

New Council Offices Coed Pella

NEWSLETTER



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Progress on site continues and we are less than three months from completion, hand over and occupation of Coed Pella. We reported in last August's newsletter that the colourful site hoardings along Conway Road, designed by local schools were up and that the steel frame was being erected as the external works were beginning to take shape. Roll on twelve months, and the hoardings along Conway Road are now down and the entrance to the ground floor reception is highly visible! The internal shape of the office is taking shape, with the internal walls, furniture and surfaces giving the development a totally different feel. What a difference twelve months makes!



The external cladding now complete

Whilst there's no mistaking the fantastic progress being made on site, there continues to be significant work being undertaken in enabling as smooth a transition as possible when the first staff move into Coed Pella this October. The Council's IT staff are already working on site in making sure the networking systems are in place prior to occupation. A number of staff visits have taken

place over the last few months, and two open afternoons on 30th and 31st August have been arranged for staff to experience their new work place and work space, with the first floor office area fully fitted out. There is an energy and true sense of excitement from a number of the staff who will be moving in!

THE RIGHT ENVIRONMENT FOR OPPORTUNITIES

Council officers, along with lead contractor Bowmer & Kirkland and developer Muse Developments Ltd have been working very closely with The Prince's Trust, in providing learning opportunities for young people during the construction process. The 'Get Into Construction' programme delivered by The Prince's Trust, targeted at those not in employment, education or training, recently saw seven young men go through a Taster Day and given the opportunity of spending a week with Coleg Llandrillo, gaining valuable, relevant qualifications and developing their CVs. Following that intense, classroom based week, they then were on site at Coed Pella for a week in June.



Chris, Tom, Jordan, Jake, Fraser, Oliver and Marcus on site at Coed Pella

They were given a variety of roles by A&B Engineering, working on the mechanical and electrical elements of the fit out, Sound Interiors, who were erecting the partitions, and Keyclad, who are fitting the cladding. At the end of the two week process, they had gained

invaluable experience on a large and complex construction site, relevant training and qualifications and the confidence to pursue their own careers and to explore work opportunities.

Fraser and Oliver have been given 18 month apprenticeships with Brenig Construction, Chris is now working full time with a roofing contractor and The Prince's Trust is working closely with the rest to find the right jobs. "This is the second Get into Construction programme that we have had at Coed Pella, where the partners have collaborated to change young people's lives by providing an opportunity that otherwise wasn't there. Whilst we are really proud of the Coed Pella building project in how it looks and what it means for the Council in modernising the way it works, we are equally proud in giving young people within the County an opportunity on site, which then breeds confidence, experience and responsibility" commented Bleddyn Evans, Project Manager for the Office Accommodation Strategy.

A further recent opportunity pursued under the Coed Pella project was a collaboration between the Council, B&K, Colwyn Bay BID, Crest Co-Operative and Veteran's Shed, whereby a number of shops along Abergele Road had their shop fronts repainted. B&K supplied the materials, whilst Crest co-ordinated the volunteers who painted the shop fronts.



Improved shops fronts in Colwyn Bay Town Centre

"This most recent shop front initiative adds to the sense that Coed Pella is really having a positive effect on the look and feel of the Town Centre, and that's before the staff move in and start spending in the shops. We have already seen parts of the Town Centre improve as some private businesses invest in anticipation of Coed Pella opening. We are really pleased by B&K's commitment to the Social Value Plan, and the collaboration with a

number of partners" commented Ingrid Lewis, Colwyn Bay Town Centre Manager.

The Council relocating several hundred staff into the Town Centre is anticipated to bring in approximately £1 million additional spend per annum once the offices are occupied, which will no doubt be the catalyst for further investment in the immediate area.

STAKEHOLDER COMMUNICATION

Communication has always been a key part of the Office Accommodation Strategy as it has evolved and as the Coed Pella build has been delivered over the last year and a half. That communication is ongoing with a number of internal and external stakeholders, both young and old.

The Conwy Youth Council visited the site on a warm summer's evening in early June and got to see at first hand the building and to ask questions about various elements of the project. "The young people really enjoyed the experience of going onto the site and seeing the scale of the development, which is quite remarkable. They got a better understanding of what will go on within the building, and why Conwy have commissioned the Coed Pella build" commented Dafydd Beattie Conwy's Youth Participation Officer. Pupils from Ysgol Eirias have also visited the site, as have students from Romania who were visiting Coleg Llandrillo!



Pupils of Ysgol Eirias at the B&K Site Office

The Local Branch of the Federation of Small Businesses visited the site to understand the business opportunities which could be available in Colwyn Bay Town Centre and the wider area as a consequence of Coed Pella's occupation by several hundred office staff. "We were pleased to be given the opportunity by the

Council to see this iconic building and it gave Members of the Federation an opportunity to ask questions and for some myth busting” commented Alan Cooper, FSB Local Chair.

The Conwy Access Group were given a presentation on the Coed Pella development, with a focus on the accessible facilities for both visitors and staff once it’s completed. “Coed Pella will provide one of only a few accessible changing places within the County within its ground floor, which demonstrates our commitment and leadership in providing suitable facilities for those with access and mobility issues” commented Stephen Lea, Principle Asset Manager, who is overseeing the design element for the Council.

STAFF EVENT – 30TH & 31ST AUGUST

Project Team Officers are providing staff who will be moving into Coed Pella an early opportunity to see a fully completed work area on the first floor in late August. Bowmer & Kirkland have provided Council staff early access so that they have the chance to see the outstanding facilities and the working environment in its finished form, months in advance of them moving in. The staff event days will be on 30th and 31st August, between 12.30 and 4.30pm, and staff are encouraged to attend, where they can learn more about their new work space and work place.

“We had at least 150 staff on site during the first few months of this year so they could understand the scale of the development and then communicate this with colleagues. The fact that the site is now less of a building site, and more akin to an office gives us a better opportunity to bring more staff on site and for them to get a clear picture of their new work environment. This is an opportunity which isn’t usually afforded in other build projects and we appreciate B&K’s co-operation in assisting Conwy staff to get an early sense of their new working environment” added Bleddyn Evans.

Staff have been kept informed of the progress on site at Coed Pella by monthly photos appearing on the Coed Pella web pages. Recent photos show the advanced stages of the internal fit out and can be found at [Click Here](#). Whilst the photographs provide a valuable insight for staff on of the progress made and a sense of the space, the opportunity to actually visit the site and experience the space a few months before moving in will hopefully help with the change process.



Colleagues from CCBC's Regulatory Services on site

The Staff Event will not only be an opportunity for staff to experience their new office environment, but also an opportunity to learn more about the Staff User Guide for Coed Pella, as well as the facilities available within Colwyn Bay Town Centre. Officers of the OAS Project Team and the Management & Occupation Project Team, to include HR, IT and Corporate Health & Safety will be available to share information, answer any questions and identify issues which need resolving between the event and the moving in of Services. For staff who require further information about the event, please contact oas@conwy.gov.uk.

ON TRACK

As part of the ground works along Conway Road, B&K’s local civil engineering contractors, Jennings, had to remove part of the old tram tracks which were buried under the highway. Trams would have travelled in front of the site, which was the historic location for the then Council Offices, and would have connected Llandudno and Colwyn Bay. The last tram to run over the track would have been Saturday 24th March 1956!



The tramway along Conway Road, Colwyn Bay

The 10 foot section of track was kindly donated by B&K to The Llandudno & Colwyn Bay Tramway Society. The

Society now intend to make a feature of the track, which is great news.



Becky Uttley of B&K and the LI & CB TS and the track

THUMBS UP FROM IVOR GOODSITE

Passers-by would have noticed that the colourful site hoardings along Conway Road have come down. These hoardings were a collaboration between CCBC, the Town Council, local schools and artist Mai Thomas, with the help of B&K, as well as local firms View Creative and Powlsons.

All that hard work was recently recognised in the Considerate Contractors Scheme's Ivor Goodsite National Hoarding Competition, as the Coed Pella hoardings scooped second prize. Those children who took part received prizes for all their hard work which will help to remind them of their involvement with the Coed Pella project.



Representatives from B&K, Local Businesses and Local Schools with their Ivor Goodsite medals

PAPER DATA CENTRE

As part of the Modernisation Programme, Coed Pella isn't the only building which will play a significant part in how the Council modernises the way it works, and utilises fit for purpose accommodation. Early on in the programme, the need to consolidate a significant amount of paper records was identified, which was housed not only in existing offices, but in a number of other, old, inefficient buildings. Rather than store the

paper at Coed Pella, which would be an inefficient use of prime space for both financial, operational and regeneration reasons, a facility at Parc Cae'r Seion, Conwy was acquired by way of lease. The 450 sqm facility will provide an outstanding facility for the Council's paper storage requirements, and release significant space within the portfolio, which will then be released for financial and regeneration benefits.



Empty racking awaiting receipt of paper records

"We have already started moving files into the unit, where we have capacity of up to 16,200 box files. Whilst we have scanned a significant number of paper records, due to the volume and nature of some of the records, there is a requirement for the space, and by locating within an industrial unit at £47 sqm, rather than an office rent of £156 sqm, there are a number of benefits to this approach" commented Geraint Williams, Project Manager who delivered the Paper Data Centre, along with Brian Laing, Project Manager.

TIME CAPSULE UPDATE

The invitation for stakeholders to submit proposals for the Coed Pella Time Capsule is now closed. Several entries have been selected and put forward for inclusion in two time capsules which will be buried on site in early September. Proposals were received from Council staff, Ysgol Eirias, Bay of Colwyn Town Council, and the Colwyn Bay Heritage Group who will be invited to see the time capsules (as shown below) buried.

