

THIS IS CAPITAL INVESTMENT
THIS IS WALES



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.

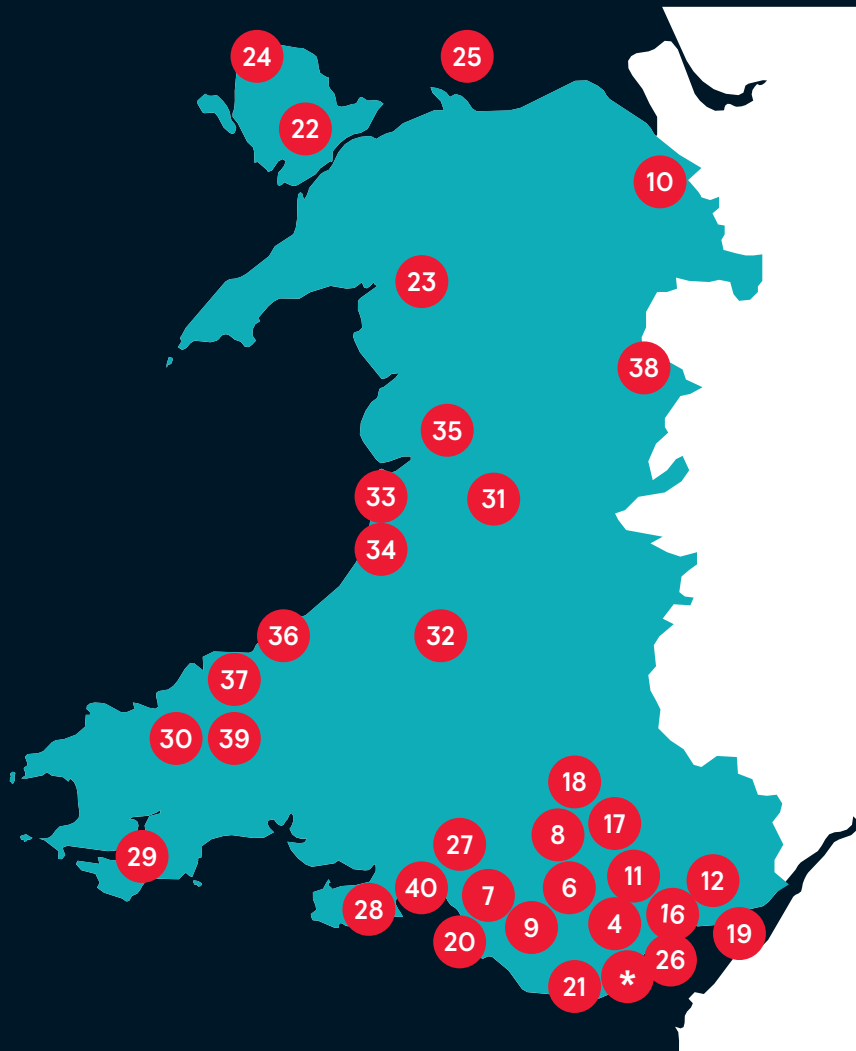
Welsh Government is committed to further strengthening the base of the economy and that is reflected in our portfolio of Public sector capital investment projects. Infrastructure and capital projects are abundant across Wales and alongside the substantial public sector investments taking place within 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 (South Side)*
 3. Capital Quarter*
 4. Cardiff Edge
 5. The Canal Quarter*
 6. Pontypridd Town Centre
 7. Bridgend Town Centre
 8. Merthyr Tydfil Town Centre
 9. Llanilid
 10. Wrexham
 11. Caerphilly Town Centre and Leisure Quarter
 12. Northern Gateway – City of Newport
 13. Central Quay*
 14. Howells*
 15. International Sports Village*
 16. Admiral House – Newport Office Space
 17. Blaenau Gwent Tech Valleys
 18. Blaenau Gwent The Works
 19. ABP Newport
 20. Porthcawl Hotel Development Site
 21. Aberthaw Power Station
- Transforming Towns Programme**
- Low Carbon Energy – North Wales**
22. Morlais Anglesey Marine
 23. Trawsfynydd Power Station
 24. Wylfa Power Station
 25. Awel y Mor Wind Farm

- 26. The South Wales Metro
- 27. The Global Centre of Rail Excellence
- 28. Swansea Bay Urban Transformation

Marine Energy

- 29. Pembroke Dock Marine Project

Sustainable Communities for Learning Programme

Social Housing Grant

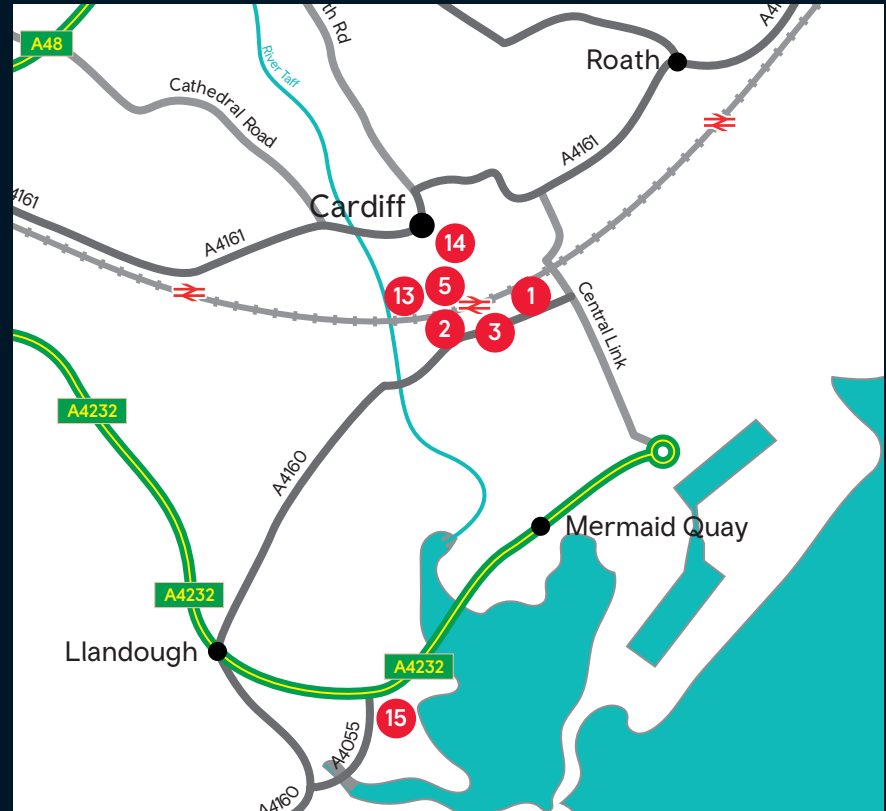
City and Growth Deals

The North Wales Growth Deal

Cardiff Capital Region

Mid Wales Growth Deal

- 30. Horeb Business Park, near Llandysul,
Food Centre Wales
 - 31. Llanidloes Road, Newtown
 - 32. Elan Valley Lakes
 - 33. National Spectrum Centre.
 - 34. Green Futures Innovation Park
 - 35. Cynefin: The Green Heart of Wales
 - 36. Aberaeron Harbour
 - 37. Tir Glas
 - 38. Montgomery Canal Wales Restoration To Navigation
 - 39. Food Manufacture & Innovation Centre
- Swansea Bay City Deal**
- 40. Pentre Awel Lifescience & Wellbeing Village



LOCATION OF CAPITAL INVESTMENT PROJECTS

ATLANTIC WHARF

Atlantic Wharf is one of the UK's most exciting mixed use regeneration opportunities situated in Cardiff Bay.

The Atlantic Wharf regeneration area extends to c. 30 acres and will eventually deliver over 155,000 sq m (1,650,000 sq ft) GIA of new mixed-use development (food and beverage, leisure, office, residential, hotel and cultural uses) adjacent to the city's new 15,000 capacity indoor arena.

Cardiff Council and the operator for the new Indoor Arena, Live Nation secured a hybrid planning permission for the delivery of a mixed-use Masterplan within Cardiff's Inner Harbour, Cardiff Bay in March 2023.

The Arena will be delivered and operated by Live Nation and will be situated immediately to the north of

Area B and will form the first phase of regeneration. Construction is forecast to commence early 2024 and is scheduled to open in 2026.

A new transport interchange will connect the metro line between Cardiff Bay, the city centre, and the new proposed Cardiff Parkway Station – including high quality pedestrian and transport links for multi-modal transport.

Regeneration of Atlantic Wharf

Cardiff Council has an ambitious plan to re-energise Atlantic Wharf, Butetown, Cardiff Bay. The masterplan aims to unlock the potential to create a top UK visitor destination, and a vibrant, sustainable environment that brings enjoyment, employment and economic benefits locally.

The council's ambition is to create a unique exemplar 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 offer.

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 and the Bay, and the city centre rail link.

At the heart of the masterplan is a 15,000 capacity, world-class arena for live concerts, family shows, comedy, sport and more. Across the 30-acre site the vision is to create high-quality outdoor spaces, build new homes and hospitality, leisure and office spaces.

The Arena is projected to deliver between 130-150 events per annum and an additional 1.5m visitors to the Bay each year.



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 and the Bay.

Area A Proposals

New Offices Space, Event Hall/ Leisure Attraction and WMC Capella Production Studio. The area will also look to deliver circa 400 new homes and potentially extend the hotel and office capacity within Atlantic Wharf.

Area A (Plots 18 – 22 on the plan below) comprises approximately 8.30 acres and is the site of County Hall, the main office headquarters of Cardiff Council.

The existing building provides c.277,000 sq ft (GIA) plus and associated level car park.

The Council has commenced a formal procurement exercise (simultaneous on the marketing and sales process for the subject Site) which aims to identify a preferred partner by May 2024.

The Council intends to submit a detailed planning application upon conclusion of the procurement exercise, in order to expediate delivery.

The Council’s current programme is for the construction of Plot 18 (new offices plus Capella) to commence in Q1 2025 with practical completion of their new office provision operational by Summer 2026. The balance of the works i.e. demolition, remediation, infrastructure and plot 19 completed by Q1 – Q2 2027.

Summary of Area B

Area B of the development site comprises the Red Dragon Centre (RDC), an established leisure destination with occupiers including Odeon, Hollywood Bowl, Five Guys, Grosvenor Casino and Simply Gym.

The Site extends to c. 11.3 acres adjacent to the new indoor Arena plus new Council office HQ. The south west aspect of the Site is close to the Wales Millennium Centre landmark. It is well positioned adjacent to Cardiff Bay Railway Station and has access to

Cardiff City Centre via Lloyd George Avenue and to the M4 at J29 to the east and J33 to the west via the A4232.

Project Information

Project Promoters
Cardiff Council

Scale
£1 Billion GDV

Gdv Sector
Leisure-led Mixed Use – Residential, Hotel, Retail, Leisure

Location
Cardiff Bay

Planning Status
The Live Nation Consortium will commence work early 2024 with the main construction work Q3 2024 with practical completion 2026

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 ft² 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 the Welsh Government's strategically important comprehensive regeneration site which comprises over 7.5 acres of prime land for redevelopment. Located adjacent to the main site is land under the ownership of Cardiff Council that also have the potential to be included in any future scheme of development.

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. The site is also bounded to the west by major commercial office development along Dumballs Road and the attractive new Cardiff and the Vale College 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 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 will be subject of a new masterplan that will guide the broad parameters for the future redevelopment site. The Masterplan is expected to report in spring.

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 with ancillary retail development

CAPITAL QUARTER

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

Capital Quarter is a 10 acre mixed use city centre development with outline planning for over 1,025,000 ft² of development to include offices, hotels, student housing and education uses.

With over 350,000 ft² 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 ft² of Grade A office under construction with planning for an additional 200,000 ft² on the site.

Current tenants within the Capital Quarter community already include Sky, Development Bank of Wales, Network Rail, NHS Wales, Which?, BT, Pepper Money and Geldards Solicitors.

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 preeminent Life Science and Innovation location in South Wales.

The 27 acre (11 hectare) site 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.

Cardiff Edge currently provides approximately 180,000 ft² (16,700 m²) 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 350,000 ft² (32,515 m²) of new laboratories, offices and GMP accommodation, together with a new collaboration hub and associated car parking.

Planning consent has already been obtained for two new buildings on the campus, the first comprising a new two storey, 55,000 ft² office and lab enabled building. Maximum flexibility has been designed into the floorplates so that it is capable of accommodating both biology and chemistry laboratory requirements. It can be let as a whole or sub-divided for multi-let purposes. The second building is a two storey, 10,000 ft² hub at the heart of the campus which will provide occupiers with a central amenity space that could house a café or restaurant, flexible serviced office, meeting room and break out spaces.

Pioneer Group is working up plans for further development on the science park with prospective occupiers to help create critical mass and build an eco-system that fosters collaboration and innovation.

Project Information

Project Promoters

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

Scale

Cardiff Edge currently provides approximately 180,000 ft² (16,700m²) of high-tech laboratory and office accommodation. The intention is to increase the scale of the site by constructing a further circa 350,000 ft² (32,515 m²)

Gdv Sector

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

Location

5 miles north of Cardiff City Centre

Planning Status

Planning consent has been obtained to deliver two new buildings, totalling 65,000 ft², ready for occupation in 2025

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 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 central to the cities railway infrastructure, being adjacent to Queen Street railway station and 5 minute walk from Cardiff Central.

The regeneration project is at Phase 1 including the opening of the Canal waterway on Churchill Way.

Cardiff Council is continues to work closely with private sector partners to deliver 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
In development, with framework Masterplan approved by Cabinet

PONTYPRIDD TOWN CENTRE

This is an exciting development opportunity on land within public ownership in the major town of **Pontypridd**, just 12 miles from Cardiff. The town will benefit from 24 trains an hour as part of the South Wales Metro investment.

There are opportunities in the town to invest in mixed use developments that will complement the recent £50m development of the Llys Cadwyn complex which includes the headquarters of Transport for Wales. Available land includes town centre frontage and in close proximity to 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 high-quality 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. These areas have been identified as:

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

Strategic master planning has taken place

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.

1. Within 8 zones we have identified the development of:

- 500 new residential units.
- 23,000 m² of Retail and Food & Drink.
- 10,000 m² new Office space.
- 10,000 m² + new Educational use.

- Hotel.
 - 6,600 m² of Community and Leisure Use.
 - More than 1 hectare of new public open space.
 - Creation of a transit-oriented development opportunities.
2. 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 m² Office use.
 - 1,810 m² Retail, Food & Drink and ancillary facilities.
 - 1,900 m² Community and Leisure Use.
 - 7,245 m² 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

Merthyr Tydfil is strategically located adjacent to the Bannau Brycheiniog National Park, with direct rail access to the wider Cardiff Capital Region, the M4 and home to key tourism assets such as Bike Park Wales.

The Council is implementing key projects that are part of a transformational plan for the town centre. The recently completed, multi-award winning Bus Interchange has become a catalyst project for other strategic development opportunities for new retail, leisure, residential and workspaces.

The acquisition by the Council of the St. Tydfil's Centre, the principal retail area, provides a significant redevelopment opportunity for a new mixed use development on a

site of 1.75ha, with an adjoining open space (2.6ha), also Council owned.

A multi-disciplinary consultant team is currently preparing an ambitious future plan for the site based on a robust evidence base to ensure outcomes are aspirational and deliverable.

The strategic ambitions are for:

- Merthyr Tydfil A Tourism Capital – A centre for adventure tourism, as well as an internationally renowned destination for industrial and cultural heritage.
- A Low Carbon Town – Designed for the 21st century's needs of low energy use, renewable energy, low environmental impact and adaptability.

- A Destination for Services – A focus for high quality public services for the communities of the Borough.

- A Better Waterside Town – Making full use of its location on the banks of the River Taff.

- A 'Smart' Town – A digitally fluent town where businesses, public services and citizens capture the benefits of technology and the application of data.

- An Inclusive & Engaging Public Realm – A town with inviting streets, squares and routes, where people feel safe, welcomed and uplifted.

- A Resilient Town – With a wide variety of activities and occupiers to ensure 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 ft² retail and residential site in a 1.75ha footprint

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 reclaimed former open cast mine covering 272ha 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.

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 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 artsscene that exist in the area – Dragon Studios operate in adjacent

premises with Disney and Lucasfilms previously 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 wellplaced 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

Site promotion through the LDP

WREXHAM

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 its own UNESCO World Heritage Site and easy accessibility to the Snowdonia National Park and a growing cultural offering as recognised by the success of the recent City of Culture bid.

A Place in Transition

Wrexham has recently been awarded City Status, which provides a platform for addressing many of the economic challenges that exist at local, regional and cross-border levels. Our recently adopted Local Development Plan identifies a range of large and smaller sites to facilitate sustainable housing growth along

with a 28ha expansion of Wrexham Industrial Estate, the second largest industrial estate in the UK, which provides opportunities for our existing world-renowned business to expand and new businesses to join us.

Wrexham's centre is undergoing a period of transformation, with our adopted City Centre Placemaking Plan. The Plan provides a clear vision and informs opportunities for land-assembly and redevelopment projects within and adjacent to the city centre. It aims to build on the City's culture and heritage and it will foster a sense of civic pride and encourage people to make return visits, live, work and invest in the city – supporting sustainable growth and bringing ongoing benefits to the city and the wider County Borough.

Work is already under way in the centre of the city to refurbish its traditional indoor markets, deliver a new Football Museum of Wales, and develop a business-forward High Street and public realm. We are also

leading the way in Wales in developing a digitally connected SMART City. In addition, private sector interest in repurposing commercial premises in response to changing trends in shopping and living is growing, linked to the momentum generated by football.

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.

The new hotel will be approximately 120 beds of 3+1/4 star class and will be conveniently situated adjacent to the new football stand and exhibition / conferencing facilities. Site assembly is well progressed with additional grant funding secured.



CAERPHILLY HOTEL AND LEISURE QUARTER

Caerphilly Hotel and Leisure Quarter is a highlight of the Caerphilly Town 2035 Placemaking Plan. Comprising of a 1.27acre (0.57Ha) site at the heart of Caerphilly town centre, the site affords unparalleled views of one of Wales finest historic assets, Caerphilly Castle.

This development creates a modern, vibrant place to work, stay and play which could offer:

- A 80 bed 'Lifestyle' Hotel, maximising the hotel aspect towards the Castle.
- Flexible event space for Conference/or Wedding facilities.
- A vibrant streetscape with a strong Food and Beverage offer, in the order of 18,000sqft.
- Opportunities to interact with and embrace wider 'Street and Open Space' Initiatives.
- In the order of 86 new Homes.

—On site Parking provision.

Caerphilly town centre could benefit from more than £150m of investment in the period to 2035 to realise the placemaking plan aspirations, notable projects in the town already in development are:

- The Interchange – A new combined train and bus interchange providing sustainable, customer-focused transport.
- Pentrebane Street – A modern mixed-use development of 73 apartments and flexible ground floor commercial space.
- Ffos Caerffili Market – An eco-friendly space hosting a mixture of restaurants, local independent shops, and flexible workspaces.
- The Leisure and Well-being Hub – The centrally located hub will boast a new swimming pool, state-of-the-art fitness suite, spa and wellbeing facilities.

—Caerphilly Castle 2025 – £10m investment across a series of conservation and improvement projects to attract more visitors.

Project Information

Project Promoters

Caerphilly County Borough Council

Scale

£45 million

Gdv Sector

A Hotel and Leisure Quarter. A Mixed-Use opportunity consisting of a vibrant range of uses including: 80 Bed Hotel, Food and Beverage, Retail and Residential uses

Location

Caerphilly Town Centre

Planning Status

Site assembly currently in progress via CPO (to be formally confirmed). Public Engagement underway. 2028 Delivery

NORTHERN GATEWAY – CITY OF NEWPORT

Located around the City Centre mainline railway station, the **Northern Gateway** area of Newport is a hot spot for investment and regeneration.

Significant investment has already been completed or is underway, including the multi-million pound refurbishment of the awardwinning Indoor Newport Market and Market Arcade, and major infrastructure works – including a new footbridge linking the City Centre and 6,000 sq.m of new Grade A tech office space on Mill Street. Tech and Data are a strong business sector in the Northern Gateway with Tramshed Tech having recently opened a second site in the Innovation Station. They provide flexible workspace and tech startup support programmes and this location and are home to the Welsh Government funded International Soft-Landing Programme.

The programme supports international tech companies to ‘soft-land’ in Wales.

Opportunities for new commercial space and transformational development exist in the Northern Gateway, and takes advantage of a growing City with excellent connectivity and an outstanding wellbeing offer.

This new development area can offer flexible commercial space that will respond to current demand, including, but not limited to, a new hotel and office/co-working space. There is also a great 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

Gdv Sector

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

Location

City of Newport

Investment Type

Development Finance, equity, or full forward funding. NCC is seeking the creation of mixedtenure housing, office and commercial in the heart of the city centre, on the main South Wales public transport corridor

Planning Status

Located within the defined city centre, in the adopted Local Development Plan and City Centre Master Plan

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 m2.
- The Brewhouse – offices and leisure totalling 6,500 m2.

- Multi Storey Car Park – 695 spaces.
- Residential (BTR) – 715 apartments in 2 blocks of 28 and 20 storeys.
- Hotel – 220 bedrooms (subject to planning consent).
- 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

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, has recently launched the constituent parts of the scheme, known as The Percy, The Walter, The Bethany and The Hayes @ Howells to market.

Occupying the most prominent site, Howells is 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, commercial, retail and leisure.

The plans include a large central courtyard linking into Cardiff Market, 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 a Saturday evening.

The key targets for the next 12 months are as follows; fully consent and out of planning, creation of the new public courtyard, agree terms with a hotelier and find a partner for the 170 BTR units.

For further information, please go to: www.howellscardiff.co.uk

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 February 2023. Target is to be consented by December 2024

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 International Ice 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 plus new homes, incorporating a mix of townhouses, 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.

Proposals are being considered to better connect the Sports Village to Cardiff Bay and the wider city 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

ADMIRAL HOUSE – NEWPORT OFFICE SPACE

Located next to the City's mainline railway station, **Admiral House** sits within the Northern Gateway area of Newport, right in the City Centre. Originally purpose-built for Admiral Insurance in 2014, it formed a key part of the regeneration of the Station Quarter. It comprises a landmark building of 80,000 ft² on seven floors, in a prime location – an area of Newport that is fast becoming a hot spot for investment and regeneration. Its design incorporates a central atrium, which maximises natural light & accessibility between wings, and provides large flexible floorplates, with meeting rooms & generous breakout areas.

Specification

- 80,000 ft² HQ building
- Opposite Newport Railway station
- 12,883 ft² floorplates

- Raised floors
- 4 pipe fancoil air conditioning
- BREEAM very good
- EPC 'B' rating
- 4 13 pp (1000kg) passenger lifts
- Central atrium
- Double height reception
- Ground floor restaurant/coffee shop
- Basement car parking for 230 cars (1:362 ft)
- Secure bike storage & Shower facilities
- Breakout areas
- Excellent public transport

Admiral House benefits from excellent road and rail services, making it an ideal business and investment location. It is within easy access of the

M4, via junctions 24-28, and enjoys regular intercity rail services to Bristol, Swindon, Reading and London Paddington. In addition, the local cross-country rail network provides a regular service to the Valleys, and further afield to Birmingham & Manchester. In addition, the recently redeveloped bus station provides a comprehensive service to all areas of Newport & the surrounding area.

Project Information

Project Promoters

Admiral Insurance

Gdv Sector

Offices

Location

Queensway, Newport Gwent
NP20 4AG

BLAENAU GWENT TECH VALLEYS

Blaenau Gwent Tech Valleys environment lets the world know it's open for business and is already an area of choice for exceptional, high innovation companies. The area has key industry sectors, with clusters of businesses operating successfully and exciting collaborations between organisations and academics.

Advanced Manufacturing

Motor and battery technology, artificial intelligence and infrastructure for ultra-low emission vehicles are key areas that the area is looking to grow.

Automotive and Electric Vehicles

The automotive sector is considerable and there is Regional scope to capitalise on existing skills needed for future-proofing the sector and expansion into growing areas of the automotive sector,

including the manufacturing and testing of electric vehicles.

Technology and Telecoms

Technology is a key growth area for Blaenau Gwent, supported by the Tech Valleys programme. There is an emerging cluster of technology businesses, with most looking at how investment in automation and technology can help them to thrive.

Food and Drink manufacturing

The food and drink sector accounts for around 5.5% of Blaenau Gwent's GVA. Tech Valleys, supported by the Welsh Government's Food and Drink Wales team, will identify opportunities for growth and removing barriers to investment and expansion.

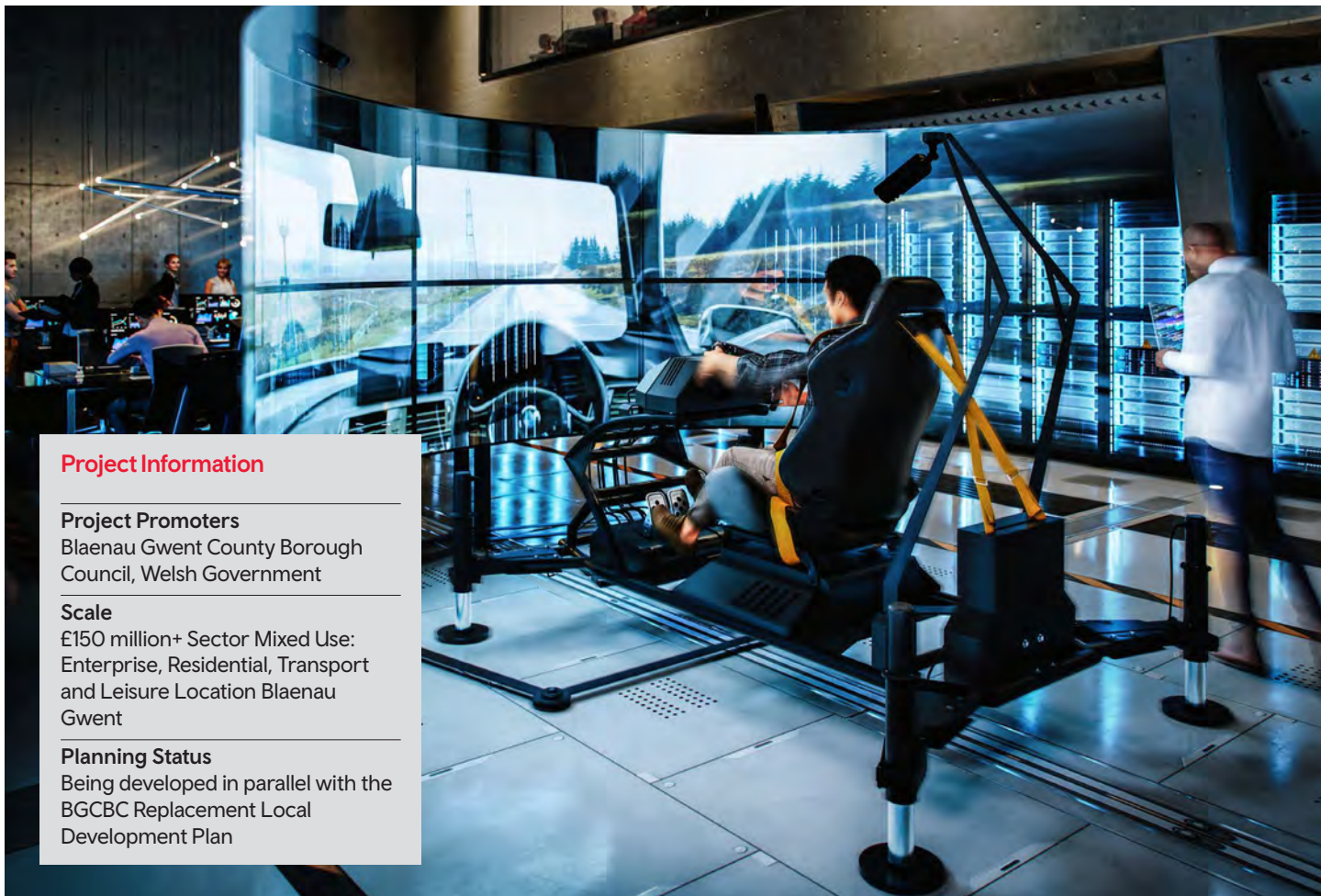
Pharmaceuticals and Medical Technology

A cluster of high performing businesses operate in the region with

an above average number of medical qualifiers from local higher education institutions, including two of the UK's top medical schools at Swansea and Cardiff Universities.

Additive Manufacturing

Alongside traditional manufacturing we are now experiencing early growth of the Additive Manufacturing sector in the area. Additive manufacturing creates a 3D object by building it a layer at a time. Using Computer Aided Design (CAD) or 3D object scanners, additive manufacturing allows for the creation of objects with precise geometric shapes and very little wastage. Additive manufacturing is ideal for rapid prototyping and will complement our other sectors targeting growth and innovation.



Project Information

Project Promoters

Blaenau Gwent County Borough
Council, Welsh Government

Scale

£150 million+ Sector Mixed Use:
Enterprise, Residential, Transport
and Leisure Location Blaenau
Gwent

Planning Status

Being developed in parallel with the
BGCBC Replacement Local
Development Plan

BLAENAU GWENT THE WORKS

The Works is a vibrant and distinctive development in the heart of Blaenau Gwent, South Wales to redevelop the former Ebbw Vale steelworks site. The ambitions are high.

Blaenau Gwent County Borough Council want to ensure the proposed developments maximise social, economic, and environmental benefits for local people.

Since 2008, significant regeneration activity has been completed. This includes a mix of uses: the Learning Campus primary and secondary school, HE college, local general hospital, leisure centre and sports pitches, hybrid business units, start up units and homes.

The site also has a train station with 2 trains per hour; to Cardiff and Newport. A significant amount of redevelopment has taken place, there are still several vacant strategic development areas:

Station Square

The Station Square zone is currently an area of open space to the west of the Blaenau Gwent General Offices, directly north of Ebbw Vale town railway, Ebbw Fawr Learning Community and Thales Campus. Nestled behind the Grade II* Listed former General Offices, the land at Station Square is one of the prime development plots remaining on the site. Development here must grasp the opportunity to deliver high quality 'destination' buildings and spaces that positively address the culturally significant context, respond to the climate change agenda and act as a catalyst for future transformation of the site and nearby town centre. It will include high quality, carbon neutral buildings occupied by vibrant uses with active frontage, F&B led commercial and conferencing space and improved pedestrian and cycling connections to the Town Centre, with better cycle parking.

Lime Avenue Employment Park

The proposed scheme involves the development and construction of traditional style business units. This project will provide new accommodation to support the development of B1/B2 small and medium enterprise (SMEs). Key project outcomes include new enterprise, business growth and job creation. It will include construction of up to 25 high quality employment units ranging between 500 sq. ft to 5,000 sq. Ft. Total floor space of the development will be in the region of 42,000 sq. Ft (GIA). The sites identified above, are just two examples of the development plots that we have available at the Works site.



Project Information

Project Promoters

Blaenau Gwent County Borough
Council, Welsh Government

Scale

£150 million + Sector Mixed Use –
Enterprise, Residential, Transport,
Education, Leisure and Community

Location

The Works Site, Ebbw Vale

Planning Status

Being developed in parallel with the
BGCBC Replacement Local
Development Plan. Will be adopted
as future Supplementary Planning
Guidance (SPG) Lime Avenue
Employment Park – Planning
Approval until December 2024

ABP NEWPORT

Future Ports: Newport – towards a new growth pathway for the port and city ABP's port of Newport has a really exciting future: this is a time of change which will see us build our classic port role, whilst blending in modern industrial innovations to help Wales move towards net zero.

By 2040, our vision is of a highly efficient zero-carbon port integrated with a new 'clean growth hub'. Together, these facilities will be a powerful combination, attracting businesses looking to futureproof their manufacturing and supply chains. At a single location, the port will offer connections to low-carbon sea and rail transport, solar energy, wind energy, heat networks, hydrogen production, and carbon capture facilities – all alongside the land needed to build the next generation of businesses.

The results will bring new jobs and prosperity to Newport, drive growth

across the sub-region, and help us improve the well-being of current and future generations across Wales. Here, we have focused on three areas of change we believe will be first to market. These areas of the port have multi modal connectivity, and future access to green power.

West Way Road: provides 22 acres of industrial development land for bespoke design and build, manufacturing, logistics, open storage and distribution, with the potential for future access to a local heat network.

Middle Quay, East Way Road: ABP are creating a 15 acre, strategic deep sea terminal, suitable for import and export of marine cargo with direct connectivity to rail and the A48 and M4. The new terminal will include lay down space, cargo shed space and open storage areas.

Atlantic site, South Side of South Dock: this area of the port offers 74 acres of development land and an

opportunity to create the heart of a clean growth hub with uses such as; clean energy generation, hydrogen production, synthetic e-fuels, and carbon capture utilisation and storage. There is potential to connect these facilities to neighbouring industrial operators, outside of the port. For more information, visit www.abports.co.uk/future-ports-newport

Project Information

Project Promoters

Associated British Ports

Gdv Sector

Ports, infrastructure, industrial development, zero carbon green energy

Location

Port of Newport

PORTHCAWL HOTEL DEVELOPMENT SITE

Porthcawl is a high performing tourism economy in the Cardiff Capital Region, attracting over a million people every year to the area. The town's 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 site's 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

ABERTHAW POWER STATION

The planning for this former power station based at **Aberthaw** in the Vale of Glamorgan represents a game-changing opportunity to reset the CCR economy and green energy needs of the entire Southeast Wales region.

For over 50 years the 500-acre Aberthaw Power Station supplied much of the hydrocarbon energy production for much of the UK through its now decommissioned coal-fired station.

The site was purchased by the Cardiff Capital Region City Deal partnership (CCR) in 2022 with an investment package of £36.4m and is now starting its evolution into a greener, cleaner environment with the long-term development of green powerhouse for generations to come.

A site Masterplan has been developed, with CCR establishing a new private-sector company (CCR

Energy Limited) to own and lead the demolition, remediation, and future development of the site. The demolition procurement is now in the final stages and will commence in 2024.

The new site Masterplan for the redevelopment, which will commence with the remediation of the site and early reclamation of the PFA, will seek to:

- Support the production of renewable and green energy projects; — Provide an accompanying battery storage facility to support the green energy projects
- Support a net zero-carbon manufacturing cluster which will include green hydrogen production facilities;
- Help develop a green energy innovation centre to promote innovation, growth, knowledge and community interaction with the zero-carbon future of Wales;

- Be responsible for the development and maintenance of a bio-diverse ecology park which will include a visitor centre, providing amenities to the local community;

- Create the correct conditions to support industrial de-carbonisation and future giga-plant facilities.

The Masterplan aligns with the objectives of the CCR Regional Economic and Industrial Plan and the CCR Energy Strategy and will contribute towards the objectives of the UK and Welsh Government's 2050 net zero targets.

It will also provide the Region with highly skilled job creation – with the potential to create thousands of direct, indirect and induced jobs, along with local supply chain and upskilling benefits.

The remediation plans are well underway and the demolition started in 2023. This is a long-term project that will take three to four years

THIS IS CAPITAL INVESTMENT

to see the site cleaned up before redevelopment can start.

In time (possibly ten to fifteen years) the site will be repositioned to maximise its long-term potential to drive sustainable and clean economic growth across the Southeast Wales region.

Project Information

Project Promoters

Cardiff Capital Region

Scale

£500 million +

Gdv Sector

Green energy production and storage, net zero-carbon manufacturing site, ecology park, Pulverised Fuel Ash, de-carbonisation and giga-plant facility

Location

Vale of Glamorgan

Planning Status

Initial planning stages and consultation underway, with Masterplan recently updated





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 Menter Môn's Tidal Stream Energy project, occupying an area of 35Km² of seabed near Ynys Cybi (Holy Island), with the potential to generate up to 240MW of renewable low carbon electricity.

In 2014, the Crown Estate designated this area as the West Anglesey Demonstration Zone for tidal energy, an area now known as Morlais. It is the largest of its kind licensed under the Crown Estate.

Morlais is the largest consented tidal energy site in Europe. It provides developers with a reduced risk model of deploying their technology on a commercial scale, and it has the potential to become one of the largest Tidal Stream energy sites in the world.

Cydnorth

A proposed expansion of the Morlais project funded by the North Wales Growth Deal. The development is providing investment opportunities, such as those secured with leading ocean energy technology developer, HydroWing. The project will develop an additional grid connection allowing tidal energy developers to deploy more turbines within the Morlais zone. This will create new jobs and supply chain opportunities for the region and additional capacity to generate renewable energy.

Offshore Wind Energy, Irish Sea

Awel y Môr Offshore Wind Farm is a proposed renewable energy project developed by RWE Renewables, to the left of, and as an extension to its existing Gwynt y Môr Offshore Wind Farm.

Combined, the projects will have the capacity to power the equivalent of more than one million homes. Awel y Môr is located approximately 10.5km off the coast of North Wales, covering a maximum total area of 78km² – it is expected that the wind farm will be fully operational by 2030.

RWE is the largest renewable energy operator in Wales, generating a third of Wales' renewable electricity, with extensive experience in developing, building, and operating renewable energy projects.

RWE received approval for their Development Consent Order in September 2023, approving a maximum number of turbines of between 34 and 50, with a maximum tip height of 332m. Natural Resources Wales issued the Marine Licence in November 2023.



The project is currently preparing for its final investment decision.

The Mona Offshore Wind Project is a proposed renewable energy project, that will be located in the east Irish Sea. The project is being developed by Mona Offshore Wind Ltd, a joint venture of bp and Energie Baden-Württemberg AG (EnBW).

The Mona project includes offshore elements to generate electricity (up to 96 turbines), and both offshore and onshore elements, to enable transmission of the electricity generated to the national grid.

The Mona Offshore Wind Project is classed as a Nationally Significant Infrastructure Project. This means that a Development Consent Order is needed from the Secretary of State for the Department for Energy Security and Net Zero. Mona Offshore Wind Ltd are now working towards the submission of the project's Development Consent Order.

Morgan Offshore Wind Project is a proposed renewable energy project, that will be located in the Irish Sea, approximately 37km from the northwest coast of England, and 22km from the Isle of Man. The project is being developed by bp and Energie Baden-Württemberg AG (EnBW).

It is currently expected that the project will include up to 96 wind turbine generators, and up to four offshore substation platforms, as well as inter-connector cables and inter-array cables.

The Morgan Offshore Wind Project is classed as a Nationally Significant Infrastructure Project. This means that a Development Consent Order is needed from the Secretary of State for the Department for Energy Security and Net Zero. EnBW and bp are now working towards the submission of the project's Development Consent Order.

With an estimated combined generating capacity of 3GW – enough to power 3.4m homes, the Mona and

Morgan offshore wind projects, will provide supply chain opportunities, and help the UK to achieve its ambition of generating 50GW of power from offshore wind by 2030.



Nuclear Energy, Gwynedd & Anglesey

The Wylfa site on Anglesey remains one of the best sites for large scale nuclear development in Europe, and the UK Government is currently completing its purchase from Hitachi for new development.

The Trawsfynydd site in Gwynedd also provides a significant economic opportunity for North West Wales, whether for small, advanced or research reactors or potentially a radionuclide producing reactor. Cwmni Eginio, initially established by Welsh Government to attract nuclear investment to Trawsfynydd, may in future work with Great British Nuclear on a broader North Wales remit.

Hydrogen

There are two major hydrogen projects within the North Wales Growth Deal, which will play a key role in the development of a regional hydrogen economy, stimulating the

commercialisation and adoption of hydrogen as a fuel, attracting inward investment, and creating long term high value jobs.

Holyhead Hydrogen Hub – Ambition North Wales is working with lead sponsor Menter Môn Cyf to develop this project, which will establish a green hydrogen production and distribution facility, at Parc Cybi, Holyhead within the Anglesey Freeport zone, supplying road, maritime and rail transport customers across North Wales.

The ambitious project, budgeted between £22 and £28 million, has secured collaboration with energy giant EDF's hydrogen subsidiary, Hynamics. Their partnership signals a crucial milestone, with Hynamics contributing half the funds needed to realise the electrolyser capable of producing 2000kg of hydrogen daily.

The hub will increase hydrogen energy security, reducing the dependence

on imports and driving down carbon emissions, particularly in the transportation sector.

Hydrogen Hub – The hub, which will primarily have a North East Wales focus, will include the supply and use of hydrogen, with up to £11.2m Growth Deal capital going towards enabling demand, converting today's fossil-fuelled organisations into low carbon hydrogen customers of tomorrow. The hub will be delivered by a project sponsor (to be announced shortly), working in partnership with Ambition North Wales.

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.

Building an integrated transport hub in the centre of Cardiff to improve connections between bus, rail and active travel to encourage sustainable travel plus enhancements now made to 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 will 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.

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



THE GLOBAL CENTRE OF RAIL EXCELLENCE (GCRE)

The **Global Centre of Rail Excellence (GCRE)** is a new, purpose-built facility being constructed in South Wales that will become Europe's leading innovation centre for rail and sustainable mobility technologies. It will be a 'one stop shop' for world class rail and energy research, testing and showcasing of next generation rolling stock, infrastructure and cutting edge new technologies.

Operational 24 hours a day, seven days a week the facility will include two electrified testing loops, one a 7km track for continuous rolling stock testing and another 7km track for infrastructure innovation. GCRE will become the UK's first ever net zero in operation railway.

Located on a former open cast mine in South Wales, GCRE will create long-term, high-quality jobs

in a former coalfield community and become a magnet for other, high-quality investments and R&D, most notably in other mobility sectors and in the field of renewable energy innovation.

Having a dedicated facility like GCRE where single site, integrated testing can take place will serve markets across the UK, Europe, the Middle East and beyond. GCRE will have a transformational impact on the rail and mobility sectors, including supporting:

—Faster Innovation: GCRE will fill a strategic gap in the UK, Europe and the Middle East as a place to undertake world class rail and mobility testing, R&D and certification, helping to speed up innovation and bringing new products to market faster. GCRE will tangibly support the rail and mobility industry's ambition to accelerate

innovation and establish the UK as a European and global leader in innovation, research and standards development.

—Value for Money: GCRE will support greater value for money and stronger cost control by more comprehensively testing new technologies before they are deployed on the mainline railway. GCRE will help to lower the costs of major projects by helping to test the integration of multiple technologies earlier in the innovation life cycle, avoiding the costly delays seen on projects such as HS2.

—Decarbonisation: GCRE will support the rail industry's decarbonisation plans by helping to develop new transport technologies that can be deployed faster to reduce carbon emissions and encourage more people onto our railways. GCRE

will help develop new hydrogen and battery technologies as well as more cost-efficient methods of electrification.

—Innovation-Led Growth: GCRE will generate long-term, high-quality jobs in a de-industrialised part of the UK and support the creation of new skills, becoming a 'magnet' that can draw in other, high-quality investments. With a Technology Park on site – space for new companies; incubator labs for tech-start-ups; partnerships with local universities GCRE can create strong foundations for companies to take advantage of their new innovations and commercialise them for the future, including supporting new export opportunities.

GCRE is a development with strong support. It has already secured commercial partnerships with a number of clients, including Hitachi Rail, Thales, Transport for Wales and Frauscher. The Welsh Government has committed £50m of capital funding and the UK Government £20m, with a further £7.4m set aside for R&D activities on site. Through the UK Rail Research and Innovation Network (UKRRIN), £15m has been secured to establish a new Centre of Excellence



for Railway Testing, Validation and Customer Experience at the GCRE site.

GCRE lies just 15 miles from the Tata Steelworks in Port Talbot and is a shovel-ready scheme able to be taken

forward as soon as investment is secured.

For further queries or additional information contact:
enquiries@gcre.wales

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



Discover Wales' burgeoning energy and environment sector, a powerhouse employing over 58,000 individuals and generating an impressive revenue surpassing £4.8 billion. Recent years have witnessed a surge of innovation, particularly in marine energy, leveraging Wales' unique coastal geography.

Wales boasts a marine environment teeming with abundant tidal stream, tidal range, wave, and deep-water wind resources. According to Marine Energy Wales (MEW), the nation holds the potential to become the premier offshore renewable power station in the UK with strategic investments and energy partnerships. MEW spearheads the development of a thriving marine energy sector, uniting industry, academia, and the supply chain to drive innovation and success.

In North Wales, Menter Môn Morlais oversees a 35 km² area off the coast of Holy Island, Anglesey, poised to propel Anglesey to prominence in tidal stream energy. The project is currently the largest consented tidal stream project in the world, with all necessary infrastructure now in place to begin harnessing the power of the tide. A mix of world leading tidal turbine technology will begin to be deployed from 2026, kick-starting the industrialisation of the tidal stream sector. Parallel to development a comprehensive environmental monitoring programme is underway to help demonstrate the minimal environmental impact of the technology.

Anglesey is also home to two pioneers in tidal stream technology Minesto and HydroWing, both collaborate with Menter Môn Morlais to harness the potential of the Irish Sea through

their innovative technology. Such partnerships aim to streamline infrastructure development and reduce environmental footprint, inviting further participation from interested parties and infrastructure developers.

Another promising venture is the Pembroke Dock Marine project, a collaborative effort between the Welsh and UK governments. This initiative, expected to inject £73.5 million annually into the Swansea Bay City Region's economy, is set to create over 1,800 jobs in the next 15 years.

The project encompasses groundbreaking initiatives such as:

- A 90 square kilometre Pembrokeshire Demonstration Zone, the largest of its kind globally, facilitating the deployment of cutting-edge energy technologies, including floating wind.

- The Marine Energy Test Area within the Milford Haven Waterway, providing a platform for technology developers to test marine energy devices.
- The Marine Energy Engineering Centre of Excellence, a hub for technology, innovation, and research delivered by the Offshore Renewable Energy (ORE) Catapult.
- Redevelopment of land at Pembroke Dock to accommodate the evolving needs of the industry.

Furthermore, Wales is poised to harness the advantages of two new Freeports (The Celtic Freeport and Anglesey Freeport), creating additional avenues for investment and economic growth. Freeports offer unique opportunities for businesses, providing streamlined customs procedures, tax incentives, and reduced regulatory burdens. With plans underway to establish Freeports in Wales, investors can leverage these designated zones to optimise their operations, enhance competitiveness, and stimulate job creation.

Opportunity awaits investors as Wales, bolstered by government support and world-class testing facilities,



holds the keys to global leadership in marine energy. Seabed agreements, burgeoning projects, and pioneering endeavours pave the way for substantial growth, beckoning investor partners to join the journey towards a sustainable future.

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

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:

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

Over the coming years, as masterplans plans 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 programme – £37.4m

North Wales Growth Deal projects address connectivity challenges within North Wales, enhancing the region's capability to develop technologies for the future. Ensuring increasing demand for digital is met, with the region benefitting from fast, high-quality connectivity. This will introduce sustainable connectivity to the region and improve the provision for more residents and businesses.

There will be associated match funding and co-investment opportunities. A specific project example includes:

Connected Key Sites and Corridors

– This project aims to enhance the reliability and quality of mobile services on the main roads and rail routes in North Wales, enabling full-fibre services to key commercial sites across the region. It will focus on developing fibreoptic networks, which are essential for delivering 4G, 5G and gigabit capable broadband.

High Value Manufacturing programme – £39.4m

Enterprise Engineering and Optics Centre sponsored by Wrexham University and the Centre for Environmental Biotechnology, sponsored by Bangor University, will secure high value employment and training opportunities, and

support manufacturing businesses to decarbonise in line with national and global efforts. These centres will overcome barriers and market failures in the research commercialisation process.

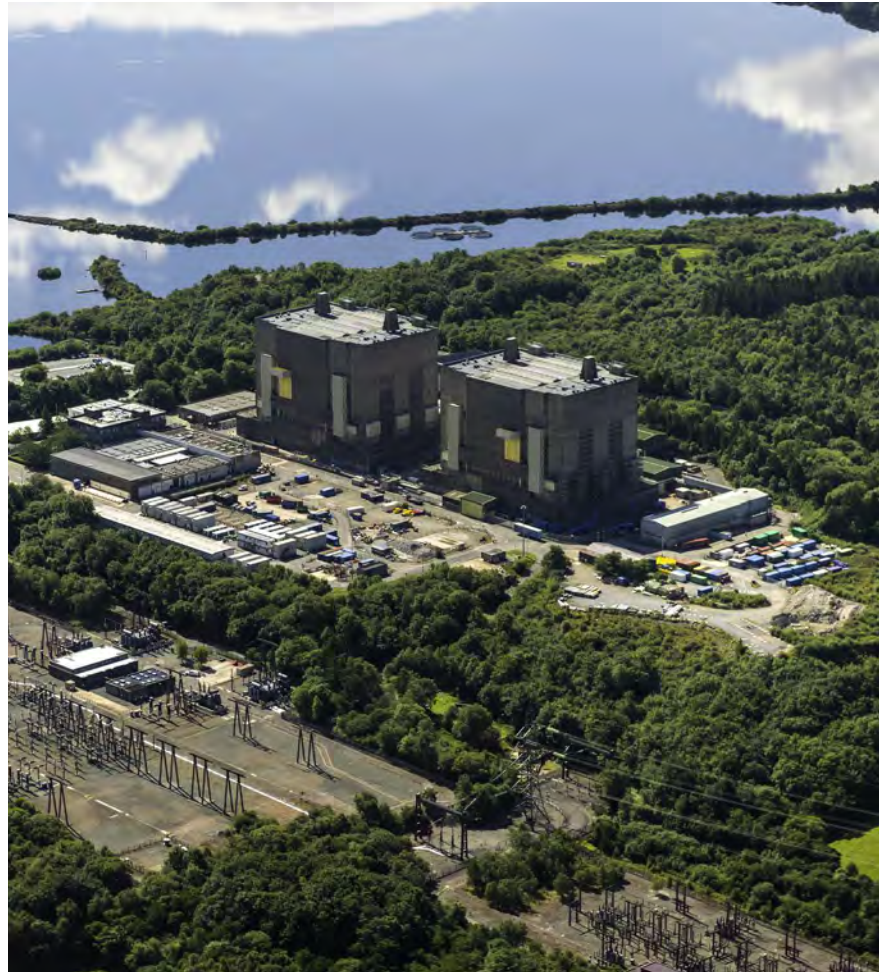
There will be direct investment opportunities in industry and research collaborations as well as indirect investment prospects through new emerging technologies from the projects.

Land and Property programme – £355m

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

There are opportunities for investment in remediating and enabling infrastructure, with specific projects examples including

- **Holyhead Gateway** – Ambition North Wales is working with lead sponsor, Stena Line on this project, which will enhance the port's capacity through land reclamation i.e. creating new land from the sea, within the harbour. The aim is to ensure the port can meet the increasing demands of both business and tourism visits to the region. The port is the second busiest in the UK and one of the most used transport routes between the UK and Ireland.
- **Kinmel Studio** – Stage Fifty, which operate, design, and build boutique film and television studios have unveiled ambitious plans to establish a state-of-the-art creative campus in North Wales catering to the film and television industry.
- **Parc Bryn Cegin** – Ambition North Wales is working with Welsh Government to develop the site for new build employment and business premises.



—**Warren Hall** – In partnership, Ambition North Wales and Welsh Government are working to deliver primary services such as power, telecoms and water to the site as well as levelling ground to ensure suitability for employment and business premises.

—**Western Gateway, Wrexham** – Working together, Ambition North Wales and Wrexham County Borough Council aim to provide primary services such as power, telecoms and water for the development of employment and business premises. The aim is to attract private sector investment and provide opportunities for businesses to relocate and expand.

—**Wrexham Gateway** – This project forms part of the Wrexham Gateway masterplan which aims to provide a framework of proposals to deliver a transformative mixed-use regeneration of the area,

including a multi-modal transport hub. This project will attract significant new jobs and investment to North Wales. Ambition North Wales is working with lead sponsor Wrexham County Borough Council to develop this project.

Low Carbon Energy programme— £667m

The programme will develop a variety of low-carbon energy projects within the region, positioning North Wales as a leading location for low carbon energy generation, innovation and supply chain investment.

Currently, North Wales hosts 37% of Wales' renewable energy capacity (1,183 MW), and the 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 are 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:

—**Cydnerth** – a proposed expansion of the Morlais project funded by the North Wales Growth Deal. The development is providing investment opportunities, such as those secured with leading ocean energy technology developer, HydroWing. The project will develop an additional grid connection allowing tidal energy developers to deploy more turbines within the Morlais zone. This will create new jobs and supply chain opportunities for the region and additional capacity to generate renewable energy.

—**Smart Local Energy** – Aiming to support energy projects across North Wales, helping to

achieve renewable energy and decarbonisation targets and have an element of local ownership. It will help unlock private and community investment in new energy projects – providing match funding opportunities.

—**Holyhead Hydrogen Hub** – As lead sponsor, working with Ambition North Wales, Menter Môn Cyf is open to investments towards further developing the project. The development will establish a green hydrogen production and distribution facility, at Parc Cybi, Holyhead within the Anglesey Freeport zone, supplying road, maritime and rail transport customers across North Wales.

Agri-food and Tourism programme £41.4m

Projects within the programme will promote and support employment and training in the Agri-food and Tourism sectors, building on

world-leading skills and expertise already established within the region. The programme will deliver facilities that drive a sustainable and globally competitive position for North Wales, optimise innovation and create employment and training opportunities.

—**The Tourism Talent Network** – a project led by Grŵp Llandrillo Menai, aims to transform the approach to developing skills for the tourism and hospitality industry in North Wales. By coordinating public and private sector action on training and product development, partners aim to promote the growth of the sector in the region with a particular focus on sustainability.

—**Zip World's Responsible Adventure** – aims to attract additional tourists in a way which is environmentally sustainable and considerate to local communities by maximising the social, economic, and cultural

benefits to the region. A multi-element project that forms part of a sustainable, eco-tourism package to develop a new energy-efficient cable car, a Slate Explorer visitor experience – and an eBus network integrated into local transport provision.

For further details on the programmes and projects included visit ambitionnorth.wales, or to discuss investment opportunities, please contact 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.





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 operates as a Portfolio, currently comprising two Programmes and nine standalone projects. The programmes seek to identify priorities for development whilst supporting enterprise across 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. Being considered for the programme are low-carbon strategic

employment sites that will provide high-quality innovative and modern commercial space for business to grow in the local area. The following two front runner sites are being promoted for delivery and work will now begin to engage with respective project partners/landowners to devise more detailed proposals for each one.

Horeb Business Park, near Llandysul in Ceredigion

This existing business park is principally occupied by Food Centre Wales. In partnership with Ceredigion County Council, an extension of the existing park would provide space for companies manufacturing and developing innovative products in the food sector, further enhancing this unique community alongside the existing Food Centre Wales processing, training and new product development facilities.

Llanidloes Road, Newtown in Powys

This development will focus on the provision of new advanced manufacturing commercial units potentially alongside the creation of a separate innovation/skills centre. Working with NPTC Group of Colleges, as the landowners, the aim is to link companies to the College's Green Skills Academy learning objectives, to support businesses with apprenticeship delivery and skills development.

The Digital Programme aims to capitalise on the economic opportunities that can be unlocked by investing in digital infrastructure by addressing deficits in digital connectivity, whilst driving the uptake of new technologies amongst the region's businesses and improving existing services. The programme has recently been given the green light

to progress the following projects identified as in need of intervention; the Very Hard to Reach Project (VHTR project), which will focus upon how best to improve broadband provision across the Region following the completion of other publicly and commercially funded interventions and the 4G+ Mobile Project which aims to improve both mobile coverage and capacity across both Ceredigion and Powys and put in place appropriate infrastructure to 'future proof' mobile networks.

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 all the projects currently being considered in the Portfolio visit: <https://www.growingmid.wales/MidWalesGrowthDeal>

Elan Valley Lakes (Project Sponsor: Dŵr Cymru Welsh Water)

The aims of this project are to improve the quality of the visitor experience at Elan Valley through investment in the visitor centre, experiences, amenities and infrastructure, limiting the impact on the environment through low carbon developments. This will include water sports, accommodation, EV charging points, and connections for hydro power supply. The project will create jobs, training and skills development opportunities; and includes Celtic Rainforest restoration and expansion.

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)

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.

Growing Mid Wales is eager to work with the private sector and secure wider investment for developments in the region. Email growingmidwales@ceredigion.gov.uk if you are interested in potential investment opportunities or collaborating with Growing Mid Wales.

*Current projects are still working on their business cases development and not yet received funding from the Growth Deal.



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.

Swansea Arena



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?

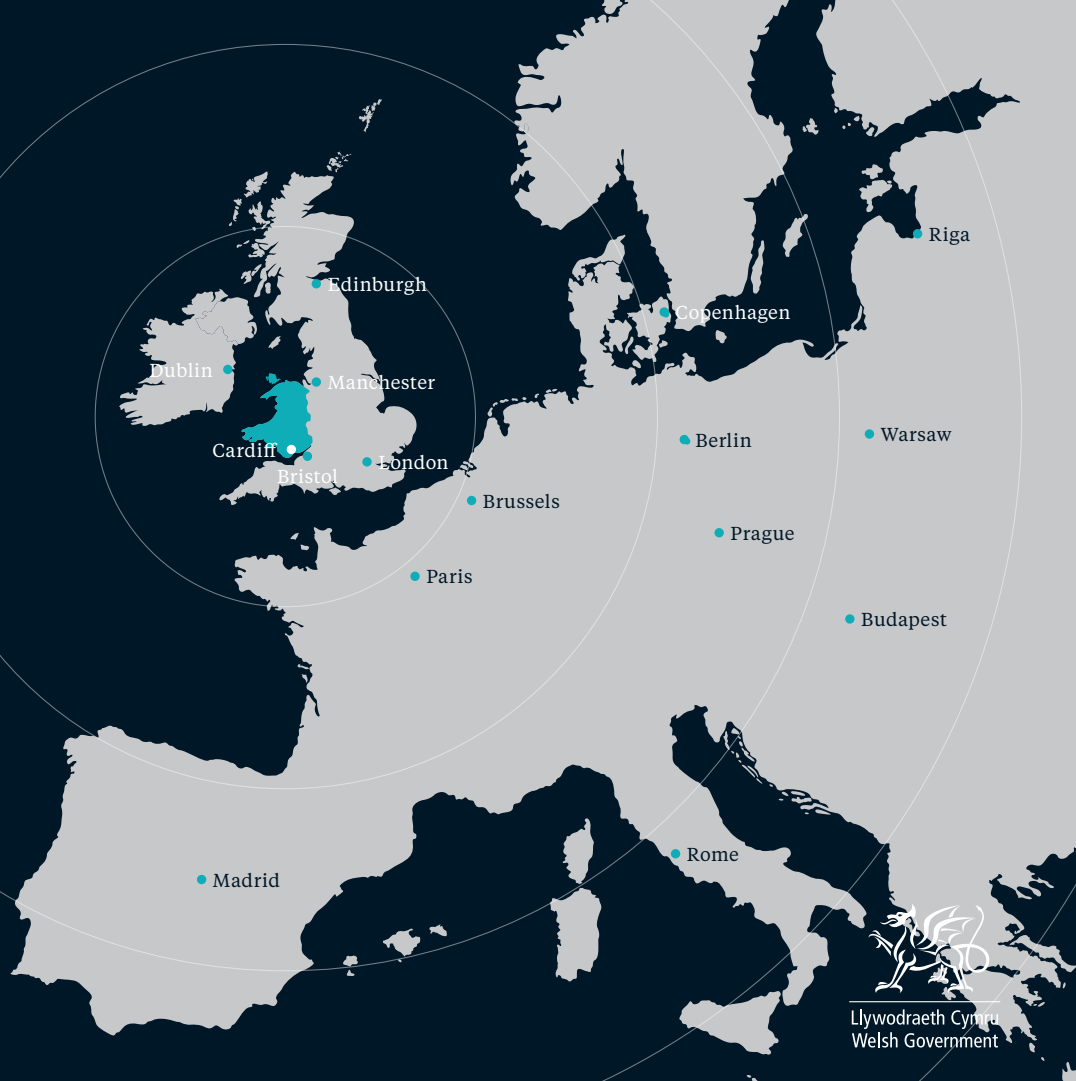
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and see what Wales has to offer, we can
arrange a visit within five days of you
getting in touch.

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