

## **CEI LLECHI Tenancy guidelines and criteria**

Units at Cei Llechi can only be occupied by enterprises expressly meeting the following criteria:

### **General Criteria**

1. Prospective tenants must clearly demonstrate that they create and make goods which are to be sold from the unit.
2. The actual making of the product in the unit must be in a central position within the unit and must be clearly visible to any casual visitor.
3. Products can be jewellery, woodcraft, metal, glass, slate, artisan food and drink products, sculpture and art work, historical crafts or other specific manufactured products as may be agreed.
4. Educational and training activities are not, of themselves, sufficient justification for allowing a tenancy but educational and training activities carried out in addition to activities which clearly meet the basic occupancy criteria will be encouraged.
5. Activities which primarily relate to the retailing, display or demonstration of products do not meet basic criteria.
6. Activities which primarily relate to the assembly of products and kits created and manufactured elsewhere and brought into the site for assembly do not meet basic criteria.
7. Enterprises that demonstrate a clear relevance and link to the geography, history and culture of the Caernarfon /Gwynedd slate quarrying areas will be encouraged. Enterprises that can clearly demonstrate that they are “of their place” will be given favourable consideration provided that all of the other basic criteria are also met.
8. Applicants must demonstrate how they will respect and promote the Welsh Language in their activities.

## **Environmental and Sustainability Criteria**

9. Enterprises must clearly demonstrate how their activities will meet the criteria relating to environmental sustainability.
10. Activities that can demonstrate that raw materials are locally sourced for the manufacturing of products for sale will be given priority
11. Imported goods and goods not created or manufactured locally for sale in the units do not meet basic criteria and will not be given favourable consideration.

## **Unit Specific Considerations**

12. The forge (Unit 5) has been specifically designed and renovated to be available to accommodate artisans creating metal, glass or slate products requiring heat for the manufacturing process. Applications for other uses in this unit will not be given favourable consideration.
13. Planning permission for food and drink outlets has been given for Units 6, 7, 14 and 17 only. Additional food and drink units on the site will not be encouraged and further planning applications to allow food and drink units will have to be made by prospective tenants at their own risk and cost.

## **Post Occupancy changes**

14. Prospective tenants who have misled Galeri in order to secure a tenancy or who have changed their business plans unilaterally post occupation will be considered to be in breach of their lease.