

Cydweithio i gael y gorau o'r ystad gyhoeddus
Working together to make the best use of the public estate



Edition 3

Welcome to the first Ystadau Cymru newsletter of 2021

It has been a demanding time but it has also given a chance to pause and see progress that has been made with the successful launch of the first YC Awards.

--- YC Newsflash ---



Creating Economic Growth Award & Ystadau Cymru Awards Overall Winner 2020 goes to:

The Goodsheds

This outstanding achievement goes to:

Vale of Glamorgan Council who partnered with DS Properties & Newydd Housing Association

“The Goodsheds”
takes the spotlight on page 9.

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A message from the Chair, Umar Hussain MBE



2020 has had a huge impact on the lives of everyone receiving and providing public services and amongst all the negativity, the annual conference and our first award ceremony definitely provided a positive release amongst the gloom.

The Ystadau Cymru awards conference and awards ceremony allowed us to see wonderful examples of exceptional collaborative work undertaken by colleagues across the public sector estate. The awards specifically allowed us to view exemplar projects that have been delivered between public, third sector and private sector in Wales specifically on property management. It demonstrates that collaboration is very much thriving with the Well-being of Future Generations Act at the forefront to make better use of the public sector estate.

We appreciate your engagement and participation with the vision of making the best use of the public estate in Wales and the forward programme of work for Ystadau Cymru. I hope you will find our winter newsletter of interest and enjoy the expansive level of information shared within it. As ever we would welcome any feedback on how we can continuously improve our communication with you.

Ystadau Cymru Conference 2020

The second annual conference was held online on 3 December 2020 and during the afternoon the first Ystadau Cymru Awards took place in which we celebrated the successes of the collaborative work of our colleagues. Tom Bowring, Head of Policy & Business Transformation at Vale of Glamorgan County Council, hosted the day, sessions included:

Collaboration for COVID-19

The first session was introduced by Rod Taylor, Director of Estates & Facilities at Betsi Cadwaladr University Health Board and provided delegates with valuable insights into the role of assets and collaboration in the response to the COVID-19 pandemic, crucial work included:

- Identifying key sites and reviewing assets across North Wales.
- Agreeing locations for three Rainbow Hospitals.
- Mobilisation and construction programme for the hospitals.
- Construction handover to facilities management.

The project showed the strength of North Wales working together as a region sharing governance, risk and learning.

Dr Giri Shankar highlighted the learning gained from his experiences as Incident Director for Public Health Wales.

His presentation demonstrated how collaboration allowed for essential health care to continue, whilst responding to COVID-19 by collaboration at pace between health boards, local authorities, NHS Wales Shared Service Partnership and the military.

He highlighted the key role of collaboration and how the many barriers have been overcome which in the pre COVID-19 world would not have been possible.

Strategic planning for the future

During this session delegates were updated on estates related work within Welsh Government:

- Land Division plans for unlocking the potential to accelerate use and development of public assets for public policy benefit.
- Introduction of remote working due to COVID-19 and aiming to see 30% of workforce working away from the traditional office in the future, with local work hubs a key priority.
- Considering how towns can be re-planned with a mixture of leisure, learning, living and working in mind. To re-think the design and the layout of many of our town centres and high streets.
- 21st Century Schools and colleges, an ambitious school building programme with the total investment from Welsh Government and delivery partners over £3.7 billion. There will also soon be the first net zero carbon school.

Public Sector Zero Carbon 2030

The final morning session was presented by the Welsh Government Decarbonisation team with Keith Jones, National Specialist for Climate Change at the National Trust as guest speaker.

The session set out the journey to net zero carbon land use and buildings. Further information can be found in Prosperity for All: A Low Carbon Wales which sets out the foundation for the transition to a low carbon nation.

gov.wales/sites/default/files/publications/2019-06/low-carbon-delivery-plan_1.pdf

Ystadau Cymru Awards 2020

The afternoon saw the launch of the first Ystadau Cymru Awards by Umar Hussain, Chair of Ystadau Cymru, to celebrate the excellent collaborative work that has been taking place within the public sector estate between public, third sector and private bodies.

Each of the twenty successful applicants demonstrated how they had worked in collaboration with different partners to make best use of the public sector estate putting

the Well-being of Future Generations Act at the heart of their projects. All demonstrated that the five ways of working is now central to how projects are planned. The judging panels were impressed with all of the projects, noting the wide scope and varied scale of entries.

There were five categories with high quality entries in all. We are delighted to introduce our new winners!

Demonstrating Environmental Sustainability

WINNER

Community Energy Project Newport City Council & Egni Co-operative Ltd

This project is a partnership between Newport City Council partnered with Egni Co-operative Ltd, Welsh Government (Energy Services), Sustainable Communities Wales and the Wales Co-operative Centre to deliver multiple roof mounted solar schemes across the Council's estate.

Egni as lead partner has drawn new investment into the Welsh economy, created new jobs and is this is now making a significant contribution to the circular economy in Wales through generation of renewable energy. The solar panels have been funded by a loan from the Development Bank of Wales and Egni's

ongoing share offer which has raised £1.97m to date.

The judging panel were impressed with the huge scale of the project and the innovative funding mechanism. Egni are committed to developing a specialist education programme highlighting the benefits of solar panels, renewable energy and the business model of co-operatives. All Newport schools are now members of Egni Co-op themselves and have received £500 of free shares providing a small income stream based on the solar generation but more importantly, raise awareness of how a co-operative approach can support environmental change.



Delivering more Integrated Services

WINNER

Aberaeron Integrated Care Centre, NHS Wales Shared Service Partnership, NWSSP Specialist Estates Services & Hywel Dda University Health Board, Ceredigion County Council, Welsh Government, Tanyfron GP Practice, Porth Gofal, Wales and West Housing Association

A disused office building was transformed into joined-up health and social care facility available to local communities in rural west Wales for the first time. It is a complex collaboration which also created a surplus asset that was used for the development of affordable housing.

The panel were surprised at the number partners that had successfully collaborated on this project to achieve a sustainable community centred health and wellbeing facility along with affordable housing. It is an example of how such services should be delivered in the future.

There was also good use of policy through engagement with the Land Transfer Protocol and NHS Affordable Housing Protocol. There are flexible occupational terms for the GP occupier with reduced associated personal risk for GP partners. Lease terms have easier assignment provisions and break clauses to support practice stability and sustainability.

nwssp.nhs.wales/nwssp-latest-news-items/specialist-estates-services-team-celebrate-win-at-inaugural-ystadau-cymru-awards/



Reducing Estates Running Costs

WINNER

Agile working & Commercialisation of the Civic Centre Swansea Council, Ministry of Furniture, Green Stream, Valuation Office, Information Management Authority, Ministry of Justice

Swansea Council's transformational office environment saved substantial amounts of public money and created a refurbished, recycled, collaborative agile workspace – an eye-catching innovation in Asset Management. Overarching the decision for the transformation was the necessity to comply with the Well-being of Future Generations Act 2015 and collaborative working.

Mindful of budget constraints and the Authority's Social Responsibility, Swansea Council sought innovative ways of reusing existing furniture in collaboration with a local social enterprise and Swansea University, creating a new office environment by upcycling/recycling furniture.

There are many different parts to this award winning project, the judges were impressed with the overall strategic approach

that sought efficiency and new ways of working. A determined move towards agile working that included:

- Leasing areas of the Civic Centre generating significant rental income for the council and cost savings.
- Rationalisation of assets, conversion of office space and introduction of staff to agile working.
- Revitalisation and upcycling of furniture and carpets in a collaborative partnership with local social enterprise.

Although the driver for this category was making reductions in cost, the panel felt that Swansea Council stood out as it demonstrated both complexity by bringing together a number of public bodies and social enterprises with the added benefit of increasing income.



Best Value for Money Project

WINNER

Response of COVID-19 Pandemic NHS Wales Shared Services Partnership, All NHS Wales Health Boards, All Welsh Local Authorities, Police and Fire Services

This project was a joint response led by NHS Wales Shared Services Partnership to the demands of the COVID-19 pandemic, dealing with a unique situation in a short space of time.

Productivity was increased by 700% to make a single procurement solution, enhance storage and transport networks, supply personal protective equipment (PPE), operating round the clock services, providing testing services and ensuring delivery of emergency palliative medicines.

Value for money has been achieved with a Once for Wales approach and Wales has never run out of PPE ensuring our public sector has access to items to protect our frontline staff. The judging panel felt that the project showed a clear winner and was exceptional.



GIG
CYMRU
NHS
WALES

Partneriaeth
Cydwasanaethau
Gwasanaethau Caffael

Shared Services
Partnership
Procurement Services

Spotlight feature

Ystadau Cymru Awards Overall Winner 2020!

The YC newsletter is excited to announce that “The Goodsheds” has not only won the **Creating Economic Growth category** but also the surprise **Ystadau Cymru Best Overall Award** announced by Rebecca Evans MS, Minister for Finance and Trefnydd during her key note address.

The local historic goods shed building and its semi derelict site was an underutilised Council owned property asset which contributed little to the local economy but was still of significant historical importance to Barry.

With the Innovation Master Plan in place, the Council was keen to see the Goods shed building converted and the surrounding area enhanced. With limited public funds they needed to work with a private investor with the right skills and expertise to deliver a mixed use scheme around the principles of **live work and play**. The success of the project is attributed to the collaborative approach throughout, the Council working closely with DS Properties, Newydd Housing Association and Welsh Government.

The project delivered:

Goods Shed/Ship Container Village

– £3.9M mixed use conversion of an 1880s former railway Goods shed and construction of a Ship Container Village/railways carriages.

Junction House

– £4.8M construction of a block of 42 compliant residential apartments (comprising a mix of affordable and private rented), for Newydd Housing Association.

Goodsheds was considered to be one of the most ambitious entries and an exemplar project of genuine public/private collaboration to deliver a wide range of public value. See further details on our exciting award winner:

www.valeofglamorgan.gov.uk/en/our_council/press_and_communications/latest_news/2020/December/Goodsheds-development-scoops-double-award.aspx

www.newydd.co.uk/stories/tenantiaid-y-n-symud-i-mewn-i-gartrefi-arobryn-goodsheds



Special Commendations

We are also pleased to report that special commendations were made by the judges for entries that were excellent examples of genuine collaboration.

**Ysgol Parc y Tywyn –
Carmarthenshire County Council**

**Parc y Felin –
Caerphilly County Borough Council**

**Llantwit Major Emergency Services Facility –
South Wales Police**

**Eastern Divisional Furnishing Project –
North Wales Police**

Remote working update

The Ystadau Cymru Chair of Chair meeting took place on 7 January and is proving to be an efficient way of bringing together public sector asset teams. All regions are conducting a review of their current estate to include:

- establishing building usage levels.
- identifying where assets are required.
- if buildings are fit for purpose.
- opportunities for collaboration and rationalisation.

A wide range of activities are taking place, these are being fed back to the Remote Working Board.

Some regions have identified key sites for collaboration/shared accommodation

to support rationalisation of existing estate. Ty Penallta in Caerphilly, Swansea Civic Centre and a site in Abergele, to name a few. Recent discussions with potential partners have been very positive and it's clear that there is an appetite for co-location.

Vale of Glamorgan Council have shifted their focus from trialling a single co-working space to creating a way to enable and support a network of spaces to allow people to continue to work closer to home. Town Square published "What if everyone could walk to work" a research paper influenced by the early insights gained from the Town Square Club programme. This led to the launch of a campaign – Boot the Commute Campaign.

thetownsquare.co.uk/news/its-time-to-boot-the-commute/

Diploma in Public Sector Asset Management gets underway



In a time of unprecedented change, asset management in the public sector is more important than ever. Whether it is implementing new ways of working during lockdown, reviewing property portfolios ready for a post-COVID world, regenerating town centres and local economies or responding to the housing crisis, public sector asset managers have a key role to play.

The launch of a new Diploma in Public Sector Asset Management delivered by CIPFA Property and the Association of Chief Estates Surveyors (ACES) could not have been more timely. Starting in September 2020, 31 delegates from a broad range of public sector organisations across the UK including three delegates from the International Organisation of Supreme Audit Institutions in Africa attended the 7 Modules delivered in webinar format. Four delegates from Welsh national and local government also participated.

Modules

The seven modules take delegates on a journey through the asset management process from the development of asset management policy and strategy; through options appraisal; business case development; capital projects and maintenance; data and performance; operational and non-operational property as well as the challenges for asset managers today.

Delegates have a choice of two dates for every module and they complete an online test at the end of every module. The Diploma is awarded to delegates who achieve a pass mark for every module and complete a 3,000-word assignment. The course is available for those seeking a qualification in public sector asset management or delegates simply wishing to refresh their knowledge and skills can choose to attend one or more of the modules.

Growing Popularity

The second cohort of the Diploma are starting their training in January and will complete the course in the Summer. There are 36 delegates in the second cohort from all parts of the UK including the Government of Jersey and Isles of Scilly who are joined by delegates from the Irish Republic. In addition to delegates from central and local government, there is representation from several NHS Trusts.

Bookings are still being taken for the second cohort and are open for the 3rd cohort which starts in September 2021. More information is available from the cipfa website on:

www.cipfa.org/training/accredited-training/diploma-in-public-sector-asset-management

Dave Ayre – Property Networks Manager, CIPFA Property

Collaboration with Ministry of Furniture

Welsh Government offices at Plas Carew in Nantgarw have now been officially closed and it has been arranged that the Ministry of Furniture are removing:

- 151 desks will be taken to MoF factory for re purposing.
- 140 chairs will be sent for recycling.
- 300 pedestals sent for recycling.
- 150 tambour units sent for recycling.

Desks from the QED centre will also be re-used and are heading for the fitting out of the Llandrindod Wells office.

There is more information on Ministry of Furniture link and an also a video on Ministry TV showing the work that took place to create a refurbished, recycled, collaborative agile workspace at Swansea Council.

www.ministryoffurniture.com/

Ystadau Cymru newsletter needs your help!



We will be continuing to promote the excellent work of our Ystadau Cymru partners throughout 2021 and we want to hear from you.

You could have your work featured in an article however large or small and we welcome ideas about what interests you.

The pandemic continues to present asset management challenges, but there is hope that by the autumn, the 2021 Ystadau Cymru conference we will be again celebrating successful collaboration projects across Wales.

Please contact the team via

YstadauCymru@gov.wales

Useful Resources

A. Workplace Design Guide

The Government Workplace Design Guide has been issued by Government Property Agency setting out new standards for making great working spaces including the creations of hubs. Ten design and experience indicators have been developed to the best outcomes for both employee and organisation, see link below.

www.gov.uk/government/organisations/government-property-agency

B. Wellbeing in the workplace during COVID-19

Useful factsheets on statutory health & safety but also how to ensure employees feel safe and secure in their altered working environment. There is a section on developing a flexible resourcing plan.

www.cipd.co.uk/knowledge/fundamentals/emp-law/health-safety/coronavirus-factsheet