

From: [Redacted Personal Information - Greenman 1]

Sent: 15 October 2021 16:52

To: [Redacted Personal Information WG Official 1]

Cc: [Redacted Personal Information WG Official 2]; [Redacted Personal Information - Greenman 2]

Subject: Re: Dear [Redacted Personal Information WG Official 1] and [Redacted Personal Information WG Official 2],

Hi [Redacted Personal Information WG Official 1],

Thanks, that is good news. No we haven't appointed a property agent at this point as I was waiting to see if this opportunity was possible. But it's a good idea, now I know I will get right on it. I will also research others to help with the business plan. What kind of fee do you think is acceptable?

Our site visit to the GCRE was really interesting and inspiring to see the possibilities for the area. Unfortunately the site could not host anything that generated sound such as a music event as sound levels could not be controlled due to its high position. There were also other blockers such as it is a bit too far away from main line transport links. But I really want to be supportive as it's tremendously exciting and a fantastic opportunity for the area and for Wales. There are definitely other possibilities for live experiences/events/training/branding/messaging which we are still discussing. I really like Rob and Simon and it would be great to work with them.

Best wishes,

[Redacted Personal Information - Greenman 1]

On Thu, 14 Oct 2021 at 11:39, [Redacted Personal Information WG Official 1] wrote:
Hi [Redacted Personal Information - Greenman 1],

Apologies for the delay in responding.

Welsh Government are interested in your proposal and would be keen to have further discussions once a preferred site has been found. As you say we have exhausted all of our land for suitable sites and I presume you have appointed a property agent to investigate other opportunities for farm/estate land that could be suitable. I would be happy to have a conversation with you to see how this is progressing.

In terms of the business plan, while I understand why you have chosen PWC they do come at a cost, have you explored other consultancy firms that could help you with business planning.

I know you have been on a site visit today, would be good to hear how that went.

Thanks

[Redacted Personal Information WG Official 1]



Twitter : Follow us here: @welshgocreative / Dilynwch ni yma @creuyngNghymru

Website : <https://www.wales.com/creative-wales> / Gwefan :

<https://www.wales.com/cy/creadigol-cymru>

e-bost/e-mail: [Redacted Personal Information WG Official 1 / [WG Official 1]

From: [Redacted Personal Information - Greenman 1]

Sent: 01 October 2021 16:48

To: [Redacted Personal Information WG Official 1] (ESNR - Creative Wales) <[WG Official 1] >; [Redacted Personal Information WG Official 2](ESNR - Economy, Skills & Natural Resources) [Redacted Personal Information WG Official 2]; [Redacted Personal Information - Greenman 1]

Subject: Dear [Redacted Personal Information WG Official 1 and [Redacted Personal Information WG Official 2],

Following our meeting - please find the description of what we are looking for attached.

Background: Following a meeting attended by [Redacted Personal Information WG Official 2], [Redacted Personal Information WG Official 3], [Redacted Personal Information - Greenman 1] and myself in September 2019 - we were introduced to [Redacted - WG Official 6] in economy to help secure Green Man in Wales and develop the business. A Welsh Government owned land search was undertaken but nothing proved suitable. Following extensive discussions we feel that there are two stages of business development.

Stage 1. The purchase by the Welsh Government of a permanent site (farm/estate) in Wales to be leased to Green Man at the rate of commercial activity currently taking place on the land. The lease fee would not increase with the development of the site by Green Man and Green Man would have an opportunity to purchase the site from the Welsh Government at the original purchase price. The site would be used to develop a new Welsh Festival 'Einstein's Garden,' which is an established Green Man brand, and further live experiences that could take place all through the year. Based on the current and established annual income from our current business activities in Wales this would generate a minimum of 10 million into

the Welsh economy and create 137 full time jobs. Purchase of a site (estimated cost (£4-5 Million).

Development of the site into the first UK carbon neutral live entertainment space expressing Wales commitment to climate change. environmental responsibility and innovation. (1 million - paid for by Welsh Government)

Stage 2. Further business development - to be undertaken once the site has been procured.

Considering the breadth of opportunity the Green Man as a lifestyle brand has to offer, Price Waterhouse Cooper should be involved in the planning to develop the stage 2 business plan with us. Price Waterhouse Cooper (quoted £100 thousand)

The 2022 Green Man recently sold out in 3 days without any lineup - people were buying the brand and that brand has tremendous influence. We are already committed to creating jobs and opportunities for future generations in Wales but with this opportunity we can do so much more.

I look forward to hearing from you,

[Redacted Personal Information - Greenman 1]

From: [Redacted Personal Information - Greenman 1]

Sent: 21 October 2021 14:31

To: [Redacted Personal Information WG Official 1] (ETC - Culture, Sport & Tourism - Creative Wales) <[WG Official 1] >

Subject: Re: Call

Hi, [Redacted Personal Information WG Official 1 ,

No problem - I've got a meeting from 2.30 to 4pm - can we speak after then?

Or we can leave it till Monday ?

On Thu, 21 Oct 2021 at 2:14 pm, [Redacted Personal Information WG Official 1 wrote:

Hi [Redacted Personal Information - Greenman 1],

Apologies I haven't returned your call yet, this week is crazy. Can I call you tomorrow afternoon about 3pm?

Thanks

[Redacted Personal Information WG Official 1

[Redacted Personal Information WG Official 1

Dirprwy Gyfarwyddwr Cymru Greadigol / Deputy Director Creative Wales
Adran Diwylliant, Chwaraeon a Thwristiaeth, Llywodraeth Cymru / Department for
Culture, Sport and Tourism, Welsh Government
Ffon/Tel: 0300 061 5648 / 07795 122165



Twitter : Follow us here: @welshgocreative / Dilynwch ni yma @creuyngNghymru
Website : <https://www.wales.com/creative-wales> / Gwefan :
<https://www.wales.com/cy/creadigol-cymru>

e-bost/e-mail: [Redacted Personal Information WG Official 1 / [WG Official 1]

From: [Redacted Personal Information - Greenman 1]

Sent: 24 January 2022 09:38

To: [Redacted Personal Information WG Official 1] (ETC - Culture, Sport & Tourism
- Creative Wales) <[WG Official 1] >

Subject: Re: Dear [Redacted Personal Information WG Official 1 and [Redacted
Personal Information WG Official 2],

Hi [Redacted Personal Information WG Official 1 , we have looked at a number of
farms in Powys and Monmouthshire. It's been difficult to find one with enough flat
land, enough conjoined land or in a situation where it's possible to control sound
levels which would adhere to an event licence limits.

We have found one site that we feel can deliver this and are in the process of
exploring and testing it to make certain. I will get back to you very soon once this
process is complete.

As all of this is commercially sensitive I am trying to be as discreet as possible so not
to increase the price.

[Redacted Personal Information - Greenman 1]

On Mon, 24 Jan 2022 at 9:22 am, [Redacted Personal Information WG Official 1
wrote:

[Redacted Personal Information - Greenman 1]

I hope you are well? Just checking in to see if there has been any progress made in
regards to you finding a suitable site?

Thanks

[Redacted Personal Information WG Official 1]

From: [Redacted Personal Information - Greenman 1]

Sent: 01 October 2021 16:48

To: [Redacted Personal Information WG Official 1] (ESNR - Creative Wales) <[WG Official 1] >; [Redacted Personal Information WG Official 2](ESNR - Economy, Skills & Natural Resources) [Redacted Personal Information WG Official 2]; [Redacted Personal Information - Greenman 2]

Subject: Dear [Redacted Personal Information WG Official 1] and [Redacted Personal Information WG Official 2],

Following our meeting - please find the description of what we are looking for attached.

Background: Following a meeting attended by [Redacted Personal Information WG Official 2], [Redacted Personal Information WG Official 3], [Redacted Personal Information - Greenman 2] and myself in September 2019 - we were introduced to [Redacted - WG Official 6] in economy to help secure Green Man in Wales and develop the business. A Welsh Government owned land search was undertaken but nothing proved suitable. Following extensive discussions we feel that there are two stages of business development.

Stage 1. The purchase by the Welsh Government of a permanent site (farm/estate) in Wales to be leased to Green Man at the rate of commercial activity currently taking place on the land. The lease fee would not increase with the development of the site by Green Man and Green Man would have an opportunity to purchase the site from the Welsh Government at the original purchase price. The site would be used to develop a new Welsh Festival 'Einstein's Garden,' which is an established Green Man brand, and further live experiences that could take place all through the year. Based on the current and established annual income from our current business activities in Wales this would generate a minimum of 10 million into the Welsh economy and create 137 full time jobs. Purchase of a site (estimated cost (£4-5 Million)).

Development of the site into the first UK carbon neutral live entertainment space expressing Wales commitment to climate change. environmental responsibility and innovation. (1 million - paid for by Welsh Government)

Stage 2. Further business development - to be undertaken once the site has been procured.

Considering the breadth of opportunity the Green Man as a lifestyle brand has to offer, Price Waterhouse Cooper should be involved in the planning to develop the stage 2 business plan with us. Price Waterhouse Cooper (quoted £100 thousand)

The 2022 Green Man recently sold out in 3 days without any lineup - people were buying the brand and that brand has tremendous influence. We are already

committed to creating jobs and opportunities for future generations in Wales but with this opportunity we can do so much more.

I look forward to hearing from you,

[Redacted Personal Information - Greenman 1]

--

[Redacted Personal Information - Greenman 1]

**GREEN MAN 18th/19th/20th/21st August 2022 20th Birthday Year
GREEN MAN - BBC 6 MUSIC FESTIVAL OF THE YEAR 2017,
2018, 2019**

Guardian 5 Stars, NME 5 stars, I Paper 5 stars, Independent 4 Stars, Times 4 Stars

GOLD CHARTER - ACCESS ALL AREAS

[Redacted Personal Information - Greenman 1]

- + GreenMan.net
- + Facebook.com/GreenManFestival
- + Twitter.com/GreenManFest
- + Instagram.com/GreenManFest

From: [Redacted Personal Information - Greenman 1]

Sent: 27 January 2022 09:43

To: [Redacted Personal Information WG Official 3] (CCRA - Economic Infrastructure - Business Solutions) <[Redacted Personal Information WG Official 3]>

Cc: [Redacted Personal Information WG Official 1] (ETC - Culture, Sport & Tourism - Creative Wales) <[WG Official 1]>; [Redacted Personal Information - Greenman 2]

Subject: Re: Gileston Farm

Yes this is fine - thank you

On Thu, 27 Jan 2022 at 9:07 am, <[Redacted Personal Information WG Official 3]> wrote:

[Redacted Personal Information - Greenman 1] hope you can join this if not I can re-arrange for next week

[Redacted Personal Information WG Official 3]

Microsoft Teams meeting

Join on your computer or mobile app

Click here to join the meeting

Find a local number | Reset PIN

Learn More | Meeting options

From: [Redacted Personal Information - Greenman 1]

Sent: 08 February 2022 09:43

To: [Redacted Personal Information WG Official 1] (ETC - Culture, Sport & Tourism - Creative Wales) <[WG Official 1] >; [Redacted Personal Information - Greenman 2] >

Cc: [Redacted Personal Information WG Official 3] (CCRA - Economic Infrastructure - Business Solutions) <[Redacted Personal Information WG Official 3]>; [Redacted Personal Information WG Official 4] (ETC - Culture, Sport & Tourism - Creative Wales) [Redacted Personal Information WG Official 4]

Subject: Re: Catch up

On Mon, 7 Feb 2022 at 11:44 am, [Redacted Personal Information WG Official 1] wrote:

Hi [Redacted Personal Information WG Official 1] , good to hear. Friday at 1pm is good for us.

Thanks

[Redacted Personal Information - Greenman 1]

Hi [Redacted Personal Information - Greenman 1]

Things are progressing well on our side, it would be good to have a catch up later this week. Would 1pm on Friday work for you?

Thanks

[Redacted Personal Information WG Official 1]

[Redacted Personal Information WG Official 1]

Dirprwy Gyfarwyddwr Cymru Greadigol / Deputy Director Creative Wales
Adran Diwylliant, Chwaraeon a Thwristiaeth, Llywodraeth Cymru / Department for Culture, Sport and Tourism, Welsh Government
Ffon/Tel: 0300 061 5648 / 07795 122165



Twitter : Follow us here: @welshgocreative / Dilynwch ni yma @creuyngNghymru

Website : <https://www.wales.com/creative-wales> / Gwefan :

<https://www.wales.com/cy/creadigol-cymru>

e-bost/e-mail: [Redacted Personal Information WG Official 1] / [WG Official 1]

From: [Redacted Personal Information - Greenman 1]
Sent: 11 February 2022 18:09
To: [Redacted Personal Information WG Official 1] (ETC - Culture, Sport & Tourism - Creative Wales) <[WG Official 1] >
Subject: Fwd: Green Man Development

Hi [Redacted Personal Information WG Official 1] ,

Really exciting meeting and thank you so much for your support. I know we have a long way to go but it's fantastic to think it could actually happen. Totally understand that we are not getting this opportunity for nothing, and my sincerest wish is to secure Green Man in Wales, build on its success and generate more wealth, jobs and opportunities for the people of Wales.

Below is the email from the Powys Leader - Rosamarie Harris..

Have a lovely weekend,

[Redacted Personal Information - Greenman 1]

-

----- Forwarded message -----

From: **Councillor Rosemarie Harris** <cllr.rosemarie.harris@powys.gov.uk>
Date: Thu, 10 Feb 2022 at 16:43
Subject: Green Man Development
To: [Redacted Personal Information - Greenman 1]

Dear [Redacted Personal Information - Greenman 1],

Further to our recent discussion I can confirm that Powys County Council is very supportive in principle of your proposals to develop Gilestone Farm near Talybont.

I wish you luck developing the project and look forward to hearing greater detail soon. Upon receipt of which we can work with you to identify any appropriate funding opportunities.

As you know we pride ourselves in being the "Event County" and are keen to secure another successful such venture based in Powys. We recognise the added value that the Green Man brings to our local economy of around £15m and the impressive number of jobs it creates at around 140 full time equivalents.

In the meantime, please do not hesitate to contact myself or our Economic Development Team for assistance or advice.

I know that you are very familiar and experienced with the regulatory requirements of holding such events and our licensing team will be happy to support you in this respect in due course.

Kind regards.

Rosemarie Harris.

County Councillor Rosemarie Harris
Executive Leader, Powys County Council
Cynghorydd Sir Rosemarie Harris
Arweinydd Gweithredol, Cyngor Sir Powys

Byw, dysgu, gweithio a chwarae ym Mhowys
Live, learn, work and play in Powys



From: Google Calendar <calendar-notification@google.com> **On Behalf** [Redacted Personal Information - Greenman 1]
Sent: 08 February 2022 14:17
To: [Redacted Personal Information WG Official 1] (ETC - Culture, Sport & Tourism - Creative Wales)
Subject: Accepted: Catch up - Greenman / Creative Wales @ Fri 11 Feb 2022 1pm - 2pm (GMT) ([WG Official 1])
When: 11 February 2022 13:00-14:00 (UTC+00:00) Dublin, Edinburgh, Lisbon, London.
Where: Microsoft Teams Meeting

[Redacted Personal Information - Greenman 1] **has accepted this invitation.**

Catch up - Greenman / Creative Wales

When Fri 11 Feb 2022 1pm – 2pm United Kingdom Time

Where Microsoft Teams Meeting (map)

Calendar [WG Official 1]

Who

- [WG Official 1] - organiser
- [Redacted Personal Information - Greenman 1]
- [Redacted Personal Information WG Official 3]
- [Redacted Personal Information Greenman 2]

Microsoft Teams meeting
Join on your computer or mobile app
[Click here to join the meeting](#)
[Find a local number](#) | [Reset PIN](#)
[Learn More](#) | [Meeting options](#)

Sganiwyd y neges hon am bob feirws hysbys wrth iddi adael Llywodraeth Cymru. Mae Llywodraeth Cymru yn cymryd o ddifrif yr angen i ddiogelu eich data. Os cysylltwch â Llywodraeth Cymru, mae ein hysbysiad preifatrwydd <"https://gov.wales/about/welsh-government-privacy-notice/?lang=cy"> yn esbonio sut rydym yn defnyddio eich gwybodaeth a sut rydym yn diogelu eich preifatrwydd. Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn anfon ateb yn Gymraeg i ohebiaeth a dderbynnir yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi. On leaving the Welsh Government this email was scanned for all known viruses. The Welsh Government takes the protection of your data seriously. If you contact the Welsh Government then our Privacy Notice explains how we use your information and the ways in which we protect your privacy. We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.

From: Google Calendar <calendar-notification@google.com> **On Behalf Of**

[Redacted Personal Information - Greenman 1]

Sent: 22 March 2022 09:32

To: [Redacted Personal Information WG Official 1] (ETC - Culture, Sport & Tourism - Creative Wales)

Subject: Accepted: Catch Up @ Wed 23 Mar 2022 10am - 11am (GMT) ([WG Official 1])

When: 23 March 2022 10:00-11:00 (UTC+00:00) Dublin, Edinburgh, Lisbon, London.

Where: Microsoft Teams Meeting

[Redacted Personal Information - Greenman 1] **has accepted this invitation.**

Catch Up

When Wed 23 Mar 2022 10am – 11am United Kingdom Time

Where Microsoft Teams Meeting (map)

Calendar [WG Official 1]

Who

- [WG Official 1] - organiser
- [Redacted Personal Information - Greenman 1]
- [Redacted Personal Information - Greenman 2]
- [Redacted Personal Information WG Official 5]

Microsoft Teams meeting

Join on your computer or mobile app

Click here to join the meeting
Find a local number | Reset PIN
Learn More | Meeting options

Sganiwyd y neges hon am bob feirws hysbys wrth iddi adael Llywodraeth Cymru. Mae Llywodraeth Cymru yn cymryd o ddifrif yr angen i ddiogelu eich data. Os cysylltwch â Llywodraeth Cymru, mae ein hysbysiad preifatrwydd <"<https://gov.wales/about/welsh-government-privacy-notice/?lang=cy>"> yn esbonio sut rydym yn defnyddio eich gwybodaeth a sut rydym yn diogelu eich preifatrwydd. Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn anfon ateb yn Gymraeg i ohebiaeth a dderbynnir yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi. On leaving the Welsh Government this email was scanned for all known viruses. The Welsh Government takes the protection of your data seriously. If you contact the Welsh Government then our Privacy Notice explains how we use your information and the ways in which we protect your privacy. We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.

From: [Redacted Personal Information WG Official 5](CCRA - Economic Infrastructure - Business Solutions) <[Redacted Personal Information WG Official 5]>

Sent: 01 March 2022 16:00

To: [Redacted Personal Information - Greenman 2]

Cc: [Redacted Personal Information WG Official 1] (ETC - Culture, Sport & Tourism - Creative Wales) <[WG Official 1]>

Subject: FW: Gilestone Farm - Subject to Approval and Contract

Hi [Redacted Personal Information - Greenman 2],

I hope all good.

Just wondering if the Powell's valuation is available, and if not, when it might be?

Similarly, any news on the schedule of agreements?

Hopefully, [Redacted Personal Information Knight Frank1] from Knight Frank will be able to view the premises tomorrow and report accordingly in due course.

Wait to hear.

Thanks.

Regs,

[Redacted Personal Information WG Official 5]

[Redacted Personal Information WG Official 5]

Uwch Reolwr Datrysiadau Busnes – Senior Manager Business Solutions
Adran yr Economi a'r Seilwaith / Department for Economy and Infrastructure
Llywodraeth Cymru / Welsh Government
Canolfan QED, Stadd Ddiwydiannol Trefforest, CF37 5YR /
QED Centre, Trefforest Estate, CF37 5YR

[Redacted Personal Information WG Official 5]

e-bost [Redacted Personal Information WG Official 5]

e-mail [Redacted Personal Information WG Official 5]

From: [Redacted Personal Information - Greenman 2]

Sent: 24 February 2022 19:50

To: [Redacted Personal Information Knight Frank1]

Cc: [Redacted Personal Information WG Official 1] ; [Redacted Personal Information WG Official 5](ESNR - Economic Infrastructure - Business Solutions) <[Redacted Personal Information WG Official 5][Redacted Personal Information Knight Frank2]; [Redacted Personal Information Knight Frank3]

Subject: Re: Gilestone Farm - Subject to Approval and Contract

Dear Tom

Thanks for the email, I'm available from 10:30am tomorrow.

I will check in with the owner and see if you suggested dates work with them.

Many thanks,

[Redacted Personal Information - Greenman 2]

On Thu, 24 Feb 2022, 19:25 [Redacted Personal Information Knight Frank1] wrote:
Dear [Redacted Personal Information - Greenman 2] (if I may),

How do you do and following the email below, I thought I should follow up direct with you.

I suggested some dates on my email.

Let me know when is convenient to have a word tomorrow.

I look forward to meeting and seeing Gilestone Farm.

[Redacted Personal Information Knight Frank1]



[Redacted Personal Information Knight Frank1]

Partner

Valuation & Advisory

Knight Frank

55 Baker Street

London

W1U 8AN

United Kingdom

T: [Redacted Personal Information Knight Frank1]

M: [Redacted Personal Information Knight Frank1]

[Redacted Personal Information Knight Frank1]

knightfrank.com

Save a tree - We only print emails we need to.



A promotional banner with a dark, starry background. On the left, the text "Invest your time wisely." is written in a large, white, serif font. Below it, in a smaller white font, is "SIGN UP TO THE GLOBAL LAUNCH EVENT" followed by "2nd March 2022". On the right side of the banner, there is a white square containing the words "THE WEALTH REPORT" in a bold, black, sans-serif font. A large, orange arrow shape points from the left towards the white square.

From: [Redacted Personal Information WG Official 5] <[Redacted Personal Information WG Official 5]>

Sent: 24 February 2022 11:18

To: [Redacted Personal Information Knight Frank1]; [Redacted Personal Information Knight Frank2]

Cc: [Redacted Personal Information - Greenman 2]; [WG Official 1]
Subject: [EXTERNAL] Gilestone Farm - Subject to Approval and Contract

Dear [Redacted Personal Information Knight Frank 1&2],

Ian, [Redacted Personal Information WG Official 1] and I had a productive Teams meeting this morning regarding the above.

It was agreed that arrangements for the inspection of the property would be best served through [Redacted Personal Information - Greenman 2] directly given current relationships with the vendor(s). Consequently, [Redacted Personal Information Knight Frank1] would you kindly contact [Redacted Personal Information - Greenman 2] asap.

Thanks.

Any problems please let me know.

Regs,

[Redacted Personal Information WG Official 5]

[Redacted Personal Information WG Official 5]
Uwch Reolwr Datrysiadau Busnes – Senior Manager Business Solutions
Adran yr Economi a'r Seilwaith / Department for Economy and Infrastructure
Llywodraeth Cymru / Welsh Government
Canolfan QED, Stadd Ddiwydiannol Trefforest, CF37 5YR /
QED Centre, Trefforest Estate, CF37 5YR

[Redacted Personal Information WG Official 5]

e-bost [Redacted Personal Information WG Official 5]

e-mail [Redacted Personal Information WG Official 5]

From: [Redacted Personal Information - Greenman 2]

Sent: 11 February 2022 14:50

To: [Redacted Personal Information WG Official 5](CCRA - Economic Infrastructure - Business Solutions) <[Redacted Personal Information WG Official 5]>; [Redacted Personal Information Legal 1]

Subject: Introduction

Hi Anthony / [Redacted Personal Information WG Official 5]

[Redacted Personal Information WG Official 5] is working on this project for the Welsh Government and is in the process of appointing valuers, Anthony is our solicitor.

[Redacted Personal Information WG Official 5] please can let us know what information you need from us and how we can be of assistance.

Many thanks,

--

[Redacted Personal Information – Greenman 2]

GREEN MAN 2022 - AUGUST 18 - 21 (SOLD OUT)
GREEN MAN 2017 & 2018 - BBC 6 MUSIC FESTIVAL OF THE YEAR
SILVER CHARTER - ATTITUDE IS EVERYTHING



From: [Redacted Personal Information - Greenman 2]

Sent: 11 February 2022 14:50

To: [Redacted Personal Information WG Official 5](CCRA - Economic Infrastructure - Business Solutions) <[Redacted Personal Information WG Official 5]>

Cc: [Redacted Personal Information - Greenman 1]; [Redacted Personal Information WG Official 1] (ETC - Culture, Sport & Tourism - Creative Wales) <[WG Official 1]>

Subject: Re: Land at Gileston Farm - Subject to approval and contract

Hi [Redacted Personal Information WG Official 5]

Really good to meet you too, I've sent you an introduction to Anthony.

Many thanks,

Ian

On Fri, 11 Feb 2022 at 14:19, <[Redacted Personal Information WG Official 5]> wrote:

Dear [Redacted Personal Information - Greenman 1] & [Redacted Personal Information - Greenman 2],

Very good to meet you both earlier this afternoon.

It was a very useful meeting to discuss the prospective acquisition of the land at Gileston Farm.

As mentioned, it would be really helpful if you could send through contact details of your solicitor at Anthony Jayes and any plans or transaction correspondence that you may have available to help progress matters.

No doubt you will also be in contact with [Redacted Personal Information WG Official 1] on the wider Business Plan aspects of the project shortly.

Look forward to hearing from you. Any queries please let me know.

Many thanks.

With Kind Regards,

[Redacted Personal Information WG Official 5]

[Redacted Personal Information WG Official 5]
Uwch Reolwr Datrysiadau Busnes – Senior Manager Business Solutions
Adran yr Economi a'r Seilwaith / Department for Economy and Infrastructure
Llywodraeth Cymru / Welsh Government
Canolfan QED, Stadd Ddiwydiannol Trefforest, CF37 5YR /
QED Centre, Treforest Estate, CF37 5YR

[Redacted Personal Information WG Official 5]

From: [Redacted Personal Information WG Official 5](CCRA - Economic Infrastructure - Business Solutions) <[Redacted Personal Information WG Official 5]>

Sent: 03 March 2022 08:09

To: [Redacted Personal Information - Greenman 2]

Cc: [Redacted Personal Information WG Official 1] (ETC - Culture, Sport & Tourism - Creative Wales) <[WG Official 1]>

Subject: RE: FW: Gilestone Farm - Subject to Approval and Contract

Morning [Redacted Personal Information - Greenman 2],

Thanks for the email.

Noted.

Hopefully we will be able to see the Powell's valuation today.

I understand the inspection went well yesterday with [Redacted Personal Information]. I hope to speak further with Knight Frank today.

Just to advise, Knight Frank no longer act as management advisors for the Glanusk Estate.

No doubt be in touch later.

Thanks.

Regs,

[Redacted Personal Information WG Official 5]

[Redacted Personal Information WG Official 5]

Uwch Reolwr Datrysiadau Busnes – Senior Manager Business Solutions
Adran yr Economi a'r Seilwaith / Department for Economy and Infrastructure
Llywodraeth Cymru / Welsh Government
Canolfan QED, Stadd Ddiwydiannol Trefforest, CF37 5YR /
QED Centre, Treforest Estate, CF37 5YR

[Redacted Personal Information WG Official 5]

e-bost [Redacted Personal Information WG Official 5]

e-mail [Redacted Personal Information WG Official 5]

From: [Redacted Personal Information - Greenman 2]

Sent: 02 March 2022 17:23

To: [Redacted Personal Information WG Official 5](ESNR - Economic Infrastructure - Business Solutions) <[Redacted Personal Information WG Official 5]>

Cc: [Redacted Personal Information WG Official 1] (ESNR - Creative Wales) <[WG Official 1]>

Subject: Re: FW: Gilestone Farm - Subject to Approval and Contract

Hi

Apologies for the delay, someone in their office has had a bereavement and this has delayed them. We were hoping to have it today (I spoke to them yesterday), but it's looking more like tomorrow now.

Many thanks,

Ian

On Tue, 1 Mar 2022, 16:00 , <[Redacted Personal Information WG Official 5]> wrote:

Hi [Redacted Personal Information - Greenman 2],

I hope all good.

Just wondering if the Powell's valuation is available, and if not, when it might be?

Similarly, any news on the schedule of agreements?

Hopefully, [Redacted Personal Information Knight Frank1] from Knight Frank will be able to view the premises tomorrow and report accordingly in due course.

Wait to hear.

Thanks.

Regs,

[Redacted Personal Information WG Official 5]

[Redacted Personal Information WG Official 5]

Uwch Reolwr Datrysiadau Busnes – Senior Manager Business Solutions
Adran yr Economi a'r Seilwaith / Department for Economy and Infrastructure
Llywodraeth Cymru / Welsh Government
Canolfan QED, Stadd Ddiwydiannol Trefforest, CF37 5YR /
QED Centre, Trefforest Estate, CF37 5YR

[Redacted Personal Information WG Official 5]

e-bost [Redacted Personal Information WG Official 5]

e-mail [Redacted Personal Information WG Official 5]

From: [Redacted Personal Information - Greenman 2]

Sent: 24 February 2022 19:50

To: [Redacted Personal Information Knight Frank1]

Cc: [Redacted Personal Information WG Official 1] (ESNR - Creative Wales) <[WG Official 1]>; [Redacted Personal Information WG Official 5](ESNR - Economic Infrastructure - Business Solutions) <[Redacted Personal Information WG Official 5]>; [Redacted Personal Information Knight Frank2]; [Redacted Personal Information Knight Frank3]

Subject: Re: Gilestone Farm - Subject to Approval and Contract

Dear [Redacted Personal Information Knight Frank1]

Thanks for the email, I'm available from 10:30am tomorrow.

I will check in with the owner and see if you suggested dates work with them.

Many thanks,

Ian

On Thu, 24 Feb 2022, 19:25 [Redacted Personal Information Knight Frank1] wrote:
Dear [Redacted Personal Information - Greenman 2] (if I may),

How do you do and following the email below, I thought I should follow up direct with you.

I suggested some dates on my email.

Let me know when is convenient to have a word tomorrow.

I look forward to meeting and seeing Gilestone Farm.

[Redacted Personal Information Knight Frank1]



[Redacted Personal Information Knight Frank1]

Partner

Valuation & Advisory

Knight Frank

55 Baker Street

London

W1U 8AN

United Kingdom

T: [Redacted Personal Information Knight Frank1]

M:[Redacted Personal Information Knight Frank1]

[Redacted Personal Information Knight Frank1]

knightfrank.com

Save a tree - We only print emails we need to.

From: [Redacted Personal Information WG Official 5] <[Redacted Personal Information WG Official 5]>
Sent: 24 February 2022 11:18
To: [Redacted Personal Information Knight Frank1]; [Redacted Personal Information Knight Frank2]
Cc: [Redacted Personal Information - Greenman 2]; [WG Official 1]
Subject: [EXTERNAL] Gilestone Farm - Subject to Approval and Contract

Dear [Redacted Personal Information – Knight Frank 1&2],

[Redacted Personal Information WG Official 1] and I had a productive Teams meeting this morning regarding the above.

It was agreed that arrangements for the inspection of the property would be best served through [Redacted Personal Information - Greenman 2] directly given current relationships with the vendor(s). Consequently, [Redacted Personal Information Knight Frank1] would you kindly contact [Redacted Personal Information - Greenman 2] asap.

Thanks.

Any problems please let me know.

Regs,

[Redacted Personal Information WG Official 5]

[Redacted Personal Information WG Official 5]
Uwch Reolwr Datrysiadau Busnes – Senior Manager Business Solutions
Adran yr Economi a'r Seilwaith / Department for Economy and Infrastructure
Llywodraeth Cymru / Welsh Government
Canolfan QED, Stadd Ddiwydiannol Trefforest, CF37 5YR /
QED Centre, Trefforest Estate, CF37 5YR

[Redacted Personal Information WG Official 5]

e-bost [Redacted Personal Information WG Official 5]
e-mail [Redacted Personal Information WG Official 5]

From: [Redacted Personal Information WG Official 5](CCRA - Economic Infrastructure - Business Solutions) <[Redacted Personal Information WG Official

5]>

Sent: 08 March 2022 18:38

To: [Redacted Personal Information - Greenman 2]

Cc: [Redacted Personal Information - Greenman 1] [Redacted Personal Information WG Official 1] (ETC - Culture, Sport & Tourism - Creative Wales) <[WG Official 1] >

Subject: FW: Gilestone

Hi [Redacted Personal Information - Greenman 2],

Many thanks for the email and attached report – much appreciated.

I will look through properly this evening but I note that the price reflects the numbers previously discussed.

I have emailed Charles and hope to catch up properly tomorrow.

Thanks again.

Regs,

[Redacted Personal Information WG Official 5]

[Redacted Personal Information WG Official 5]

Uwch Reolwr Datrysiadau Busnes – Senior Manager Business Solutions
Adran yr Economi a'r Seilwaith / Department for Economy and Infrastructure
Llywodraeth Cymru / Welsh Government
Canolfan QED, Stadd Ddiwydiannol Trefforest, CF37 5YR /
QED Centre, Trefforest Estate, CF37 5YR

[Redacted Personal Information WG Official 5]

e-bost [Redacted Personal Information WG Official 5]

e-mail [Redacted Personal Information WG Official 5]

From: [Redacted Personal Information - Greenman 2]

Sent: 08 March 2022 16:06

To: [Redacted Personal Information WG Official 5](ESNR - Economic Infrastructure - Business Solutions) <[Redacted Personal Information WG Official 5]>

Cc: [Redacted Personal Information WG Official 1] (ESNR - Creative Wales) <[WG Official 1] >; [Redacted Personal Information - Greenman 1]

Subject: Re: Gilestone

Hi

Please find Powell's valuation attached.

Many thanks,

Ian

On Tue, 8 Mar 2022 at 08:00, <[Redacted Personal Information WG Official 5]> wrote:

Morning [Redacted Personal Information - Greenman 2],

Thanks for the email.

It's not an issue just possibly a strange coincidence?

We hope to be in contact with the Vendor and solicitor later in the day.

Many thanks.

With Kind Regs,

[Redacted Personal Information WG Official 5]

[Redacted Personal Information WG Official 5]

Uwch Reolwr Datrysiadau Busnes – Senior Manager Business Solutions
Adran yr Economi a'r Seilwaith / Department for Economy and Infrastructure
Llywodraeth Cymru / Welsh Government
Canolfan QED, Stadd Ddiwydiannol Trefforest, CF37 5YR /
QED Centre, Treforest Estate, CF37 5YR

[Redacted Personal Information WG Official 5]

e-bost [Redacted Personal Information WG Official 5]

e-mail [Redacted Personal Information WG Official 5]

From: [Redacted Personal Information - Greenman 2]

Sent: 07 March 2022 18:13

To: [Redacted Personal Information WG Official 5](ESNR - Economic Infrastructure - Business Solutions) <[Redacted Personal Information WG Official 5]>

Cc: [Redacted Personal Information WG Official 1] (ESNR - Creative Wales) <[WG Official 1]> ; [Redacted Personal Information - Greenman 1]

Subject: Re: Gilestone

Hi

I don't think there's a connection, but have asked the surveyors to confirm.

Thanks,

Ian

On Mon, 7 Mar 2022 at 18:08, <[Redacted Personal Information WG Official 5]> wrote:

Hi [Redacted Personal Information - Greenman 2],

Thanks for the email – much appreciated.

All noted. Lots of chaps called Powell! - are they related?

Will contact them tomorrow.

Thanks.

Regs,

[Redacted Personal Information WG Official 5]

[Redacted Personal Information WG Official 5]

Uwch Reolwr Datrysiadau Busnes – Senior Manager Business Solutions
Adran yr Economi a'r Seilwaith / Department for Economy and Infrastructure
Llywodraeth Cymru / Welsh Government
Canolfan QED, Stadd Ddiwydiannol Trefforest, CF37 5YR /
QED Centre, Trefforest Estate, CF37 5YR

[Redacted Personal Information WG Official 5]

e-bost [Redacted Personal Information WG Official 5]

e-mail [Redacted Personal Information WG Official 5]

From: [Redacted Personal Information - Greenman 2]

Sent: 07 March 2022 17:57

To: [Redacted Personal Information WG Official 5](ESNR - Economic Infrastructure - Business Solutions) <[Redacted Personal Information WG Official 5]>

Cc: [Redacted Personal Information WG Official 1] (ESNR - Creative Wales) <[WG Official 1]>; [Redacted Personal Information - Greenman 1]

Subject: Re: Gilestone

Hi [Redacted Personal Information WG Official 5]

good to meet with you too.

The vendors details are as follows

[Redacted Personal Information - Vendor]

We have been assured by Powells we will receive the completed report tomorrow morning and will forward to you.

Many thanks,

Ian

On Mon, 7 Mar 2022 at 16:21, <[Redacted Personal Information WG Official 5]> wrote:

Hi [Redacted Personal Information - Greenman 2],

Good to meet with you, [Redacted Personal Information - Greenman 1] and [Redacted Personal Information WG Official 1] this morning for what was a useful and positive meeting.

Just to re-confirm, we look forward to receiving from you ASAP:-

- The Vendor's contact details and legal representative.
- The Powell's Valuation Report

Many thanks. Any queries or problems, please let me know.

Regs,

[Redacted Personal Information WG Official 5]

[Redacted Personal Information WG Official 5]

Uwch Reolwr Datrysiadau Busnes – Senior Manager Business Solutions
Adran yr Economi a'r Seilwaith / Department for Economy and Infrastructure
Llywodraeth Cymru / Welsh Government
Canolfan QED, Stadd Ddiwydiannol Trefforest, CF37 5YR /
QED Centre, Treforest Estate, CF37 5YR

[Redacted Personal Information WG Official 5]

e-bost [Redacted Personal Information WG Official 5]

e-mail [Redacted Personal Information WG Official 5]

On Tue, 22 Mar 2022 at 09:09, [Redacted Personal Information WG Official 1 wrote:
Morning [Redacted Personal Information - Greenman 2],

Apologies for the delay I will send out an invite for tomorrow morning

Thanks

[Redacted Personal Information WG Official 1

From: [Redacted Personal Information - Greenman 2]

Sent: 18 March 2022 16:59

To: [Redacted Personal Information WG Official 1] (ESNR - Creative Wales) <[WG Official 1] >

Cc: [Redacted Personal Information WG Official 5](ESNR - Economic Infrastructure - Business Solutions) <[Redacted Personal Information WG Official 5]>; [Redacted Personal Information - Greenman 1]

Subject: Re: FW: Gilestone

Hi

Sorry I'm unavailable on Monday and Tuesday, any chance we can do Wednesday morning or afternoon instead?

Thanks

Nush

On Fri, 18 Mar 2022, 15:30 , [Redacted Personal Information WG Official 1 wrote:
Hi [Redacted Personal Information - Greenman 2],

Yes things are progressing well on our side, a catch up would be good. Would Monday 4pm be aby good to you?

Thanks

[Redacted Personal Information WG Official 1

From: [Redacted Personal Information - Greenman 2]

Sent: 18 March 2022 13:18

To: [Redacted Personal Information WG Official 5](ESNR - Economic Infrastructure - Business Solutions) <[Redacted Personal Information WG Official 5]>

Cc: [Redacted Personal Information - Greenman 1] ; [Redacted Personal Information WG Official 1] (ESNR - Creative Wales) <[WG Official 1] >

Subject: Re: FW: Gilestone

Hi all,

How is the sale progressing? We understand from Charles that things are moving forward but it would be great to get an update. Did you get Knight Frank's valuation, please can we see a copy when you have it? Please let us know if there is anything else we can be doing, and/or information you need from us. We are currently working on the business plan.

It would be good to organise a catch up meeting. I'm out of the office on Monday and Tuesday next week, but we are both available before 10:30am on Wednesday and after 3pm.

I have attached a copy of the heads of terms with some comments and tracked changes, and please see my notes below.

- We have formed a new company for this project - Cwningar Ltd / 13932463
- We're not 100% clear about the "Initial Lease To Green Man". Is this still applicable if [Redacted personal information] is remaining on the property until 31st October?
- The sale of the Farmhouse deadline was 31st of March, I think this should be 31st December.
- Do you know if there will be any stamp duty and/or VAT applicable on the sale of the farmhouse?
- Please can we fix the sale price for the farmhouse? A couple of points in the HOTs suggested that it could change depending on market value at the time of sale, but a fixed price based on the purchase price would make it much easier for us to plan our finances.
- Do you have a copy of the standard Welsh Government Economic Contract you could send us?
- We've included what we previously discussed about rent holidays, premiums etc being based on the business plan.
- We've added that we would like an option to purchase the whole site during the lease.
- And that if the property sold by WG to a third party at the end of the lease, we would receive the cost of our investment in the site reimbursed.

Please let me know your thoughts - many thanks,

[Redacted Personal Information - Greenman 2]

On Tue, 8 Mar 2022 at 18:38, <[Redacted Personal Information WG Official 5]> wrote:

Hi [Redacted Personal Information - Greenman 2],

Many thanks for the email and attached report – much appreciated.

I will look through properly this evening but I note that the price reflects the numbers previously discussed.

I have emailed Charles and hope to catch up properly tomorrow.

Thanks again.

Regs,

[Redacted Personal Information WG Official 5]

[Redacted Personal Information WG Official 5]

Uwch Reolwr Datrysiadau Busnes – Senior Manager Business Solutions
Adran yr Economi a'r Seilwaith / Department for Economy and Infrastructure
Llywodraeth Cymru / Welsh Government
Canolfan QED, Stadd Ddiwydiannol Trefforest, CF37 5YR /
QED Centre, Trefforest Estate, CF37 5YR

[Redacted Personal Information WG Official 5]

e-bost [Redacted Personal Information WG Official 5]

e-mail [Redacted Personal Information WG Official 5]

From: [Redacted Personal Information - Greenman 2]

Sent: 08 March 2022 16:06

To: [Redacted Personal Information WG Official 5](ESNR - Economic Infrastructure - Business Solutions) <[Redacted Personal Information WG Official 5]>

Cc: [Redacted Personal Information WG Official 1] (ESNR - Creative Wales) <[WG Official 1]>; [Redacted Personal Information - Greenman 1]

Subject: Re: Gilestone

Hi

Please find Powell's valuation attached.

Many thanks,

[Redacted Personal Information - Greenman 2]

On Tue, 8 Mar 2022 at 08:00, <[Redacted Personal Information WG Official 5]> wrote:

Morning [Redacted Personal Information - Greenman 2],

Thanks for the email.

It's not an issue just possibly a strange coincidence?

We hope to be in contact with the Vendor and solicitor later in the day.

Many thanks.

With Kind Regs,

[Redacted Personal Information WG Official 5]

[Redacted Personal Information WG Official 5]

Uwch Reolwr Datrysiadau Busnes – Senior Manager Business Solutions
Adran yr Economi a'r Seilwaith / Department for Economy and Infrastructure
Llywodraeth Cymru / Welsh Government
Canolfan QED, Stadd Ddiwydiannol Trefforest, CF37 5YR /
QED Centre, Treforest Estate, CF37 5YR

[Redacted Personal Information WG Official 5]

e-bost [Redacted Personal Information WG Official 5]

e-mail [Redacted Personal Information WG Official 5]

From: [Redacted Personal Information - Greenman 2]

Sent: 07 March 2022 18:13

To: [Redacted Personal Information WG Official 5](ESNR - Economic Infrastructure - Business Solutions) <[Redacted Personal Information WG Official 5]>

Cc: [Redacted Personal Information WG Official 1] (ESNR - Creative Wales) <[WG Official 1]>; [Redacted Personal Information - Greenman 1]

Subject: Re: Gilestone

Hi

I don't think there's a connection, but have asked the surveyors to confirm.

Thanks,

[Redacted Personal Information - Greenman 2]

On Mon, 7 Mar 2022 at 18:08, <[Redacted Personal Information WG Official 5]> wrote:

Hi [Redacted Personal Information - Greenman 2],

Thanks for the email – much appreciated.

All noted. Lots of chaps called Powell! - are they related?

Will contact them tomorrow.

Thanks.

Regs,

[Redacted Personal Information WG Official 5]

[Redacted Personal Information WG Official 5]
Uwch Reolwr Datrysiadau Busnes – Senior Manager Business Solutions
Adran yr Economi a'r Seilwaith / Department for Economy and Infrastructure
Llywodraeth Cymru / Welsh Government
Canolfan QED, Stadd Ddiwydiannol Trefforest, CF37 5YR /
QED Centre, Treforest Estate, CF37 5YR

[Redacted Personal Information WG Official 5]
[Redacted Personal Information WG Official 5]
e-bost [Redacted Personal Information WG Official 5]
e-mail [Redacted Personal Information WG Official 5]

From: [Redacted Personal Information - Greenman 2]

Sent: 07 March 2022 17:57

To: [Redacted Personal Information WG Official 5](ESNR - Economic Infrastructure - Business Solutions) <[Redacted Personal Information WG Official 5]>

Cc: [Redacted Personal Information WG Official 1] (ESNR - Creative Wales) <[WG Official 1]>; [Redacted Personal Information - Greenman 1]

Subject: Re: Gilestone

Hi [Redacted Personal Information WG Official 5]

good to meet with you too.

The vendors details are as follows

[Redacted Personal Data – Vendor]

We have been assured by Powells we will receive the completed report tomorrow morning and will forward to you.

Many thanks,

Ian

On Mon, 7 Mar 2022 at 16:21, <[Redacted Personal Information WG Official 5]> wrote:

Hi [Redacted Personal Information - Greenman 2],

Good to meet with you, [Redacted Personal Information - Greenman 1] and [Redacted Personal Information WG Official 1] this morning for what was a useful and positive meeting.

Just to re-confirm, we look forward to receiving from you ASAP:-

- The Vendor's contact details and legal representative.
- The Powell's Valuation Report

Many thanks. Any queries or problems, please let me know.

Regs,

[Redacted Personal Information WG Official 5]

[Redacted Personal Information WG Official 5]
Uwch Reolwr Datrysiadau Busnes – Senior Manager Business Solutions
Adran yr Economi a'r Seilwaith / Department for Economy and Infrastructure
Llywodraeth Cymru / Welsh Government
Canolfan QED, Stadd Ddiwydiannol Trefforest, CF37 5YR /
QED Centre, Trefforest Estate, CF37 5YR

[Redacted Personal Information WG Official 5]

e-bost [Redacted Personal Information WG Official 5]

e-mail [Redacted Personal Information WG Official 5]