

# New Council Offices Coed Pella

## NEWSLETTER



### ISSUE 5 – FEBRUARY 2018

Last February saw the first edition of the Council's Coed Pella Newsletter, and there's been great progress on site since then. 2017 saw the building demolished and the steel frame taking shape to one of the largest commercial developments in North West Wales. 2018 is going to be a landmark year for the project with the Coed Pella offices completed and occupied by the end of this year.

Whilst updating readers on progress of the building works is a key theme in these newsletters, equally important is sharing the success stories achieved by the Council, Muse and Bowmer & Kirkland by working in partnership to deliver community, enterprise and educational benefits. We witnessed several key initiatives being delivered last year which would have added value to the local economy and community, and there are a number of equally exciting initiatives to take place in 2018

### BREATHTAKING

The pace of progress on site remains impressive, with the cladding and glazing being installed. Passers-by will not miss the copper coloured cladding on the elevations which naturally changes colour with the light and the direction of view; it gives a true iconic feel to the building. The roof shape and colour of the cladding blends well with the historic buildings and softens the potential impact of the development.

The last three months have seen a number of site visits to the Coed Pella development site, where stakeholders have had an opportunity to see at close hand the progress being made by lead contractors Bowmer & Kirkland. One of the first groups to walk the floors were members of the Royal Institution of Chartered Surveyors (RICS) North Wales Branch. Chair of the Local

Branch, David Kelsall commented *"The size of the development is impressive and the views from the upper floors across the Colwyn Bay skyline and beyond are breath taking. It will be a building which Conwy staff and Colwyn Bay should be proud of and a fantastic example of how property can be a catalyst for regeneration and operational change"*.



Above – ongoing works to the front elevation.

Below – works to the multi storey car park.

*"Everybody who's been on site to date has been impressed by Coed Pella's scale and the efficient way which Muse and B&K have managed the build so far. To have colleagues from the RICS, the world's leading professional body for property show a keen interest and be so impressed by the design, process, our initiatives and delivery is appreciated"* added Bleddyn Evans, Project Manager for Conwy County Borough Council.



Senior staff and County Councillors have also walked the floors over the last few months. The Council have also reached out and hosted the Colwyn Bay Business Improvement District (BID) Board, and members of Construction Excellence Wales on site for them to understand more about the Council's Office Accommodation Strategy and the delivery of the Coed Pella offices.



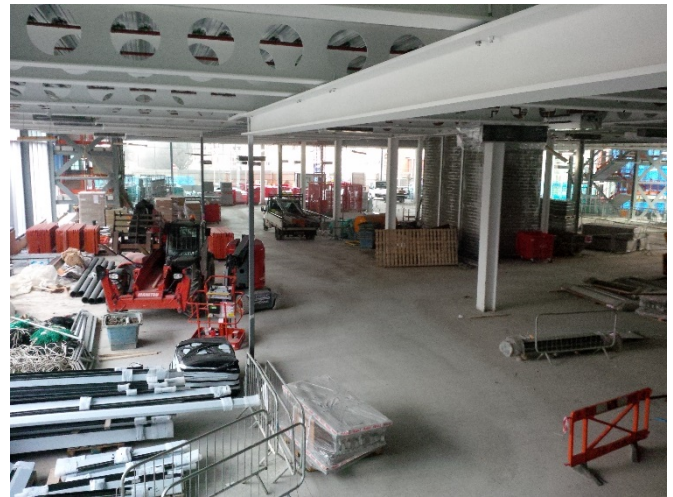
*Above – view of the eastern side of the second floor*

*“We are beginning to get a better sense of the space that Coed Pella will provide for Council staff and visitors. Those staff currently in dated accommodation at Dinerth Road, Rhos on Sea and at the Civic Centre, Colwyn Bay will have one of the best office environments in the region, and I am really proud that we at Conwy can provide this for our hard working staff”* added Iwan Davies, CCBC’s Chief Executive.

*“Social Services and Education staff who deal with difficult situations across several sites will be taking up space on the second and third floors, and I can see the benefits of working in such a collaborative and welcoming environment”* added Jenny Williams, Strategic Director for Social Care and Education.

The site visits have been an important part of the Office Accommodation Strategy’s Communication Plan, so that relevant stakeholders can have an early opportunity to appreciate the significant scale of the development in readiness for the development being handed over to the Council later on in 2018.

Further site visits will be arranged over the coming months and a full photo gallery of the Coed Pella development is available on the public web site [Click Here](#)



*Above – view of the western side of the ground floor*

### **BUILDERS OF THE FUTURE**

As part of the agreed Social Value Plan, Bowmer & Kirkland continue to engage with local schools and colleges. The Council are keen in maximising this once in a lifetime project to potentially inspire young people to explore learning more about the local area and opportunities within the built environment.

Working in conjunction with Ysgol Llandrillo yn Rhos at nearby Rhos on Sea, B&K provided materials for a mini construction site which the school created for the pupils to learn more about the different materials involved in the building process and how they can be put together.



*Above – Ysgol Llandrillo yn Rho getting ready to build.*

At Ysgol St Joseph, B&K helped pupils enter into the Considerate Constructor Scheme’s Honor Goodsite Big

Build Competition, with the school's interpretation of Colwyn Bay Pier!

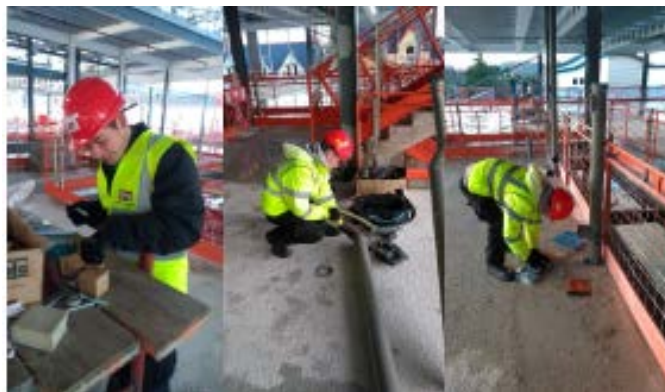


Above – Ysgol St Joseph's impressive Pier.

Students from a number of local secondary schools attended on site in January to understand a bit more about the construction industry. *“We have tried to involve ourselves in what's going on in the area as well as helping out schools, organisations and charities. It is very important to us that people locally benefit from this build. We have also provided training and work experience, we are endeavouring to do as much as possible before the completion of this project”* commented Becky Uttley, who's managing B&K's Social Value contributions.

Staff from Arup Civil Engineers and B&K recently attended a careers event at Glyndwr University, Wrexham to explain the various roles within the build project at Coed Pella. Students were impressed by the 3D technology used, and by using this in the context of a North Wales project.

Just before Christmas, B&K worked with Coleg Llandrillo's Princes Trust initiative. Three young people (below) had a weeks' work experience on site with A&B Engineering and McCrory Bricklayers. This materialised in Matthew Hughes securing work with Sound Interiors, and started on site on 16<sup>th</sup> January.



## A HELPING HAND AT CHRISTMAS

Whilst Christmas may feel like a long time ago now, it's only fair for the Council to mention the thought and hard work which B&K and their sub- contractors put into helping members of the Colwyn Bay community back in December. Mince pies were donated to 'Sit and Stew' at Woodhill Baptist Church and the New Life Revival Church. B&K collected donations for 'Santa for Seniors' and Superkids, as well as the local Food Bank. Staff from sub – contractors Cara and Matrix helped Colwyn Bay BID set up the Christmas Fair.

*“B&K and their sub-contractors have been very enthusiastic in helping the local community. They have actively supported a number of Christmas events, Remembrance Sunday and Bonfire Night back in November. It's great that the Council's Coed Pella development has been involved in these community initiatives which have made such an impact”* commented Ingrid Lewis, Colwyn Bay Town Centre Manager.

## TIME LAPSE AND FLY THROUGH UPDATE

Tape Community Music & Film of Old Colwyn were commissioned by Muse to record the development via time lapse and drone photography back in late 2016. A time lapse video of progress during the whole of 2017 is now publically available on the Council's web site [Click Here](#).

*“Tape's drone footage captures the impressive scale of the Coed Pella build. We are really pleased to be supporting a local community based company in doing a piece of work which will not only promote, it will help them fund other community initiatives and showcase their skills to other potential customers on a local, regional and national level”* commented Wes Erlam, Development Director for Muse.

Neil Dunsire, Tape's Project Manager added *“This commission has given our team an opportunity to develop their filming and editing skills on our doorstep. The income from the commission is then used to support arts and media projects for the community in Colwyn Bay. To have the opportunity to film one of the most exciting developments in Colwyn Bay for over a generation is a real privilege for all the team”*.

B&K and Tape have also been working together, where B&K, in conjunction with Welsh Slate supplied and then

levelled 5 tonnes of slate to improve landscaping at Tape's premises at Berthes Road, Old Colwyn - below.



An updated fly-through produced by AHR Architects is now also available for those interested to view, and provides an excellent opportunity to appreciate the design and layout of the Coed Pella offices. Whilst it provides an improved visualisation to the original 2015 fly through, detail around the internal furniture and colour schemes are yet to be incorporate. [Click Here.](#)

#### PROPERTY OPPORTUNITIES

Two Colwyn Bay properties which the Council will be emptying in the next 12 months and disposing of and within close proximity of Coed Pella are now on the market. 41 Conway Road, a two storey distinctive property with return frontage onto Coed Pella Road could provide ideal space for retail, service or food and beverage opportunities. 74 Conway Road, opposite Queens Gardens and within view of Coed Pella provides a three storey property currently laid out as offices, with car parking and stores.

*“Whilst one of the Project’s benefits is that the Coed Pella assists with the regeneration of Colwyn Bay, an indirect benefit is that those assets released as part of the strategy also assist with the regeneration by providing opportunities, be it commercial or residential. Like a number of our disposals, whilst making capital receipts and revenue savings is a key priority, contributing to place shaping is also important”* commented Bleddyn Evans.



Above – 74 Conway Road, Colwyn Bay

Further details and tender dates for the above can be found on the Council’s web site. [Click Here.](#)

#### THE YEAR OF THE BIG MOVE!

With building works progressing on site, so is the work in arranging the transfer of staff into Coed Pella in late 2018 and early 2019, and to ensure as well as it can, that Council services remain accessible to all. Like any new environment, change can be daunting and disruptive. The new working environment will not only be shaped by the new physical space at Coed Pella, but by improved Information Technology and Human Resources policies which the Council have been implementing in a phased manner. *“Whilst we have been focussed on preparing staff for the move and the new way of working over the last few years in readiness for the completion of Coed Pella, over the coming months, we will be communicating with those who will be affected, be it our customers and visitors, as well as residents and business in Colwyn Bay”* commented Geraint Williams, Project Manager for the Management & Occupation Project.

The Council will be publicising the moves later in the year and engaging with a number of local groups to ensure a smooth transition, and information will be shared on the Council’s website.