wales. Additionally, the Wylfa site on Anglesey also remains one of the best sites for new nuclear developments in the UK.





# THE SOUTH WALES METRO

## Overview

**The South Wales Metro** is an ambitious, multi-million-pound project that will deliver an integrated network of bus, rail and active travel (walking, cycling, and wheeling) that will improve connectivity and make sustainable travel easier across South Wales. It will have a host of benefits which will provide a positive impact for people, communities and the environment.

## Key Features

Investment of £800 million in new faster, greener trains for the South Wales Metro and Wales and Borders rail service. These new, more comfortable trains will provide customers with a modern, effective, turn-up-and-go Metro.

Improvements to rail infrastructure. We will be carrying out ongoing improvements to the Core Valleys Lines until 2023.

Building an integrated transport hub in the centre of Cardiff to improve connections between bus, rail and active travel to encourage sustainable travel. Enhancements at Cardiff Central station will create a multi-modal interchange that will be the Cardiff Capital Region's principal transport hub and a key Metro station.

Better integration of bus, rail and active travel to improve connections and make travel easier. Improvements will include better cycle parking at rail and bus stations, demand-responsive public transport, and integrated ticketing which can be used across bus and rail services, making travelling in Wales seamless and less complicated.

Delivery of high-quality, reliable and well-connected bus services that have priority over other road traffic and greater reach into our communities.

## Opportunity

A long term, phased programme of delivery is planned that provides an opportunity for investors to be part of what will be one of the UK's most ambitious economic development projects with potential to change the lives and prospects of 1.5 million people. Elsewhere in Wales, significant masterplanning is underway for similar connected transport projects which will emerge in the next few years.

## Project Information

### Project Sponsor

Welsh Government/  
Local Authorities

### Project Size

Up to £2 billion, including public  
and private investment

### Construction

Phase 1 is underway

### Investment Type

Public Private Partnership

### Location

South Wales



# GLOBAL CENTRE OF RAIL EXCELLENCE (GCRE)

The **Global Centre of Rail Excellence (GCRE)** is a major infrastructure project that will provide state-of-the-art rolling stock testing, infrastructure testing and storage and maintenance for the UK and international rail industry.

GCRE will become the 'one stop shop' for railway innovation, from research and development, through testing and verification, to applied innovation on mainline passenger and freight railways.

The project will:

- deliver a modern and comprehensive rail testing and innovation facility; providing the capacity and capabilities for rigorous testing of rolling stock, infrastructure, and integrated systems from prototype to implementation

- be a catalyst for the creation of a rail technology hub in Wales; providing a flexible, open-market platform for leading R&D activity that drives and accelerates innovation on the journey to net-zero

- help to reduce regional inequality and promote regeneration in Wales; we're working with industry to support skills development through high-quality employment in fair, secure and sustainable jobs that contribute to reducing regional inequality and promoting regeneration in Wales

- support the development and testing of rail sector principles, standards and specifications; improving the UK's competitive strengths as a world leader in achieving carbon neutrality, contributing to an overall decrease in carbon emissions across the rail industry, boosting exports,

enabling greater efficiency in a lower cost reliable railway, key tool in major project risk mitigation. There is already a partnership agreement with a consortium of universities led by University of Birmingham and supported by Wales' leading universities to establish a Centre of Excellence in Testing, Validation and Customer Experience at the GCRE site.

- be a significant attraction to private sector investors

Situated on the former Nant Helen opencast site and Onllwyn Washery in Neath Port Talbot and Powys in South Wales, the 700 hectare facility will include two test loops, one being a 6.9km electrified high speed rolling stock track with a maximum speed of 177km/h and the other a 4km 65km/h test track.



Other facilities will include a dual-platform test environment, rolling stock storage and maintenance facilities, operations and control offices, staff accommodation, shunting staff facilities and connections to the nearby main line.

There will also be state of the art IP secure testing environments; equipment, systems and communications development facilities. Education, training, visitor and conference facilities are all envisaged in the wider site.

The commercial and innovation opportunity extends to other sectors such as energy, telecoms and digital, infrastructure and real estate.

### Opportunity

With Government backing already in place via Welsh and UK Government collaboration totalling £70 million in capital funding and a further £7.5m in R&D funding and planning permission already granted (Summer 2021), this next generation test and demonstration facility offers investors an opportunity to engage and shape the concept at its formative stages to the benefit of the global rail audience. Having already been showcased at a variety of global rail events and



promoted in trade press this is a much anticipated and welcome asset to the European and global rail and associated technology industry.

For further queries or additional information [enquiries@gcre.wales](mailto:enquiries@gcre.wales)

The investment prospectus is available via the 'Sell2Wales' platform from January 2023.

# SWANSEA BAY URBAN TRANSFORMATION

Swansea is the economic driver of **Swansea Bay City Region** and is the regional shopping, leisure, education, employment and administrative centre for South West Wales. The City and County of Swansea covers an area of 378 square kilometres, approximately 66% of which is rural and 34% urban.

The City is the second largest in Wales, with a population of 241,300, a new vibrant, attractive waterfront residential and leisure destination is already well underway with a vision to create new high quality jobs, deliver new homes in a fantastic environment and draw in more visitors and provide lifestyle choices.

## **The Vision**

Swansea has an ambitious city-wide regeneration programme which is already being delivery. The council has already delivered the first catalytic regeneration with

the private sector now appointed to take the next phases of regeneration forward. Swansea has an ambition to becoming a world city on the Beach offering a great urban environment to work, live and shop and lifestyle offer on the beach well linked to the city centre.

## **The Proposition**

Swansea city centre itself is a major urban transformation project, with over £1 billion being invested across the city, allowing Swansea to realise its potential as one of the most vibrant places to live, work, visit and study in the UK.

Swansea has a unique city beach which provides a great place for everyone to spend their leisure time and the new development is creating a vibrant destination for the region harmonising the waterfront and city life. Copr Bay is at the forefront of the city's ambitious regeneration programme.

Swansea Bay has an established City Deal and The Swansea Bay City Deal is a £1.3 billion investment fund that includes funding from the UK and Welsh Governments and the private sector for major transformation projects in this region of South Wales.

Copr Bay has delivered an indoor 3,500 capacity indoor arena, 1000 new car parking spaces, a new city park and restaurants and food outlets. This is a £135m project lined by a new bridge to the city centre and is therefore a catalyst for further project delivery in the city centre. After a procurement process Swansea has now signed a 20 year partnership arrangement with developer Urban Splash who in partnership with the Council will deliver the next phases of regeneration for Swansea, initially across 7 sites.

## Project Information

### Project Sponsor

City and County of Swansea with Swansea Bay City Deal

### Partners in Place

Urban Splash

### Project Size

£1bn

### Type

Mixed Use Leisure, Residential, Office, Retail

### Construction

Phase 1 complete with Phase 2 in motion

### Investment Type

Public Private Partnership

### Location

Swansea city centre



# MARINE ENERGY



Wales' energy and environment sector employs over 58,000 people generating over £4.8 billion in revenue. The sector is wide ranging but in recent years has witnessed rapid innovation in areas of marine energy maximising the existence of deep sea ports across Wales which are well equipped to support the breadth of marine energy projects.

Wales's unique waters are blessed with abundant tidal stream, tidal range, wave, and deep-water wind resources. According to our leading Marine energy body, **Marine Energy Wales (MEW)**, Wales has the capacity to become the leading offshore renewable power station in the UK with further investment and energy partners. MEW exists to foster a thriving, diverse marine energy sector within Wales, the wider UK and overseas. MEW works to develop new ideas and test new

technology uniting members, bringing together industry, academia and the supply chain, are golden markers for success. In North Wales the Morlais Marine energy project manages a 35 km<sup>2</sup> area of seabed off the coast of Holy Island, Anglesey. Morlais has the potential to put Anglesey on the map in terms of tidal stream energy offering a test and demonstration zone where technology developers can test and showcase their developments with real time data.

The first stage of the project focussed on securing consent from Welsh Government and Natural Resources Wales and consent was awarded in December 2021.

Now the project is putting in the necessary infrastructure for developers of tidal stream energy devices to deploy their technology in the zone. Implementation will be phased which means devices will

be installed gradually ensuring the development does not negatively impact marine wildlife.

Minesto is a marine energy technology developer, founded in 2007 as a spin-off from Swedish aerospace manufacturer Saab. Since then, Minesto has successfully developed its unique Deep Green technology, which is making great use of the favourable marine conditions in an offshore area known as Holyhead Deep in the Irish sea, west of Anglesey. Minesto is collaborating with Morlais Marine Energy, manager of the West Anglesey Demonstration Zone, to jointly develop grid and cable infrastructure for the future proposed array. Such collaborative initiatives could significantly reduce costs and minimise the combined environmental footprint of the two projects and interest from more partners and infrastructure developer would be welcome.

Another recent success that offers investment opportunity is the Welsh Government's collaboration with UK Government to approve the Pembroke Dock Marine project, which is expected to generate £73.5 million a year to the Swansea Bay City Region's economy.

Pembroke Dock Marine is led by the private sector, with support from Pembrokeshire County Council. The project is expected to generate more than 1,800 jobs in the next 15 years.

The project comprises:

- The largest facility of its kind in the world, a 90 square kilometre Pembrokeshire Demonstration Zone delivered by Wave Hub Limited that will enable the deployment of future energy generating technologies, including floating wind.
- The Marine Energy Test Area within the Milford Haven Waterway led by Marine Energy Wales, enabling technology developers to test their marine energy devices close to their base of operation.
- Marine Energy Engineering Centre of Excellence – a technology, innovation and research centre delivered by the Offshore Renewable Energy (ORE) Catapult.



- Redevelopment of land at Pembroke Dock, led by the Port of Milford Haven, to deliver the infrastructure needed by the industry as it continues to mature.

### Opportunity

With Government backing already in place and energy developers attracted by World class demonstration and testing facilities for wave and tidal stream

technologies, seabed agreements in place for three separate wave and tidal stream projects, a number of proposals for significant floating offshore wind projects and ongoing considerations to the development of first of its kind tidal lagoon, Wales is well positioned to play a global leading role in marine energy and grow further with the support of investor partners.

# SUSTAINABLE COMMUNITIES FOR LEARNING PROGRAMME

The **Sustainable Communities for Learning Programme** (formerly the 21st Century Schools and Colleges Programme) is a major programme of investment to rebuild and refurbish schools in Wales delivering excellent educational environments for learners.

Commencing in 2014, the first phase of the Programme delivered £1.4 billion public capital investment in 173 new-build and refurbished schools across Wales. This investment targeted poor condition schools and included provision of energy efficient, sustainable buildings.

The current phase of investment is delivering £2.3 billion with a target of 200 new-build and major refurbishment school and college projects. Of this, £500 million (capital equivalent) is being

delivered through the revenue funded Education Mutual Investment Model (MIM) for delivery of new-build schools and colleges.

The Programme is leading the way in decarbonisation of schools and colleges with a mandatory requirement for all new projects to be Net Zero Carbon in Operation, along with incremental reductions in Embodied Carbon that are aligned to our Statutory decarbonisation commitments. The Programme delivered its first Net Zero Carbon school, South Point Primary School (photo), which opened to learners in March 2022.

The Senedd's Programme for Government 2021 to 2026 commits to invest more than £1.5 billion in the next phase of the Sustainable Communities for Learning Programme. The investment will drive a greater

focus towards delivering schools as the 'heart of the community', providing not only effective learning environments aligned with the new Curriculum in Wales, but also improving access to key infrastructure investments beyond the normal school day/hours, providing equal opportunity for all.

## **Opportunity**

The Programme is being delivered primarily through public capital, supplemented with £500 million (capital equivalent) revenue through the Welsh Government's Mutual Investment Model (MIM). With stretching commitments towards the delivery of environmentally sustainable 'community' schools and colleges across Wales, excellent opportunities are available for creative and innovative businesses.



### Project Information

**Project Sponsor**  
Welsh Government, Local Authorities and Further Education Institutions

**Project Size**  
£1.5 billion

**Type**  
New Build and Major Refurbishment

**Construction**  
2022-2026

**Investment Type**  
Public Capital and Public Private Partnership

**Location**  
All Wales

# SOCIAL HOUSING GRANT

In Wales, we have an ambitious target of delivering 20,000 new low carbon homes for rent in the social sector this Government term (2021-2026). Building warm and affordable homes, in the right places, is a key priority for Welsh Government.

Our commitment to delivering against this target is backed by significant increases in funding allocations. With over £300m per annum from Welsh Government contributes that are more than matched by registered social landlords and local authorities in Wales.

We are keen to diversify the market and promote modern methods of construction (MMC) and innovation to help meet our housing needs sustainably.

## Project Information

### Project Promoters

Welsh Government, Registered Social Landlords and Local Authorities

### Scale

Over £600 million per annum DN:  
Based on +£300m per year until 2025 of Welsh Government grant will be matched at least by RSL's and LA's

### Type

Low Carbon Social Housing

### Construction

2022 to 2027

### Investment Type

Senior Debt

### Location

All Wales



THIS IS CAPITAL INVESTMENT

# CITY AND GROWTH DEALS

In Wales we are operating **City and Growth Deals** similarly to other locations across the UK. These deals represent a bespoke package of funding negotiated between UK government, Welsh Government and our partner local authorities. They're aimed at helping to harness additional investment, create new jobs and accelerating inclusive economic growth. Each of our deals is unique and offers a portfolio of potential investment opportunities across diverse sectors relevant to the economic success of that region.

Our deals are:

- Cardiff Capital Region
- Swansea Bay Growth Deal
- Mid Wales Growth Deal
- North Wales Growth Deal

Over the coming years, as masterplans evolve, a wealth of industry investment opportunities will emerge. These deals are at differing stages of maturity but will offer a vast scope of options for shrewd investors.

# THE NORTH WALES GROWTH DEAL



The **North Wales Growth Deal** is a portfolio of innovative, exciting and transformative projects across a range of sectors. Over the next few years, there will be opportunities to invest directly in developing North Wales. There are potential investment opportunities with project partners in the agriculture, food and drink and tourism sectors.

## Digital Connectivity

Our projects address connectivity challenges within North Wales, enhancing the region's capability to develop technologies for the future and ensuring that we can meet the increasing demand for digital and benefit from fast, high-quality connectivity. We will introduce sustainable connectivity to the region and improve the provision for more residents and businesses.

There will be investment opportunities in infrastructure and technology, enhancing fixed broadband footprint at key rural sites, unlocking 5G access and furthering innovation in the sector.

## High value manufacturing

The projects will secure high-value employment and training opportunities and support manufacturing businesses to decarbonise in line with national and global efforts.

There will be investment opportunities in industry and research collaborations along with a new centre of excellence. These centres will overcome barriers and market failures in the Research commercialisation Process.

There will be indirect investment opportunities through new emerging technologies from the projects.

## Land and Property

Our projects address land and property challenges within the region, unlocking opportunities and building on our strengths. The projects will develop sites to provide residential and employment premises and maximise capacity at transport links.

There will be opportunities for investment in remediating and enabling infrastructure, to bring forward employment and housing sites and deliver industrial floorspace and future-proofing the port of Holyhead by providing deep-water heavy loading and cruise facilities, and improved vehicular access. The Port of Mostyn is also seeking to develop additional areas of its port infrastructure and would welcome engagement from interested investors. The Port is already serving a number of the offshore renewable projects

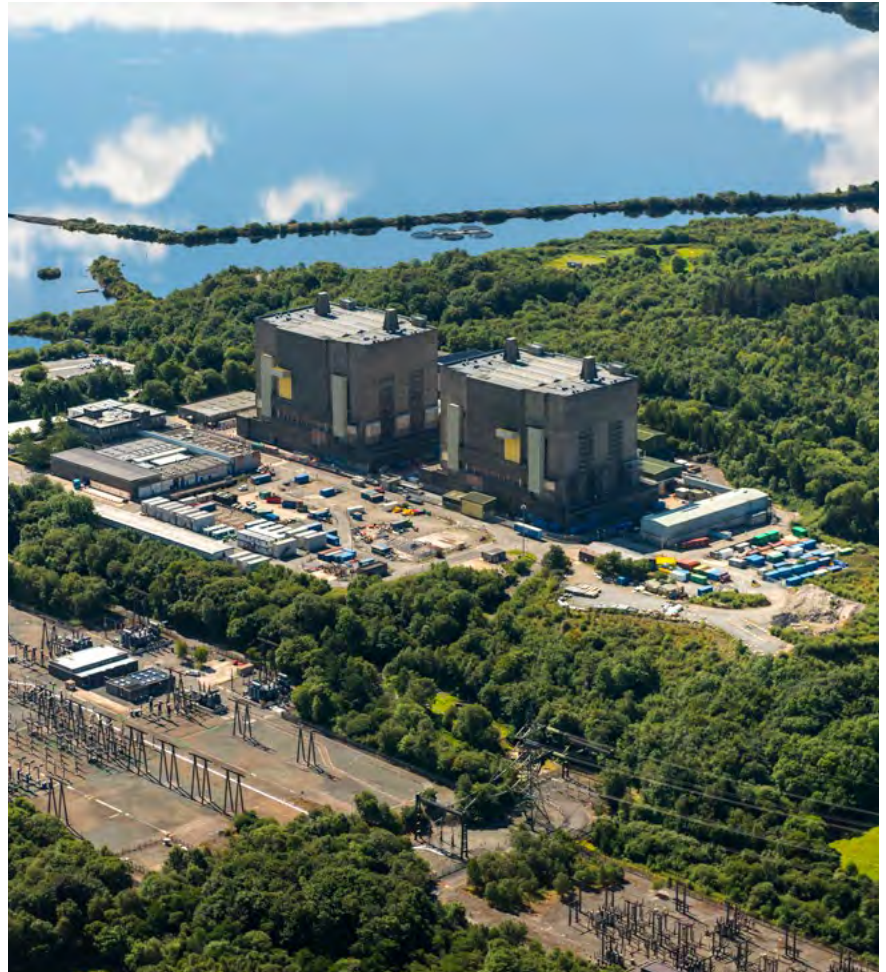
due to its ideal location and existing deep water infrastructure but it is well positioned to expand this offer further sustaining the renewable energy proposition in Wales.

### **Low Carbon Energy**

Our projects will develop low-carbon energy projects within the region, positioning North Wales as a leading location for the low carbon energy generation, innovation and supply chain investment. Currently, North Wales hosts 37% of Wales' renewable energy capacity (1,183 MW), and our region's unique characteristics and natural resources offer the potential to develop projects that create new jobs, reduce carbon emissions and contribute to achieving net zero by 2050.

There will be investment opportunities in enabling works for new low-carbon energy generation, hydrogen and transport decarbonisation, nuclear, enhancing research and innovation facilities for the sector, and support for local energy projects.

If you would like to discuss investment opportunities, please contact [invest@ambitionnorth.wales](mailto:invest@ambitionnorth.wales).



# CARDIFF CAPITAL REGION

The **Cardiff Capital Region (CCR)** is economically highly significant for Wales, accounting for over 50% of the total economic output of the Welsh economy, thus the success of the CCR economy is a major factor behind the economic performance of Wales as a whole. Our long-term ambition is to increase GVA by 5%, create 25,000 high-skill jobs and leverage an additional £4 billion of private sector investment.

The ambitions are more than just strictly commercial; the Region's strategic goals of Innovation, Connectivity, Inclusivity and Sustainability drive the ambitions for the CCR team as they work with stakeholder groups.

Our ultimate goal is to aim to make the CCR the most investible region within the UK.

Cardiff Capital Region City Deal (CCRCD) is a £1.23 billion programme agreed between, and funded by, the UK Government, the Welsh Government and the ten Local Authorities that comprise it. The target audiences for CCR are wide-ranging and discrete; they include long-term unemployed communities, highly qualified graduates, property investors from the UK and overseas, minority groups, CEOs and FDs of high-tech clusters, long-term investors of patient capital and local communities. They all have a part to play in making the Region the best possible place to live and work in.

Cardiff Capital Region promotes the concept and practice of priority industrial clusters with the aim of supporting and encouraging both start-ups and scale-ups within these sectors.

Five cluster groups were selected:

- FinTech
- Compound Semiconductors
- Cybersecurity
- Creative Industries
- Medtech

Each of these clusters brings together groups of companies and research organisations, all of which are innovation-led, working with the public sector and focused on sustainable growth, investment, high-quality job creation and supply chains in the Region.



Cardiff



# MID WALES GROWTH DEAL

Supported by a combined commitment of £110m from UK and Welsh Governments, the **Mid Wales Growth Deal** aims to create long-term jobs and increase productivity playing a key role in catalysing economic recovery and growth across the region. The Growth Deal is expected to run as a Portfolio. The Portfolio includes two programmes which seek to identify priorities for development and support enterprise and development in Mid Wales.

The focus of the Sites & Premises Programme is to stimulate property investment in the Mid Wales region to support our buoyant and varied industry sectors ensuring the right supply and location to meet business needs.

A range of sites are being explored and we will be looking for private sector partners to take these forward.

The Digital Programme aims to capitalise on the economic opportunities that can be unlocked by investing in digital infrastructure to address deficits in digital connectivity, drive the uptake of new technologies amongst the region's businesses and improve existing services. This will be achieved by through a range of fixed and wireless infrastructure deployments, complemented with innovative platforms, business support and policy reforms that directly provide or facilitate greater investment, stimulate demand, and accelerate digital build and exploitation across the region.

The example projects featured below form some of the initial tranche of proposals for consideration for funding from the Growth Deal.

For more information on Growing Mid Wales and the opportunities presented visit [www.growingmid.wales](http://www.growingmid.wales) or [growingmidwales@ceredigion.gov.uk](mailto:growingmidwales@ceredigion.gov.uk)



### Elan Valley

**Project Sponsor:**

Dŵr Cymru Welsh Water (DCWW)

The aim of this project is to improve the quality of the visitor experience at Elan Valley Lakes through investments in the visitor experiences centre, amenities and infrastructure, limiting the impact on the environment through low carbon developments.

This will include water sports, improved visitor accommodation, EV charging points, and connections for hydro power supply.

### Food Manufacturing Innovation Centre

**Project Sponsor:**

Ceredigion County Council

To build a new centre providing facilities for the manufacture and development of innovative products through a state-of-the-art industrial pilot plant for food and drink products.

The new facility will address the need for access to scalable specialist equipment to enable commercially applicable testing of new processes and products, providing commercial-scale data and analytics and to provide safe, quality products for market testing.

### National Spectrum Centre

**Project Sponsor:**

Aberystwyth University

To establish a Radio Spectrum Centre with a hub and spoke model that will benefit from the region's varied environments and provide a unique opportunity to address the issues around radio spectrum provision at a time when there is a rapidly growing demand for new applications such as intelligent farming; the Internet of Things; autonomous land sea and air vehicles.

This second phase of the development will involve the construction and provision of a range of infrastructure to attract users and develop new applied scientific goods and services.

### Cynefin: The Green Heart of Wales

**Project Sponsor:**

Centre for Alternative Technology (CAT)

A transformational redevelopment to create a powerful and immersive new learning experience and flagship sustainable visitor destination.

The project will see the creation of world-class facilities to support the delivery of innovation, knowledge and skills for the future, with key areas including renewable energy, sustainable construction and retrofit, natural resource management, and food and land use.

Investment in teaching, conference and events spaces, accommodation, and an inspirational new visitor experience will expand capacity, grow audiences, create new jobs, and transform the learning experience.

# SWANSEA BAY CITY DEAL



The **Swansea Bay City Deal** (SBCD) is an unprecedented investment of £1.2 billion across a portfolio of nine headline programmes and projects and delivering a total of 35 individual projects.

Now in full delivery it spans across South West Wales throughout the counties of Swansea, Carmarthenshire, Neath Port Talbot and Pembrokeshire.

During the lifetime of the portfolio the impact will be seen across the entire region generating at least 9,000 job opportunities and an anticipated contribution of £1.8-2.4 billion Gross Value Added.

All key delivery partners, including the four local authorities, two universities, two health boards and businesses from the private and not for profit sectors will work collaboratively to deliver the portfolio. In doing so,

developments will be witnessed across the region through building infrastructure, creating partnerships and collaborations, developing supply chain opportunities, upskilling the workforce and supporting businesses to incubate, grow and locate within the region.

The Programmes and projects fall into three themes – Boost Economic Acceleration, Energy and Smart Manufacturing, and Life science and well-being:

## **Digital Infrastructure – Boost Economic Acceleration**

This programme aims to support a thriving digital economy across the region that will stimulate private and public sector investment, improve public services, and generate well-paid job opportunities. There are three elements:

—Connected Places: The ambition is that every home and business in

the region will have access to full fibre or mobile broadband capable of offering speeds of up to 1gbps, 30 times faster than superfast broadband.

- Rural Connectivity: Focus on improving access to broadband in the region's rural communities.
- Next Generation Wireless: Investing in 5G and Internet of Things (IoT)

## **Skills & Talent – Boost Economic Acceleration**

With a particular focus on growth areas in the digital, construction, energy, smart manufacturing and health and wellbeing sectors, the aim of this programme is to deliver 2,200 additional skills and development opportunities and at least 3,000 new apprenticeships – which will support businesses by allowing them to grow and future proof through developing a talented workforce.





### **Homes as Power Stations – Energy and Smart Manufacturing**

This is a pioneering project that will facilitate the adoption of energy efficient design and renewable technologies into homes across the region – helping to tackle fuel poverty, cut regional carbon emissions and support local economic growth. It will support both new build schemes and retrofitting of existing homes.

### **Swansea City and Waterfront Digital District – Boost Economic Acceleration**

This programme is made up three elements. The 3,500-capacity Swansea Arena development already complete and part of the £135m Copr Bay phase one district in the city centre. A state-of-the-art office development at 71/72 Kingsway that will provide space for 600 jobs, featuring flexible co-working environments and office space for businesses in the innovative technology and digital sectors.

Finally, the Innovation Matrix and Innovation Precinct developments intended for the harbouring of

start-up businesses and fostering entrepreneurship through close links with academia.

### **Yr Egin – Boost Economic Acceleration**

Canolfan S4C Yr Egin is a digital and creative cluster in Carmarthen. Already in operation, Yr Egin's iconic building boasts an auditorium, superfast connectivity, state-of-the-art office spaces and post-production facilities for professional and community activities.

A second phase will support the creative industry sector in the region, allowing for cross-secto engagement between new and established businesses across South West Wales. It will cater for a range of 'new' technological services that will be made available for the region.

### **Pentre Awel – Life science and well-being**

Combining life science research, business development facilities, community healthcare, assisted living and a state-of-the-art leisure and aquatics centre, Llanelli's Pentre Awel will be among the first development of its kind. Education and training

facilities will be at the heart of the project and will focus on training the next generation of healthcare professionals.

### **Campuses – Life science and well-being**

The Campuses project will deliver two complementary initiatives, one at the Singleton Campus of Swansea University and one based at Morriston Hospital. Collaboration between academic research, industry and the NHS will place this project at the forefront of new technologies to improve healthcare, while creating new life science and sport-tech companies as well as highly skilled jobs.

### **Supporting Innovation and Low Carbon Growth – Energy and Smart Manufacturing**

This programme will deliver sustainable jobs and growth to support a decarbonised and innovative economy through several interlinked projects.

The Bay Technology Centre provides flexible office space for start-up companies and businesses, with a focus on the innovation, ICT and R&D

Swansea University Bay Campus



sectors. This programme will also create a specialist facility to support the steel and metals industry in Port Talbot, Wales while reducing carbon footprint. An Advanced Manufacturing Production Facility providing hybrid facilities, production units and office space to support start-ups and businesses in the innovation and manufacturing sectors will also be constructed.

There are also decarbonisation projects including a low emission vehicle charging network, air quality monitoring and a hydrogen stimulus project.

**Pembroke Dock Marine – Energy and Smart Manufacturing**

This will establish a world class marine energy and engineering fabrication, test and deployment hub, delivering

the support and infrastructure needed to further grow Wales' low carbon economy.

The project expands upon the region's established facilities and extensive skill base, ensuring maximum operational efficiency and increased innovation opportunities, which will help drive down marine energy production costs.

## What next?

We get things moving in Wales. You'll see for yourself, as soon as you get in touch. To contact us, please either call the number below or submit your enquiry via our website [tradeandinvest.wales](https://www.tradeandinvest.wales).

+44 (0) 3000 603 000

Once we understand your requirements we will deliver a tailored proposal to meet your needs. You can reach us Monday to Friday, 8.30am to 5.30pm (GMT). If you want to get down to business straight away and come and see what Wales has to offer, we can arrange a visit within five days of you getting in touch.

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