

Dear

Requests for information - ATISN 26506, ATISN 26519 and ATISN 26554

Thank you for your requests for information received on 15 and 18 December 2025; and 9 January 2026. Please note that as all three requests relate to the same transaction, your queries will be addressed in a consolidated manner to avoid unnecessary duplication and provide a clear response.

Your Requests

You asked for the following information, on behalf of DJJ Precision Engineering Ltd, regarding the competitive land bid process conducted between October and December 2020 and the disposal concerning Plot C1, Llantarnam Business Park (Land Registry title CYM855800).

First request received on 15 December – Ref ATISN 26506

1. Whether any sealed bid, bid submission, expression of interest, or proposal was received from the bidder referred to as the “*second bidder*” by the deadline of 12:00 noon on 2 October 2020.
2. The full legal name of the second bidder and the registered address provided with any submission.
3. The name(s), role(s), and capacity of any representative(s), agent(s), director(s), officer(s), or authorised signatory(ies) identified as acting on behalf of the second bidder.
4. The date and exact time of receipt of any such submission(s).
5. The method of receipt, including confirmation that any submission was received by email to the appointed sales agent, in accordance with the sale conditions.
6. Whether the second bidder’s submission included all mandatory elements required by the sale conditions, including (where held):
 - purchase price,
 - deposit details,
 - funding arrangements and proof of funds,
 - confirmation of ability to exchange contracts within 28 days,
 - proposed use and development details,
 - evidence of ability to fund development costs,
 - full details of any conditions,
 - AML / identity documentation,
 - solicitor details, and
 - confirmation of authority to make the offer.
7. Whether the second bidder submitted any revised bid, amended bid, supplementary information, or updated proposal after its initial submission.
8. For any such revision or amendment:
 - the date and time received,
 - the nature of the change (including changes to price, funding, conditions, or commitments),

- whether the bidder was permitted time to adjust or amend its initial submission after the deadline, and
 - the authority or reason recorded for permitting such revision.
9. Time-stamped copies of:
- the original submission received by the deadline, and
 - any revised, amended, or supplementary submissions made by the second bidder.
10. Whether the second bidder withdrew from the transaction, declined to proceed, or otherwise failed to complete the acquisition following any award decision.
11. The date and time on which any such withdrawal, non-progression, or failure to proceed was:
- communicated, and/or
 - recorded by Welsh Government or its appointed agent.
12. All time-stamped documentary evidence evidencing this, including (where held):
- emails,
 - letters,
 - meeting notes,
 - internal file notes, or
 - records of telephone calls.
13. Any recorded reason or explanation provided by the second bidder for not proceeding.
14. Any bid receipt log, register, schedule, spreadsheet, or database used to record submissions received for Plot C1.
15. Any entry within such a log or register relating to the second bidder, including:
- bidder identifier,
 - date and time recorded,
 - reference number or internal identifier.
16. Any internal policy or procedure governing how bid submissions (and any revisions) were logged, checked for completeness, and recorded during the 2020 disposal process.
17. The document management system(s) used by Welsh Government (or its appointed agent) to store and manage bid submissions for Plot C1.
18. Any file paths, document IDs, reference numbers, or folder structures associated with the second bidder's submission(s).
19. Any metadata held for the second bidder's submission(s), including (where recorded):
- creation date,
 - upload or receipt date,
 - modification dates,
 - version history,
 - author or uploader identifiers.
20. Any access logs, permissions records, or audit trails showing who:
- accessed,
 - viewed,
 - downloaded, or edited
- the second bidder's submission(s).
21. Any records evidencing compliance with sealed-bid handling procedures, including controls on access prior to bid evaluation.

Please provide all recorded information relating to any communications or engagement involving the second bidder prior to the formal marketing of Plot C1, including:

22. Communications between the second bidder and:
 - the appointed sales agent, or
 - Welsh Government officials.
23. Emails, meeting notes, call records, or briefing papers evidencing any pre-marketing engagement, expressions of interest, or informal discussions about Plot C1.
24. If no records are held falling within the scope of this request, please confirm:
 - that a reasonable and proportionate search has been conducted,
 - which systems and locations were searched, and
 - the reason recorded for the absence of such records.

Second request received on 18 December – Ref ATISN 26519

1. The evaluation framework, criteria, or methodology used to assess bids for Plot C1.
2. Any written guidance, policy, or internal instructions provided to officials, assessors, or agents on how bids were to be evaluated.
3. Any weighting applied to evaluation criteria, including (where applicable):
 - purchase price,
 - funding certainty,
 - ability to proceed,
 - development viability,
 - employment creation,
 - skills development, or
 - community or economic benefit.
4. Any written communications, guidance, or instructions issued to bidders or the appointed sales agent during the Plot C1 bid process which:
 - set out the evaluation criteria,
 - explained what information bidders were requested or required to provide, or
 - clarified how bids would be assessed.
5. The date and time on which any such criteria or guidance were:
 - drafted,
 - approved, and
 - communicated to bidders or the sales agent.
6. Any recorded information evidencing changes, refinements, or clarifications to bid criteria during the bid period, including where emphasis was placed on:
 - employment creation,
 - economic benefit,
 - skills or community benefit, or
 - funding and deliverability.
7. Any scoring sheets, matrices, comparative tables, or assessment documents used to score or rank bids.
8. The scores or qualitative assessments assigned to:
 - DJJ Precision Engineering Ltd's bid, and
 - the second bidder's bid.
9. Any recorded comparative analysis explaining how bids were assessed against one another.
10. How each bidder's ability to proceed was assessed, including consideration of:
 - funding certainty,
 - deposit availability,
 - readiness to exchange contracts, and

- deliverability of the proposed development.
11. Any recorded concerns, risks, or qualifications identified in relation to any bidder's ability to proceed.
 12. How employment creation, skills development, and community or wider economic benefit was assessed and factored into the evaluation.
 13. Any recorded assessment, commentary, or scoring relating to:
 - number of jobs proposed,
 - type and quality of employment,
 - skills or training provision, or
 - wider economic benefit.
 14. Any recommendation report, briefing note, or decision paper prepared following bid evaluation.
 15. The role or job title (not personal data) of the official(s) who:
 - prepared the recommendation, and
 - approved or endorsed it.
 16. Any recorded reasoning explaining why one bid was recommended over another.
 17. Whether Ministers were asked to:
 - approve the evaluation outcome,
 - note the recommendation, or
 - make the final decision.
 18. Any ministerial submissions, briefings, or records relating to the evaluation or recommendation.

Third request received on 9 January 2026 – Ref ATISN 26554

1. Disposal strategy and approvals

Please provide copies of:

- a) The recorded disposal strategy for Plot C1, as required by the July 2020 guidance
- b) Any documents recording approval of that strategy, including ministerial or senior officer sign-off
- c) Any documents recording a material change to the disposal strategy at any point prior to completion of sale

2. Public value assessment

Please provide copies of documents evidencing:

- a) How public value was assessed in relation to the disposal of Plot C1, including consideration of:
 - economic wellbeing,
 - employment outcomes,
 - skills or training provision,
 - and wider wellbeing objectives
- b) Any appraisal, options analysis, or evaluation comparing alternative disposal outcomes for the site

3. Valuation and lotting considerations

Please provide:

- a) Copies of valuation reports obtained in connection with the disposal
 - b) Any documents considering whether the value or public benefit of the land could be enhanced by:
 - dividing the land into separate lots, or
 - phased or conditional disposal,
- as referenced in the July 2020 guidance

4. Conditions of sale and post-sale controls

Please provide copies of:

- a) The sale contract or transfer documentation, including all conditions attached to the disposal
- b) Any documents specifying:
 - development timescales,
 - use restrictions,
 - reversionary or clawback provisions, or
 - monitoring and enforcement arrangements
- c) Any documents recording the waiving, variation, or non-enforcement of such conditions (if applicable)

5. Due diligence and purchaser capability

Please provide copies of documents evidencing:

- a) Due diligence carried out on the purchaser prior to completion
- b) Any assessment of the purchaser's intended use of the land and alignment with public value objectives

6. Engagement with unsuccessful bidders

Please provide copies of any policies, procedures, or guidance in force at the time which addressed whether:

- unsuccessful bidders should be re-engaged, or
- notified where a disposal route materially changed or a preferred outcome did not proceed

If any of the above information is held but exempt from disclosure, please specify:

- the exemption relied upon, and
- why the public interest test favours non-disclosure.

If the information is held in part, please provide all non-exempt material.

Our response

As your requests currently stand, they will be too time consuming to deal with. Your requests are very extensive, and we would need to search for this information on our Electronic Document and Records Management System, known as iShare. The sheer amount of information you have requested means it will exceed the appropriate limit, as the time it will take to locate, retrieve and extract the information requested will be substantial.

iShare is the corporate repository for the majority of information created and received by Welsh Government Officials in the course of their duties that must be retained for business or historical purposes. Further information about iShare can be found under Section 7 of our Information and Records Management policy, which is available on the Welsh Government website. Documents are saved on iShare using naming conventions appropriate to the effective recording of information for our own purposes. Setting our systems in this way, and in line with our Records Management policy, enables effective delivery and will not necessarily lend themselves to being easily interrogated for generic requests for information.

If it is estimated it will take more than 24 working hours of time to determine whether we hold the information and to thereafter locate, retrieve and extract it, the Freedom of Information and Data Protection (Appropriate Limit and Fees) Regulations 2004 allow it to be refused. The appropriate limit specified for central government is £600, representative of the estimated cost if taking over 24 working hours of time.

An initial iShare search for “Plot C1, Llantarnam Business Park” yielded 7403 items. Searching for “DJJ Precision Engineering Ltd’s bid” yielded 832 items. On average, we estimate it will take one minute per result to check whether it is relevant to your request and then to extract the relevant information. To search for all the information you have asked for will exceed the appropriate limit.

Where the Welsh Government believes providing such information would involve tasks that would be too time consuming to deal with, we inform the requester of that fact and invite them to narrow down or re-focus their requests.

You may wish to refine your request by narrowing its scope and being more specific about what information you particularly wish to obtain. For example, you may wish to limit the request to a few particular documents or categories of information focussing on a specific aspect of the subject matter.

Please also consider the relevance and reasonableness of the information you are requesting, some parts of the requests are duplicated, some of the information requested is unlikely to be relevant to the purpose of your request and some of the information requested will likely be refused due to the commercially sensitive nature of property transactions, GDPR regulations and restrictions protecting government business and security. Should you choose to refine your request as set out above, it will be treated as a new request. It is not possible to process your requests as they stand.

Next steps

If you are dissatisfied with the Welsh Government’s handling of your request, you can ask for an internal review within 40 working days of the date of this response. Requests for an internal review should be addressed to the Welsh Government’s Freedom of Information Officer at:

Information Rights Unit
Welsh Government
Cathays Park
Cardiff
CF10 3NQ

or Email: Freedomofinformation@gov.wales

Please remember to quote the ATISN reference number above. You also have the right to complain to the Information Commissioner. The Information Commissioner can be contacted at:

Information Commissioner’s Office
Wycliffe House
Water Lane
Wilmslow
Cheshire
SK9 5AF.

However, please note that the Commissioner will not normally investigate a complaint until it has been through our own internal review process.

Personal Information

The request you sent contains personal information about you - for example, your name and email address. The Welsh Government will be the data processor for this information and, in accordance with the General Data Protection Regulation, it will be processed in order to fulfil our public task and meet our legal obligations under the Act to provide you with a response. We will only use this personal information to deal with your request and any matters which arise as a result of it. We will keep your personal information and all other information relating to your request for three years from the date on which your request is finally closed. Your personal information will then be disposed of securely.

Under data protection legislation, you have the right:

- to be informed of the personal data we hold about you and to access it
- to require us to rectify inaccuracies in that data
- to (in certain circumstances) object to or restrict processing
- for (in certain circumstances) your data to be 'erased'
- to (in certain circumstances) data portability
- to lodge a complaint with the Information Commissioner's Office (ICO) who is our independent regulator for data protection

For further information about the information which the Welsh Government holds and its use, or if you wish to exercise your rights under the GDPR, please see contact details below:

Data Protection Officer
Welsh Government
Cathays Park
CARDIFF
CF10 3NQ

Email: DataProtectionOfficer@gov.wales

Any information released under the Freedom of Information Act 2000 or Environmental Information Regulations 2004 will be listed in the Welsh Government's Disclosure Log (at <https://gov.wales/about/open-government/freedom-of-information/responses/?lang=en>).

Yours sincerely