

# New Council Offices Coed Pella

## NEWSLETTER



### ISSUE 4 – NOVEMBER 2017

This is the fourth issue of the Newsletter, and we mark the anniversary of the site handover to Conwy County Borough Council's development partner, Muse Developments and their lead contractor, Bowmer & Kirkland. There's been a great deal of progress made during this significant phase of the Council's Office Accommodation Strategy, and we look forward to the next twelve months with anticipated completion of the Coed Pella Offices in Autumn 2018.

#### WHAT A DIFFERENCE 12 MONTHS MAKES...

Back on 31<sup>st</sup> October 2016, Council representatives marked the transfer of the site to Muse Developments in the company of Ken Skates AM, Cabinet Secretary for the Economy & Infrastructure. Roll on twelve months and the building which occupied most of the site is a distant memory, with the 1970s building having been demolished and making way for the steel frame sections, which are filling up the site week by week.



*Above – the site in 2016*

Conwy County Borough Council's Project Manager, Bleddyn Evans said, "We are really pleased with the first 12 months on site and our partnership with Muse Developments has seen a fantastic change to the urban landscape with the steel structure for the Coed Pella

Offices taking shape. The proposals that have been on paper for so long are now becoming real, and it's such an exciting time for those involved, and in 12 months time it should all be complete and we'll be moving staff in".



*Above- work in progress, early October 2017*

The construction of the steel frame, which started in July, should be complete by the end of the year. Passers-by, Council staff and visitors to Colwyn Bay, have been watching the changes on site and have been impressed by the ongoing work.

Wes Erlam, Development Director for Muse added, "The transformation in the site over the last 12 months has been phenomenal, and what was once an obsolete and derelict site is changing every month into an eye catching structure that will be a truly iconic building serving Colwyn Bay and the County for decades to come. The Coed Pella Offices project remains on time and on budget, and we look forward to the progress that will be made over the coming months."

## UPDATE ON THE BUILD

The Colwyn Bay skyline has seen a number of cranes over the last few months as Conwy County based steel manufacturer Evadx made excellent progress in the erection of the steel frame for the office building and multi-storey car park.



*Above – early work on the office steel frame.*

The multi-storey car park to the rear of the site, accessed from Lansdowne Road has moved on since the last newsletter, with the steel work completed and the precast concrete planks installed.



*Above – car park in progress.*

Over the coming months, the low level brickwork to the multi storey car park, along with the surface and elevations treatments will be progressed, along with the construction of the lift shafts.

The steel frame for the office building itself has progressed well, having started at the Coed Pella Road end of the site in August, and working down towards Conway Road, and the ridges to the roof provide great character to these elevations. Work on the steel frame continued along the Conway Road frontage, and is due to be complete by mid-November. The staircases to the



*Above – office steel frame in progress.*

offices have been laid in some areas, as have the steel decking to the upper floors. Work to the cladding of the offices and car park is underway, and due for completion towards the end of this year.

Malcolm Robertson, Senior Contracts Manager said, “We have worked hard with our sub-contractors to maintain the build programme and to minimise the amount of disturbance within Colwyn Bay town centre. The excellent work between ourselves, Jennings and Evadx in planning for the steel frame erection and during its construction, has enabled the progress we see on site and in meeting the expectations of Muse Developments and Conwy County Borough Council”.

There’s a library of photos charting the build programme over the last three months on the Conwy website, to see the images click [here](#).

With the build process moving at a pace, the Council is putting in place a programme for the relocation of staff into the offices and will be sharing this with not only staff but the local community in due course to enable a smooth transition.



## DELIVERING MORE THAN JUST A BUILDING

At the forefront of the Council's thoughts at the start of the project was how the building process could stimulate, educate and facilitate improvements within the local community. The last 12 months have seen some significant benefits delivered by the Council, Muse Developments and Bowmer & Kirkland, a number of which have appeared in previous newsletters.

Over the summer period, B&K worked with Coleg Llandrillo to develop the 'B&K House' where college students would construct a small scale, demountable and transportable house, which B&K could take into the community when visiting schools and groups.



Above – Joe and John, students at Coleg Llandrillo.

Joe Roberts, who wants to be a bench joiner and John Bancroft, an aspiring site joiner, both students at Coleg Llandrillo, built the house, and were each rewarded for their excellent work with a tool bag, courtesy of B&K. One of the first stops for the B&K house was St Joseph's School, Colwyn Bay, not far from the Coed Pella Office site, where the pupils had a great time building it, and some were very keen on going into the construction industry, as can be seen below!



B&K, Muse Developments, AHR Architects, lead Mechanical and Engineering Contractors A&B, and local scaffolding company Ray Seager, have contributed towards St Joseph's school fund for a new play area at the primary school. Celtest of Bangor have kindly donated WHSmith vouchers to the winners of the Coed Pella Offices colouring competition, which pupils from nearby Ysgol Pen y Bryn will participate in next.

Continuing with the colour theme, Colwyn Bay was recently awarded Wales in Bloom Best Large Town, and B&K provided sponsorship for Colwyn Bay's submission in the Award's 50<sup>th</sup> year.

Bleddyn Evans for Conwy County Borough Council said, "It's true to say that 12 months into the build project our development partner, Muse, the lead contractor, Bowmer & Kirkland, and the sub-contractors have all bought into our Social Value Plan and have really made a difference. B&K have integrated and engaged with the community, committing to help out on Remembrance Sunday, Bonfire Night, and recently contributing their staff time or donations to the Food Bank and St David's Hospice. They have showed great commitment in partnering with the Council and the community."

## EMPLOYMENT & SKILLS PLAN

A key part of the Social Value Plan was the Employment and Skills Plan, on which the Council, Muse and B&K worked with the Constructions Industry Training Board (CITB) to secure National Skills Academy for Construction status. The 12 month review is coming up with the CITB, but to date a number of the Key Performance Indicators have already been exceeded, most notably the:

- creation of 3 work placements (for NEETS)
- 14 jobs created for new entrants
- 41 training weeks given
- 40 new qualifications via short duration courses

Aled Hughes, CITB said, "The Council and its partners have bought into the principles of the National Skills Academy for Construction and are working hard to deliver and maximise the opportunities this project can give. As a Board, we look forward to working with the partnership over the next 12 months in leaving a legacy

for the local community in the form of job opportunities, training and education.”

### **BUSINESS FEEDBACK**

It’s always good to hear positive feedback to the way the contractors on site have performed, and how the local community are taking a keen interest in the build programme.

Lynne Parry of Lets XL Ltd, Conway Road, who’s office overlooks the site is, as are her fellow staff members, very interested in what’s going on next door. “Being on the doorstep, I’ve been interested in the construction process and have been kept informed by B&K and the Council.” She added, “I’m excited to see the how the building will look when finished, and what the future holds for the town centre.”

The photo below was sent in by Andrew Ellwood, Operations Director of Super Temps, Conway Road. It shows the site, in the late afternoon sun on 1<sup>st</sup> October.



B&K had good feedback from a number of trades during the recent Meet the Buyer day held at Stadium Zip World in Parc Eirias, in terms of the opportunities that were being made available to local contractors. A number of the contractors who attended previous Meet the Buyer days have secured contracts on the Coed Pella project.

### **ASSET DISPOSALS**

Since the Office Accommodation Strategy’s inception in 2013, the Council has been streamlining its property portfolio. With the Council vacating old buildings, it not only releases money and consolidates its functions to

fewer sites, but it also provides an opportunity for alternative uses and businesses to take the space, and in some instances it is an enabler for change on a number of levels.

The former Highway offices at York Road, Llandudno, along with a former Council care home was sold to McCarthy & Stone who developed retirement properties on the site. The former Housing and Policy offices on Castle Street in Conwy were sold and have been converted into Costa Coffee and offices, which has brought vibrancy to that part of Conwy.

Aside from disposing of buildings to the private sector, the Council has transferred former offices in Colwyn Bay to Pennaf and Cartrefi Conwy, who have converted these into specialist housing and affordable housing, respectively. North Wales Police relocated to the Council’s former Social Services offices on Argyll Road, Llandudno; this enabled them to demolish the former Police Station and develop their new facility along Oxford Road. Another former Social Services office, along Builder Street, Llandudno, has recently been returned to the landlord, Blair Estates Ltd; the offices were located in an industrial location and will provide an excellent opportunity for redevelopment, which will enhance the local area and economy.

Looking forward to 2018, the Council will be focusing on several other offices, which will be vacated by the end of that year when staff move to the new Coed Pella Offices. Local to Colwyn Bay will be the disposal of 41 and 74 Conway Road, with the former shown below. For further information about these disposals contact [OAS@Conwy.gov.uk](mailto:OAS@Conwy.gov.uk)

