

Cyngor Sir Ynys Môn

Adroddiad i:	Y Pwyllgor Gwaith
Dyddiad:	24/02/2026
Pwnc:	Maes Parcio Ger y Castell, Biwmares
Aelod(au) portffolio:	Cynghorydd Ieuan Williams
Pennaeth gwasanaeth / cyfarwyddwr:	Huw Percy, Pennaeth Gwasanaeth Priffyrdd, Gwastraff & Eiddo
Awdur yr adroddiad:	Julie Jones, Rheolwr Busnes a Strategaeth Gwasanaeth
Aelodau lleol:	Cyng. Gary Pritchard, Cyng. Carwyn Jones, Cyng. Alun Roberts

A – Argymhellion a rhesymau

Yr argymhelliad yw fod y Cyngor yn gwrthod cais sydd wedi ei gyflwyno mewn cynllun busnes gan Cyngor Tref Biwmares i drosglwyddo maes parcio Ger y Castell, Biwmares iddynt, ond yn cynnig prydles newydd iddynt hyd at 31/03/2026 ar yr un telerau â'r brydles gwreiddiol.

Y rheswm dros yr argymhelliad i gynnig prydles, yw fod y brydles gwreiddiol wedi ei gytuno er mwyn cefnogi'r Cyngor Tref i ariannu gynnal a chadw y Carchar a'r Llys, ond oherwydd fod argyfwng Covid wedi tarfu ar allu'r Cyngor Tref i gynhyrchu incwm o'r maes parcio am oddeutu 9mis, byddai cynnig prydles newydd hyd at ddiwedd Mawrth 2026 yn digolled i'r Cyngor Tref a'u galluogi i greu incwm yn ystod y cyfnod Covid.

Arwyddwyd y brydles 5 mlynedd gwreiddiol ar 15/07/2020 fel rhan o'r gytundeb i drosglwyddo'r Carchar a Llys i berchnogaeth y Cyngor Tref. Mae'r cyfnod o 9mis a gyfeirir at uchod o gychwyn y brydles hyd at ddiwedd Ebrill 2021. Rhent o £1 y flwyddyn oedd yn daladwy o dan y brydles a ddaeth i ben 15/07/2025. Fe gytunwyd i'r Cyngor Tref gadw meddiant o'r maes parcio am gyfnod bur tu hwnt i'r prydles ddod i ben er mwyn i'r Cyngor Tref gael cyfle i gyflwyno Cynllun Busnes mewn perthynas a meddiant wrth symud ymlaen a gan nad oedd newid trefniadau casglu incwm yng nghanol tymor yr haf yn cael ei ystyried yn ddelfrydol. Cyflwynodd y Cyngor Tref eu Cynllun Busnes ar 19/09/2025 ac mae wedi ei gynnwys fel atodiad 1 i'r adroddiad hwn.

Mae'r rhesymau am wrthod y cais i drosglwyddo'r maes parcio wedi ei esbonio yn rhan B o'r adroddiad hwn.

B – Pa opsiynau eraill bu i chi ystyried a beth oedd y rhesymau am eu gwrthod ac/neu am ddewis yr opsiwn hwn?

Mae'r opsiynau canlynol wedi eu diystyru am y rhesymau a nodwyd:

1. **Trosglwyddo'r maes parcio i'r Cyngor Tref.**

- 1.1 Mae Adran 123 Deddf Llywodraeth Leol 1972 (y Ddeddf) yn gwahardd Cynghorau rhag gwaredu eiddo (ac eithrio trwy denantiaeth fer) am lai na'r gwerth gorau y gellir ei sicrhau (heb ganiatâd y Gweinidog).

- 1.2 Ar sail y elw gros cyfartalog a ddyfynnir yn y cynllun busnes, amcan gyfrir fod gwerth cyfalaf y maes parcio rhwng £900,000 a £1,200,000. Er yr uchod, mae Caniatâd Gwaredu Cyffredinol (Cymru) 2003 (y Caniatâd) yn caniatáu gwaredu am hyd at £2m yn llai na'r gwerth gorau (heb orfod sicrhau caniatâd y Gweinidog) ble mae'r Cyngor o'r farn fod hyn er budd economaidd, cymdeithasol neu amgylcheddol ardal neu boblogaeth y Cyngor hwnnw.
- 1.3 Mae risgiau ynghlwm a throsglwyddo'r adeilad i'r gymuned am ddim neu am lai na'r pris gorau sy'n rhesymol bosibl, gan gynnwys:
- Gosod cynsail newydd trwy wro o bolisi'r Cyngor ar gyfer gwaredu o eiddo ac o'r trefniadau sydd wedi eu dilyn mewn perthynas ac eiddo arall.
 - Tanseilio'r Polisi a gallu'r Cyngor i waredu eiddo am y pris gorau bosibl yn y dyfodol.
 - Tebygolrwydd bydd cymunedau eraill yn achub ar y cynsail newydd gan fynnu trosglwyddiadau tebyg.
 - Oblygiadau ariannol annymunol i'r Cyngor gan y byddai derbyniadau cyfalaf am safleoedd o'r fath yn is neu yn cael eu colli.
- 1.4 Mae'r cynllun busnes sydd wedi ei gyflwyno gan y Cyngor Tref yn awgrymu mai y rheswm dros eu cais yw cadw'r "precept" yn isel ac nid yw'n nodi fod yr incwm o'r maes parcio yn cael ei fuddsoddi yn y Carchar na'r Llys. Gan fod y "precept" eisoes yn isel iawn, byddai cytuno i drosglwyddo'r maes parcio yn caniatáu i'r Cyngor Tref gael ei redeg am nesaf beth i ddim ac felly'n debygol o arwain at geisiadau tebyg gan gynghorau tref/cymuned eraill.
- 2. Peidio a chynnig prydles newydd ond cytuno i rhoi cyfraniad o'r incwm i'r Cyngor Tref**
- 2.1 Byddai'r opsiwn hyn yn golygu fod y maes parcio yn dychwelyd i gyfrifoldeb y Cyngor Sir yn syth, a bydd angen gosod peiriant talu a dangos fwrdd newydd yn y maes parcio cyn medru cychwyn codi am barcio. Credir felly y byddai trosglwyddo'r maes parcio yn ôl i'r Cyngor Sir yn well ar ddiwedd y flwyddyn ariannol.
- 2.2 Gall cytundeb i rannu'r incwm gyda'r Cyngor Tref eu cynorthwyo i gynnal a chadw'r Carchar a'r Llys, ond gan nad yw eu cynllun busnes yn tystio'i mai dyma'r defnydd o'r incwm maent wedi dderbyn yn ystod y brydles, mae'r opsiwn hyn wedi ei ddiystyru.
- 3. Peidio a chynnig prydles newydd i'r Cyngor Tref a'u caniatáu nhw i gadw meddiant o'r maes parcio**
- 3.1 Os yw'r Cyngor Tref yn parhau mewn meddiant heb brydles, mae risg y gallent geisio dadlau bod tenantiaeth gyfnodol newydd gyda budd sicrwydd deiliadaeth o dan y Ddeddf Landlord a Tenant 1954 wedi ei sefydlu. Byddai ansicrwydd ynglŷn ag union delerau tenantiaeth o'r fath a byddai'n rhaid cydymffurfio gyda'r Ddeddf 1954 i derfynu'r denantiaeth.
- 3.2 Yn yr un modd, yr hiraf mae'r Cyngor Tref yn parhau mewn meddiant, byddai'n fwy anodd ceisio hawlio am unrhyw ddadfeiliadau wedi dyddiad terfyn y brydles. Yn sgîl hyn, mae'r opsiwn hyn wedi ei ddiystyru.

C – Pam fod hwn yn benderfyniad i'r Pwyllgor Gwaith?

Mae'r prydles cyfreithiol wedi dod i ben ac mae angen penderfyniad y PG os am wyro oddi wrth cynnwys y brydles.

Ch – A yw'r penderfyniad hwn yn gyson â'r polisi a gymeradwywyd gan y Cyngor llawn?

Mae'r penderfyniad yn gyson gyda polisi'r Cyngor ar gyfer gwaredu ac eiddo a penderfyniad y Cyngor i drosglwyddo Carchar a Llys Biwmares.

D – A yw'r penderfyniad hwn oddi fewn i'r gyllideb a gymeradwywyd gan y Cyngor?

Mae'r cynllun busnes yn nodi fod y maes parcio wedi denu incwm o £113,000 yn 2024/25 ac felly'n adnodd sy'n creu incwm sylweddol gyda chostau cynnal a chadw gymharol isel. Byddai'r penderfyniad felly yn ffynhonnell ychwanegol o incwm i'r Cyngor Sir o 01/04/2026 ymlaen, incwm all ei ddefnyddio i uwchraddio a chynnal asedau eraill.

Dd – Asesu'r effeithiau posibl (os yn berthnasol)

1. Sut mae'r penderfyniad yma'n effeithio ar ein hanghenion hirdymor fel ynys?

Mae'r penderfyniad yn ffynhonnell ychwanegol o incwm i'r Cyngor Sir o 01/04/2026 ymlaen. Gall yr incwm hyn gael ei ddefnyddio i uwchraddio a chynnal asedau eraill ar draws yr Ynys, tra bod y maes parcio yn parhau i fod ar gael i ymwelwyr i dref Biwmares ei ddefnyddio.

2. A yw hwn yn benderfyniad a ragwelir y bydd yn atal costau / dibyniaethau ar y Cyngor i'r dyfodol? Os felly, sut?

Ni fyddai'r penderfyniad yn atal costau / dibyniaethau ar y Cyngor Sir ond mae yn creu ffynhonnell ychwanegol o incwm i'r Cyngor Sir.

3. A ydym wedi cydweithio â sefydliadau eraill i ddod i'r penderfyniad hwn? Os felly, rhwch wybod gyda phwy.

Mae ystyriaeth trwyadl wedi ei rhoi i'r cynllun busnes y mae'r Cyngor Tref wedi ei gyflwyno.

4. A yw dinasyddion Ynys Môn wedi chwarae rhan wrth ddrafftio'r ffordd hon ymlaen, gan gynnwys y rheini y byddai'r penderfyniad yn cael effaith uniongyrchol arnynt? Esboniwch sut.

Ni fydd y penderfyniad yn cael effaith ar ddinasyddion Ynys Môn, gan fod y maes parcio am fod ar gael pwy bynnag yw'r perchennog.

5. Nodwch unrhyw effeithiau posibl y byddai'r penderfyniad hwn yn ei gael ar y grwpiau a warchodir dan Ddeddf Cydraddoldeb 2010.

Ni fydd y penderfyniad yn cael effaith ar grwpiau a warchodir dan Ddeddf Cydraddoldeb 2010 gan fod y maes parcio am fod ar gael pwy bynnag yw'r perchennog.

6. Os yw hwn yn benderfyniad strategol, nodwch unrhyw effeithiau posibl y byddai'r penderfyniad yn ei gael ar y rhai sy'n profi anfantais economaidd-gymdeithasol.

Ni fydd y penderfyniad yn cael profi'n anfantais economaidd-gymdeithasol gan fod y maes parcio am fod ar gael pwy bynnag yw'r perchennog.

7. Nodwch unrhyw effeithiau posibl y byddai'r penderfyniad hwn yn ei gael ar gyfleoedd i bobl ddefnyddio'r Gymraeg a pheidio â thrin y Gymraeg yn llai ffafriol na'r Saesneg.

Ni fydd y penderfyniad yn cael effaith ar gyfleoedd i bobl ddefnyddio'r Gymraeg a pheidio â thrin y Gymraeg yn llai ffafriol na'r Saesneg gan fod y maes parcio am fod ar gael pwy bynnag yw'r perchennog.

E – Gyda phwy yr ymgynghoroch a beth oedd eu sylwadau?

1. Prif Weithredwr / Tîm Arweinyddiaeth (gorfodol)	Yn gefnogol o'r argymhelliad
2. Cyllid / Swyddog 151	Gwrthod y cais i drosglwyddo'r maes parcio, ac eithrio bod y Cyngor Tref yn medru profi fod cymryd cyfrifoldeb am y carchar a'r llys yn creu pwysau ariannol.
3. Cyfreithiol / Swyddog Monitro (gorfodol)	Yn gefnogol o'r argymhelliad
4. Adnoddau Dynol	Dim yn berthnasol
5. Eiddo	Gwrthod y cais i drosglwyddo'r maes parcio gan fod hynny'n groes i bolisi'r Cyngor Sir ar waredu o eiddo.
6. Technoleg Gwybodaeth	Dim yn berthnasol
7. Caffael	Dim yn berthnasol
8. Sgriwtini	Dim yn berthnasol
9. Aelodau Lleol	Dim sylw - mae'r 3 Aelod Lleol yn aelodau o'r Pwyllgor Gwaith.

F – Atodiadau

Atodiad 1 – Cais Busnes Cyngor Tref Biwmares

Ff – Papurau cefndirol (cysylltwch ag awdur yr adroddiad am fwy o wybodaeth)

--



Beaumaris Town Council

Castle Carpark

Business Plan FY2025-26

Table of Contents

Executive Summary	4
Critical Success Factors	4
Industry Analysis	5
Customer Analysis	5
Sample of 2,765 respondents to survey	5
Competitive Analysis	6
Marketing plan	6
Operations plan	7
Management Team	7
Financial plan	7
Revenue projections	8
Projected Revenue, Expenditure & Reinvestment	8
Conclusion	10

A letter from the Mayor

Being vested the honourable position of Mayor of Beaumaris I feel that I have a responsibility to continue the development and enhancement of the town.

Whilst running of the Gaol and Courthouse helps the Town Council to further develop amenities and attractions and has increased employment in the town, the loss of the revenue from the Castle Car Park will be detrimental to the revenue stream.

In conclusion loss of the parking revenue may rest in the closure of the Gaol and Courthouse and thus have a detrimental effect on tourism and local employment.

The Town Mayor Councillor Stan Zalot

2025-2026

Executive Summary

The Castle Carpark was leased to Beaumaris Town Council for a five year term why the Council acquired the Gaol and Courthouse by way of Asset Transfer in July 2020. The Carpark was originally offered to the Town Council as all parties to the Asset Transfer recognised the significant costs which would be incurred to regenerate the Gaol and the Courthouse. What was not anticipated, however, was the impact of the National Government and Senedd Covid-19 measures which made both assets impossible to run as businesses for the first 14 months after the transfer took place. Resultantly neither the Gaol, Courthouse, nor the Carpark could be leveraged to achieve their full potential.

The lease has now expired, however, Beaumaris Town Council wishes to maintain the carpark, in perpetuity, by way of a further Asset Transfer. Beaumaris Town Council is in the process of developing both a Medium Term and Long Term Financial Plan of which the income of the Castle Carpark forms a critical element.

The Council envisions the transformation of the Castle Street Carpark into a state-of-the-art parking and tourist facility service located in the heart of a bustling local economy. Our mission is to provide customers with a secure, convenient, and technology-driven parking solution. Developed using Green Technology, which will provide both parking, charging stations and secure overnight parking for Recreational Vehicles.

Beaumaris needs to plan for the growing demand for safe and efficient auto parking which also reduces the impact on the environment, and which supports the Mayor's Biodiversity & Business Development plans for the Council and the Town.

The Castle Carpark facility will be equipped with the latest in security technology, including round-the-clock surveillance, automated parking systems, electric vehicle charging stations and dedicated Recreational Vehicle parking zones, making the Beaumaris Castle Carpark the one-stop solution for the parking needs of tourist vehicles, coaches and Recreational Vehicles whilst balancing the needs of the business community and the Council's Biodiversity plan.

The Castle Carpark is strategically situated to serve the Tourist Market in Beaumaris, ideal for accessing local amenities and businesses, thereby offering unmatched convenience and peace of mind to the Town's residents, business owners and all visitors.

Critical Success Factors

The success of the Beaumaris Town Council Biodiversity & Business Development plan hinges on several key factors: our prime location, advanced technology already proven, in use at the Carpark at the Green, and a strong focus on meeting both the needs of our residents, the local business community and our guests. The Council has already accomplished significant milestones; trialling & investing in the latest parking technologies, developing the Beaumaris Town Council Biodiversity & Business Development plan, and increasing the tourist footfall to the Gaol & Courthouse and the town through the use of innovative marketing development all designed to increase revenue from the Council's prime assets to ensure that the Precept demand upon Cyngor Sir Ynys Mon is kept as low as possible.

Since the Asset transfer of the Gaol and the Courthouse, the financial burden on the Council has trebled having worked to bring these assets back into good order, with a continuous programme of repair and maintenance in place for both locations. To ensure that the Council continues to leverage both the Gaol & Courthouse attractions to the fullest extent possible both attractions are now open seven days a week, fifty-two weeks a year.

Industry Analysis

Within key tourist destinations, the auto parking industry is experiencing significant growth, driven by scarcity of convenient and safe and parking facilities. Additionally, environmental concerns are pushing for facilities that accommodate electric vehicles and offer greener parking solutions. As Beaumaris is reliant on tourist income to continue to develop and evolve, the need for innovative parking solutions like those that Beaumaris Town Council propose are offered by the Castle Carpark facility will only serve to increase tourist footfall in the town, positioning Beaumaris favourably, as the premier Tourist destination in Wales, both in the UK National and International markets.

Beaumaris with its stunning Castle unique High-Street, Sea-front and Historic Pier are an increasingly attractive tourist destination for both itinerant and organised tour groups with many Cruise ships offering Beaumaris as a tour group destination.

Beaumaris Town Council is in the process of developing a 3-5 year business and tourism development plan where we aim to double the level of tourism which the Town currently attracts. This will be achieved by hosting multiple events, improving the Town's biodiversity and eco-scape. Developing a new Heritage Centre at what is the old Happy Valley Pavilion and working with strategic partners to improve the overall appearance of the town including the development of a business support & planning group which all Beaumaris businesses will be invited to participate in.

Customer Analysis

The Castle Carpark's target customers include the following groups:

- Organised Coach Tours of North Wales & Anglesey
- Organised Tours of Beaumaris on Cruise Ship itineraries – transferred by Coach
- Film Crew & Support Vehicles
- Event Support Vehicles
- Recreational Vehicle users
- Overspill tourist vehicles when the Green Carpark is full

All the users of these groups are looking not only for parking facilities but also for security and convenience that traditional carparks fail to offer.

Our customer analysis, conducted during the summer of 2025 from the 1st of June to the 31st of August, indicates a strong demand for high-quality and secure parking services especially amongst older visitors who value the added peace of mind that comes with advanced security measures such as automated surveillance, entry and exist systems and well maintained facilities including eco-toilets and refreshments machines etc.,

Sample of 2,765 respondents to survey

Age range in years	< or =20	> 21 < or = 35	> 35 < or = 55	> 55 < or = 70	> 70
	212	454	599	1,108	392
Mode of transport	Boat	Cycle	Walking	Car	Coach
	73	126	41	1,346	1,179
Reason for visit	Castle	Pier	Gaol & Courthouse	Beaumaris	Organised tour
	842	917	191	203	612
Duration of Stay hours	>1 < 4	> 4 < 8	> 8 < 10	> 10 < 24	>24
	516	1,217	463	26	569
Nights stay in Beaumaris	<=2	<= 4	<= 5	<= 6	=> 7
	328	17	39	0	185
What did you enjoy?	Castle	Pier	Gaol & Courthouse	Beaumaris	Organised tour

	1,001	1,703	676	2,341	458
What didn't you like	Shopping experience	Dingy High Street	Parking issues	Restaurants & Bars	Activities (Lack of)
	974	742	369	416	264
Would you return?	Yes	No	Maybe	Don't know	Other
	1,891	342	431	81	20

It should be noted that as of September 2025, Beaumaris Pier has the largest visitor numbers on Anglesey with many arts based entertainments and structured activities taking place on the pier which all attract significant footfall into the town, along with the resultant requirement for parking facilities. Further, according to Wales visitor economy profile: 2024, published on the 15th of July 2024, that the Business Register and Employment Survey (BRES) recorded that on;

"Anglesey over 20% of employment was in tourism industries, the highest of all local authorities."

It is anticipated that during the next four financial years the requirement for 'Staycation' breaks in the UK will increase by over 47% due to the anticipated squeeze on the public purse caused by taxation, whilst International tourism will increase by approximately 23% due to anticipated continued devaluation of the pound.

Competitive Analysis

There are only two public parking facilities in Beaumaris: The Green Carpark and The Castle Carpark. As such, the Town Council currently has no competition and all surplus funds above the operational expenses of the Carparks are returned to the Council to fund its development projects and to keep the level of the Precept as low as possible for our members of the Electorate and upon Cyngor Sir Ynys Mon.

We distinguish ourselves through adding value with our advanced security features, customer-focused services, and the integration of the Town's Biodiversity plan to mitigate any impact on the local environment. Our advantage lies in our ability to provide a seamless and secure parking experience, for visitors, whilst increasing the foot fall throughout the town, driving business revenues up for business owners and being able to deploy reasonable and proportionate strategies to alleviate and mitigate environmental damage otherwise caused by Tourism.

Next steps to improve the overall parking experience will be to leverage the Council's newly implemented technology to offer visitors services such as online reservations, electronic payments, and real-time space availability updates via the Council's website.

Marketing plan

Beaumaris Town Council's marketing strategy is currently under development as part of our Medium and Long Term financial plans which have not yet been Approved at Full Council. Therefore, we have included highlights of our proposed Marketing plan for your attention:

To underpin the revenue generation potential of both Beaumaris' and Beaumaris Town Council's Assets it is imperative that a well-designed, attractive, secure and properly managed parking facilities are provided for visitors to the town. From the 2025-26 financial year onwards, a series of significant events is being planned to increase tourism in Beaumaris. This includes but is not limited to:

- Community events such as the 250th anniversary of the Anglesey Regatta, Summer Music Festivals, Christmas spectacular, Carols at the Pier, etc.,
- The Big Wheel Beaumaris,
- Movie & TV venue for costume drama and major movie filming,
- Winning Biodiversity Wales Award 2026,
- Maritime Activity Centre development with RAYC and MS Heritage Society,
- Development of Beaumaris Digital Walking tours,
- Development of a North Wales themed Crazy Golf Course at the Happy Valley Pavilion,
- Development of Garden and Picnic facilities at the Happy Valley Pavilion,
- Development of the Gaol & Courthouse services

It should be noted that the Big Wheel @ Beaumaris increased overall footfall in the town by approximately 18% (+/- 5% of overall percentile). This resulted in increased revenue in both the Green and Castle Carparks and direct income to the Council of £7,500 from the wheel itself. This could not have been achieved without the necessary parking facilities for visitors.

Operations plan

The day-to-day operations of the Castle Carpark, should our proposal be accepted, will be focused on securing high levels of customer service, parking management efficiency, security and surveillance, facility appearance and cleanliness. Although the Council is committed to using the latest technology to manage parking space allocation, ensuring the safety of our customers and their vehicles, and providing a seamless financial transaction process we will do so without losing the personal touch which visitors to tourist attractions all require.

Beaumaris Town Council have trialled and implemented the latest Parking Facilities Management systems during the 2024-25 financial year with Metrics. This has now been embedded for over 12 months with early snagging issues resolved.

Currently the Council is in the process of recruiting a new Tourism Development Manager and additional key staff members who will ensure that all aspects of Tourism within Beaumaris are carefully planned, enabled and fulfilled.

Key operational processes will include but are not limited to the following:

- Regular security & welfare patrols;
- Messaging stations at both the Castle and Green Carparks;
- High levels of maintenance of the precinct of both the Castle and Green Carparks;
- High cleanliness and safety standards;
- Proper biodiversity planting and carbon offset programmes implemented at both the Castle and Green Carparks;
- Continuous monitoring of the performance of and upgrades to the Council's parking technology systems; and,
- Success measured by rewards based customer satisfaction surveys rating our parking facility in terms of usability, security, cleanliness, pricing and customer satisfaction.

Management Team

The management team at the Council comprises individuals with extensive experience in both National and International Sales and Marketing development, we also have Council Members with a wide range of skills, including investment management, local & national politics, local tourism and management accountancy. The Council's leadership under Mayor Stan Zalot, has already moved the Council forward to develop a robust and proportionate financial plan based on firm financial and economic forecasts developed from the Council's new accounting processes.

The Town Council has added to its leadership team by appointing a new RFO and Deputy Clerk who has in depth experience of Local and Smaller Authority administration in Wales and England combined with a strong background in business development and operations, globally, having won several national and international business awards. In short, the Council has assembled a skilled team which, under the leadership of Mayor Stan, is dedicated to driving Beaumaris Town Council forward so that the town achieves its commercial, developmental and residential objectives. Making Beaumaris not only the premier tourist destination in Wales, but also the most desirable town to live in Wales.

Financial plan

As stated earlier in this business plan, Beaumaris Town Council's Medium and Long Term financial plans which have not yet been Approved at Full Council. However, to reach our growth goals, significant investment will be required in the parking facilities at the Castle Carpark. This funding will be allocated

towards expanding and enhancing the parking facility, continuously upgrading our technology and security systems, providing charging stations for cars, coaches and Recreational Vehicles, providing secure toilet and shower facilities and the beautification of the area using the Council's Biodiversity plan as a template to negate any damage to the environment.

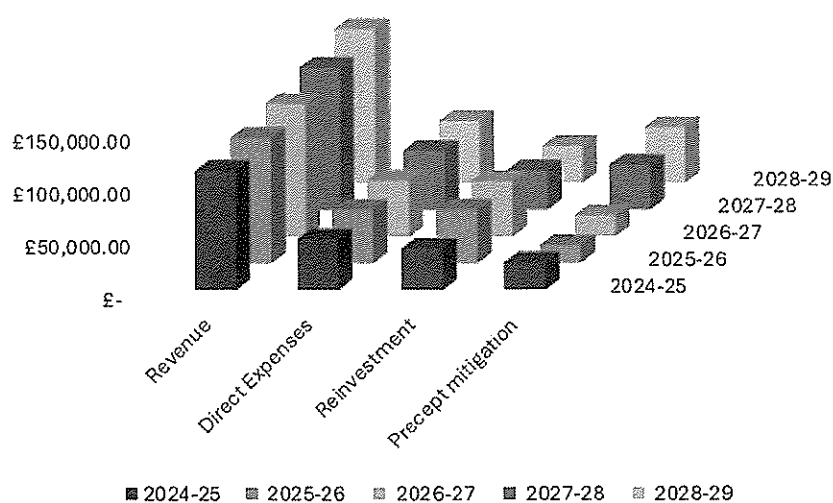
In addition to reinvesting surplus income from the Castle Carpark to achieve these objectives, it is our aim is to secure additional funding to support these initiatives from specialist NGO's, the Senedd and Central Government, enabling us to meet Beaumaris' growing demands as the town continues to develop and evolve.

Revenue projections

TITLES	FY2024-25	FY2025-26	FY2026-27	FY2027-28	FY2028-29
Revenue	£113,000.00	£118,650.00	£125,769.00	£135,201.68	£146,693.82
Direct Expenses	£48,428.00	£50,849.40	£53,391.87	£56,061.46	£58,864.54
Gross profit	£64,572.00	£67,800.60	£72,377.13	£79,140.21	£87,829.28
Reinvestment in Carpark	£25,670.00	£41,500.00	£42,000.00	£25,500.00	£25,500.00
Reinvestment in Gaol & Courthouse	£13,181.00	£9,500.00	£10,500.00	£11,500.00	£9,500.00
Precept mitigation	£25,721.00	£16,800.60	£ 9,877.13	£42,140.21	£ 52,829.28

Projected Revenue, Expenditure & Reinvestment

Castle Carpark projected revenue & reinvestment



Conclusion

The Officers and Council Members of Beaumaris Town Council have expended considerable effort in developing the Town Council's infrastructure and management capability during the 2024-25 financial year to ensure that it is on a firm footing as it moves forward with the implementation of its Medium and Long Term financial plans. The Retention of the Castle Carpark facility is key to achieving the Council's objectives.

Not only does the Castle Carpark provide an invaluable public facility because it serves an important role in supporting local accessibility, tourism, and community needs. It also ensures that residents and visitors have reliable parking options, whilst maintaining the Council's Biodiversity and Net Zero targets which are essential for the town's economic development and social well-being.

However, retaining control of the Castle Carpark does not only facilitate the management of the carpark in line with local priorities and public interest, it also allows Beaumaris Town Council to keep the Precept levied against its electorate, currently somewhat under £38,000.00, at a minimal charge. Losing the revenue from the carpark, would require the council to raise the precept levied against its electorate and Cyngor Sir Ynys Mon by in almost 200% for the 2026-27 financial year with reduction in the investment in critical local infrastructure. Beaumaris Town council has retained the Precept at a deliberately low level to ensure that the Town's residents enjoy the benefit of the town's tourism revenue.

It is the Council's ardent belief that Beaumaris, already one of the most visited locations in Europe, (indeed the 10th most visited in Europe and the only destination in Wales to be listed) requires the continued provision of the Castle Carpark to enable the Town to become the most visited destination in Europe. We can achieve this by increasing the revenues driven through the Carpark and leveraging the other tourist assets under the Council's Management.

Stan Zalot
Mayor
Beaumaris Town Council

This Business plan has been prepared for the sole use of Cyngor Sir Ynys Mon. To the fullest extent permitted by law, no responsibility or liability is accepted by Beaumaris Town Council to any third party who purports to use or rely, for any reason whatsoever, on this report, its contents or conclusions.