

# New Council Offices Coed Pella

# NEWSLETTER



## ISSUE 2 – MAY 2017

Feedback on the positive impact of the construction and the employment of local contractors in Colwyn Bay has been good. We hope that this positive effect will continue over the remaining 18 months of the build, and will be exceeded when several hundred staff are re-located to the new offices in late 2018.

### NAMING THE BUILDING

The iconic new building will be named Coed Pella. Last year, staff and councillors at Conwy County Borough Council were invited to suggest suitable names for the building, and the chosen name fits the brief of respecting the culture and heritage of the area. The name Coed Pella translates roughly as 'Far(away) Trees' in English, and acknowledges what was once a heavily wooded area.

On the theme of history, the photo opposite (top right) shows part of the site from the early 20th Century. In 1903 the then Council purchased two large semi-detached houses at the corner of Conway Road and Coed Pella Road and converted them into Council offices. These offices made way for the Pearl Assurance development in the early 1970s which was most recently occupied in the main by the DWP. Moving into the 21st Century, Conwy County Borough Council acquired the site in 2014. The 1970s development was demolished earlier this year and by late 2018 in its place will be the new Coed Pella office building, which will be occupied by the Council as part of its Modernisation Programme.



Old Town Hall, Coed Pella, Colwyn Bay  
(provided by The Colwyn Bay Heritage Group).



New Council Office, Coed Pella, Conway Road,  
Colwyn Bay.

### SITE NEWS

The demolition process was a busy period on site this winter. Local civil engineers, Jennings, carried out significant work in and around the site to enable the sheet piling work to start.

Passers-by may have noticed the large hole being dug at the rear of the site in preparation for the basement car park. The ground level was taken 4 metres down from the original level, with a lot of the material re-used on site.

Anyone interested in large plant and machinery would have seen the sheet piling machinery arriving on site. The piles were driven into the ground to a depth of up to 10 metres in some areas.

Mark Hooson, B&K's Project Manager, said "The sheet piling process took 7 weeks and was a particularly noisy element of construction work. During this part of the project we worked with the Council's Public Protection Section and tried to communicate regularly with local residents. We'd like to thank everyone for their co-operation and patience during that time."

Once the sheet piling work was completed, the ground bearing beams were then progressed, which involves less disruptive continuous flight auger piling; the piles are driven about 16 metres into the ground. Over the coming months, work to the ground bearing beams and the capping beams will continue as the sub-structure of the new building takes shape.

Bleddyn Evans, Conwy's Project Manager for the Office Accommodation Project said, "The pace of the work, along with the change in the site's appearance has been exciting. A lot of people have shown an interest in what is one of the biggest building projects in Colwyn Bay town centre for a generation and, in the main, reactions have been positive."

"We are really pleased with the progress that the contractors have made in clearing the site and getting to the laying of the foundations. It's been interesting seeing the evolution of the site over the last few months. Working in the ground is always a challenging activity, but we've seen this risk being well managed through an excellent team effort between ourselves, B&K and the

Council." added Wes Erlam, Development Director for Muse Developments.



Pile capping, plant and machinery on site.

The demolition process was captured on film by Old Colwyn based TAPE.

Every effort is being made by Bowmer & Kirkland to use local companies to build the new offices, and this has been strongly supported by the Council. Bowmer & Kirkland have recently appointed Evadx, a Conwy county based company, to construct the steel frame for the new offices.

Bleddyn Evans confirmed: "Evadx are a Kinmel Bay based company, so this can only mean good things for local employment, local skills, and the wider economy. Evadx became aware of the project through the Meet the Buyer events in 2016. We're really keen that local companies are involved as part of delivering social value through the project."

The next Meet the Buyer event will take place on Thursday 5<sup>th</sup> October 2017 at the Coed Pella B&K site offices. Further details of this event will be confirmed during the forthcoming weeks and for more information, please email the below:- [OAS@conwy.gov.uk](mailto:OAS@conwy.gov.uk) or [s.martin@bandk.co.uk](mailto:s.martin@bandk.co.uk).

#### NEW CAR PARK AT PARC EIRIAS

Work started on the construction of the new car park at Parc Eirias at the end of March. The work is being carried out by Llysfen-based, Jennings Civil Engineers and Building Contractors.

The new car park will be mainly for visitors attending sport, business and recreation events at Parc Eirias; it will offer parking spaces for cars, coaches, motorcycles and bicycles.

With the transfer of the nearby Civic Offices to Muse Developments in 2019 as part of the Office Accommodation Project, the Eirias stadium will no longer have access to car parking at the Civic so creating this new car park will help mitigate the loss and add to the facilities at Parc Eirias.

### NATIONAL SKILLS ACADEMY FOR CONSTRUCTION

As part of maximising Social Value from this project, the partners have prepared an Employment Skills Plan.

Muse Developments, Bowmer & Kirkland and Conwy Council have been working closely with the Construction Industry Training Board (CITB) to achieve National Skills Academy for Construction status, and are proud to be one of the first Client-Based approaches to the Academy in Wales.

One of the objectives of the CITB's National Skills Academy for Construction is to reduce youth unemployment.

Bleddyn Evans explains: "Our collaboration with the CITB and B&K in promoting the project as a National Skills Academy for Construction will provide long term benefits to the area. We've gone that extra mile to maximise the opportunities this project provides to increase the skill level of the local workforce and to be a model of best practice."

Malcolm Robertson, Senior Contracts Manager for Bowmer & Kirkland added: "Training and development of the workforce is essential to business success. Through B&K, or through our subcontractors, we've already created new jobs and apprentice opportunities in meeting relevant CITB benchmarks. We see this model as one that can deliver a number of objectives for all the

stakeholders involved and will leave that lasting legacy in Colwyn Bay and the county of Conwy, once we have completed the construction in late 2018."

Eiry Davies, for CITB said, "We've been impressed by Bowmer & Kirkland and Conwy Council's desire to ensure that the construction of the new offices in Colwyn Bay develops a first class training and development opportunity. The benchmarks within their Employment Skills Plan will ensure that as a consequence of the project it will improve the skills of those local people involved and assist with the area's economic, social and community development, which is of benefit to the Council and the wider local community. From the contractor perspective, a better trained workforce can make a real difference in efficiency, helping employers delivering on time and on budget."

### GET INTO CONSTRUCTION

Bowmer & Kirkland, Muse Developments and Conwy Council are working with The Prince's Trust to host a 'Get into Construction' scheme between 5<sup>th</sup> and 23<sup>rd</sup> June at Colwyn Bay.

The recent success of a 'Get into Construction' scheme at HMP Berwyn Prison in Wrexham in partnership with Lendlease, which was praised by Construction Excellence Wales and the North Wales Economic Ambition Board, was the springboard for the Council to make the connection between The Prince's Trust and the Coed Pella project.

The Prince's Trust will be inviting local 18-25 year olds, who are not currently in training, education or employment, to a taster event in late May, and about fifteen individuals will be selected to attend the three week construction programme in June. Bowmer & Kirkland and Jennings Civil Engineers will offer the participants the experience of working within the construction industry, on a working site within the local community.

Collaboration between the private, public and third sector has been key in taking this forward.

“The aim is that at least 60% of the participants will achieve employment within the industry. This opportunity provides them with some basic skills and a track record to go to an employer if they decide that the construction industry is right for them.” said Philippa Davies of The Prince’s Trust.

“The construction industry is like most lines of work, employers are looking for candidates with a good attitude, good timekeeping and good levels of motivation. We’re looking forward to working with those who have an interest in finding out what working on site is like” explains Malcom Roberson of B&K.

The Taster Day for the ‘Get Into Construction’ scheme will be Wednesday 31<sup>st</sup> May 2017. If you, or someone you know would like to be considered for this, please contact The Prince’s Trust on 0800 842842 or visit the web site [www.princes-trust.org.uk](http://www.princes-trust.org.uk).

### RECYCLING

Demolition of the old 1970s DWP building created some opportunities to re-use materials both on site and in the local community.

Ceiling tiles were re-used in another commercial property in the town; local residents received logs

from the site and a local artist is creating a piece of artwork with keys from the old building.

Mark Hooson, B&K said, “We’ve made whatever was safe, suitable and salvageable available to the local community and we’ve been surprised with the take up. With the building materials, such as brick, block or stone, we’ve recycled a lot of material and re-used it in the ground works.”

### BACK TO THE FUTURE

Local residents, shoppers and passers-by will soon spot colourful images on the hoardings around the site. Last year, the Council commissioned North Wales based artist Mai Thomas to work with local schools and community groups to create the art work, focusing on Colwyn Bay’s rich building heritage. Ysgol Eirias, Ysgol Pen-y-Bryn, Ysgol Sant Joseff (St Joseph’s), Ysgol Nant y Groes and Colwyn Bay Youth Group worked with Mai to develop images and detailed dioramas to bring together the past, present and future of the town. The artwork will appear alongside images of projects led by the Council as part of the on-going regeneration of Colwyn Bay.

The schools involved with the project have been invited to a special event to celebrate their work. B&K have also set up a colouring competition for local schools to participate in, and will be looking to engage further as the project continues.



The above image shows the site from the site cabins along Lansdowne Road, and shows the extent of excavation, the piling in the centre of the site and the capping beam for the multi storey car park. The work being undertaken on site continues to be preparatory and sub structure work, and it is anticipated that the steel frame will be erected towards the rear of the site in July, and we hope to share further images of this exciting project with you in August’s newsletter.