



Llywodraeth Cymru
Welsh Government



Enillydd Gwobr Award Winner 2022

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

Welcome to your Ystadau Cymru Conference and Awards special
Where we continue to increase the spotlight on social value

**EDITION
EIGHT**

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YC NEWSFLASH FROM NORTH WALES



Ystadau Cymru Overall Award 2022 and Environmental Sustainability Award goes to...



WREXHAM COUNTY BOROUGH COUNCIL AND PARTNERS.

For breaking new ground in the refurbishment of their existing
Crown Buildings, read on to find out how they did it. **See page 8.**



CHAIR'S INTRODUCTION

A happy new year to all readers of Ystadau Cymru's Newsletter.

I hope that you all had a good break and are back in work in good health and refreshed.



Beverly Owen

2023 promises to be a year of challenges on just about every front, the cost of living, budgetary constraints and inflation are having a huge impact on our public services.

As in the recent past, we have risen to meet the challenges facing us, and the annual conference and awards held on 2nd December was a great opportunity to celebrate all that is going on across a range of assets across Wales.

This was our fourth conference and our third awards ceremony, again well attended.

As usual we were treated to some inspiring presentations and were fortunate to have our sponsor, the Minister for Finance and Local Government presenting the Awards this year. Her support for Ystadau Cymru is appreciated, especially in these difficult times.

As ever, I would like to thank the Ystadau Cymru team for bringing this together, and for Tom Bowring for his continuing support throughout the day.

This special edition is in recognition of the projects and presenters at the conference, and gives an opportunity to recognise the excellent work of those projects entered, as well as won, the awards.

YSTADAU CYMRU CONFERENCE 2022 – SOCIAL VALUE

The theme of the 2022 Conference was Social Value, a subject that is particularly relevant to current times.

WHAT IS SOCIAL VALUE?

Social Value is considered as the wider benefit gained by a local community from the delivery of public contracts.

This can be the **community, disadvantaged individuals, minorities, businesses**, and **Voluntary & Community Social Enterprises (VCSE's)**, as well as the environment through the better spending of public money.

At a simple level, Social Value can be split into 3 areas:

SOCIAL



ECONOMIC



ENVIRONMENTAL



As financial pressures continue to rise in the public sector and demand for services continues to grow, it is now more important than ever that we think differently when we spend public money.

Therefore, we need to continually ask:



How can we deliver services differently in a way that will impact positively on the local community and the environment.

What is important to the local community.

How can we support local businesses.

How can we work better together to engage those people who are hard to reach.

What are the current local challenges faced that could be better resolved by working together with our communities.

An example of delivering Social Value could include projects involving the public estate that have made a significant impact on the community they serve; Projects that embed Social Value as part of procurement processes (beyond normal expectations) and projects that use the public estate in a way that is tailored to local needs and priorities.

DEVELOPMENT & REGENERATION

Tackling housing need & investing in our communities.



Speaker:
DAVID JAQUES,
Cardiff Council



Innovative projects that tackle the housing crisis by creating low-carbon homes to be installed quickly and with limited disruption.

The development programme will deliver:



4,000 new homes
in total



Projected overall
development value of
£1 billion



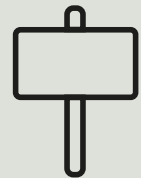
Low Carbon, energy efficient



Investing in local communities



New Services, facilities &
community buildings



At least **2,800** council
and **1,200** for sale



The largest Council
led development
programme in Wales

Key aspects:

- » Homes to be built to Passivhaus Standards which will benefit the environment, ensure that owners & tenants energy bills are kept low, supports move to Net-Zero Carbon.
- » Tackling the housing crisis by creating temporary modular housing on an un-used brown field site.



devandregencardiff.co.uk

TOWN CENTRE REGENERATION

The Welsh Government Regeneration Team hosted this session with particular focus on town centres and working with local leaders using place making principles.



Speaker:
HAMISH MUNRO,
Caerphilly County
Borough Council



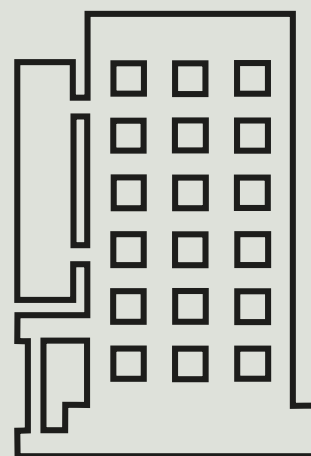
Place shaping plans for the Caerphilly 2035 project.



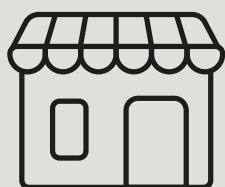
A new **£30 million** transport interchange in the heart of the town centre



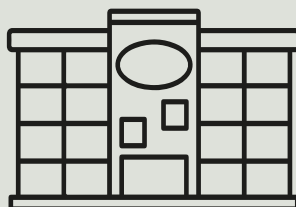
£5 million investment in new visitor facilities at the historic Caerphilly Castle



The creation of a new 'Boutique' hotel development at Park Lane



A major **£15 million** mixed retail and residential development



Plans to create an ambitious new Leisure Quarter offering new leisure, retail, commercial and business opportunities in the town centre

Also see the Placemaking Guide that has been created in collaboration with the Placemaking Wales Partnership.



caerphillyplaceshaping.co.uk
dcfw.org/placemaking/

OPEN NEWTOWN

Open Newtown is a social enterprise with land trust models working to make Newtown a viable and vibrant place to live, work and visit.



Speaker:
STUART OWEN



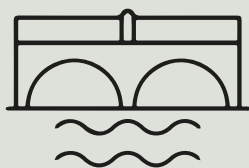
In 2016, opportunity arose for the community to take on stewardship of 130 acres of the towns parks, open spaces and river frontage. With the support of Newtown and Llanllwchaearn Town Council this asset was secured on a 99 year lease and subsequent sublease from Powys Council.

There is a new sustainable community and visitor Centre with Café called Hafan yr Afon providing a gateway to Newtown's green and blue spaces.

Projects include:



Nature Friendly Community Woodland with **1,800** trees planted



Creation of 4 Riverside Access Points



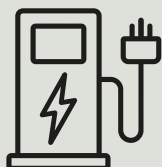
A Destination Play Park



Sustainable Farming Project to improve water and soil management



Walking and cycle rides programme



Electric vehicle charging network



BMX pump track and Mountain Bike trail



One Planet Generation Project to offer young people tools and support to act against climate change

More details can be found at the Open Newtown website



opennewtown.org.uk/

THE MAINDEE TRIANGLE COMMUNITY ASSET TRANSFER

Maindee Unlimited is a charity based in Newport, South Wales, created in 2014 and managed by local residents & partner organisation.



Speaker:
JOHN HALLAM



The Maindee Triangle represents a green space and facility in the heart of the community.

Following an asset transfer from Newport City Council in March 2021, Maindee Unlimited now have a lease for 99 years. The space includes a disused toilet block that now houses a café, public toilets and outdoor covered area, and a community garden brimming with pollinator friendly foliage.

Other projects include:



Reopening of
Maindee Library in **2015**



Refurbishment of
Maindee Library in **2019**

Key benefits:

- » Enhanced sense of community for resident.
- » The creation of safe, accessible spaces for adults and children.
- » Increased occupancy rates in the area which benefit other local businesses.
- » Designing green spaces that help the natural environment.



maindee.org

Before



After



OVERALL YSTADAU CYMRU WINNER 2022...

Refurbishment of Crown Buildings in Wrexham.

Wrexham County Borough Council and partners have been shaping the future fully committing to decarbonisation.

We are proud to announce Wrexham County Borough Council as our overall winner for 2022, also winning the Demonstrating Environmental Sustainability category, working in partnership with Read Construction, Betsi Cadwallader Health Board, Association of Voluntary Organisations in Wrexham (AVOW) and Welsh Government Intermediate Care Fund team.

An innovative decision was made by the Council to refurbish not demolish their existing 4 storey 1960's building in central Wrexham.

A fabric first approach was used to reduce energy demand and waste by reducing heat loss (through **thermal bridging**, **airtightness** and **insulation**) and achieved real emission impact improvements.

The buildings energy performance went from **EPC D** to **EPC A** and extended the building lifespan for over **50 years**.

Retaining the existing structure saw huge benefits in terms of embodied carbon and raw material depletion.

Demolition was avoided and eliminated:

- 👍 **2,000m³ concrete waste**
- 👍 **3,500kgCO₂ from demolition**
- 👍 **4,350kgCO₂ from recycling**
- 👍 **350 HGV journeys**
- 👍 **37,700kgCO₂ travel miles**
- 👍 **300,000+Kg embodied carbon in replacement structural steel frame.**

The project didn't stop there, a new Well Being Hub provides **integrated health, social care, third sector and community services**; improving access to information and **advice and delivering solutions to care and support**.

This exemplar project has pioneered best practice in refurbishment whilst protecting our **environment** and **supporting local communities** all in a city centre location, a winning combination we can all learn from.

YSTADAU CYMRU AWARDS 2022

Meet our projects and see best practice in action

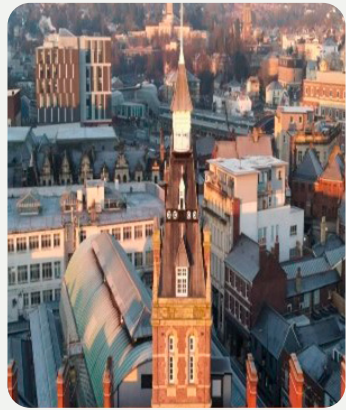
We want you to meet those that took part in the awards and hope it will inspire action on a project you may be thinking about.

There is so much hard work taking place across the public sector estate in Wales. All projects were internally and externally judged with representatives from Welsh Local Government Association, One Voice Wales and Future Generations Commissioner for Wales with Rebecca Evans MS giving awards to winners.

Newport Indoor Market – Winner – Creating Economic Growth Newport City Council and Partners

This project redeveloped landmark Grade II listed Newport Indoor Market, transforming it from an underperforming economic asset into a vibrant and modern multi use facility able to fulfil the role of an economic, social and cultural anchor fit for today's High Street.

Redevelopment was undertaken by delivery Partner LoftCo under a development lease to DS Properties (Newport Market) Ltd who now subsequently will manage the building and tenancies.



DID YOU KNOW?

Through leasing and redeveloping the building its historical fabric has been maintained.

Persistent issues were low occupation rates and an underutilised trading environment that reduced income available for reinvestment to maintain the buildings structural fabric.

Ffordd Yr Eglwys – Winner – Delivering Innovation Valleys to Coast and Partners

Ffordd yr Eglwys represents a first for social housing in Wales. Delivered by Valleys to Coast in partnership with Bridgend County Borough Council and Welsh Government.

Ffordd yr Eglwys, a development of four one bedroom homes located in Bridgend, was designed using an existing site of homes in poor condition. It brought together the needs of the local community with the ambitions and commitment of a small local housing association and created something special.



DID YOU KNOW?

Ffordd Yr Eglwys development was the first modular method system used in construction of social housing in Wales.

The homes are extremely energy efficient obtaining an EPC A rating, with pre-insulated structural panels and solar panels. Lightweight materials were affordable and eliminated the need for several trades.

Police Learning Centre – South Wales Police

South Wales Police have combined their office and training facility to create the Police Learning Centre (PLC). This build is very important as it will be new recruits first impression of SWP giving the message that wellbeing is important.

The design was centred on achieving an A rated building capable of delivering consistent environmental performance with the use of a heating and cooling system fed with fresh air via localised and central air handling units. This system is controlled via CO2 sensors to minimise energy consumption.



DID YOU KNOW?

A site-specific Biodiversity Action Plan focuses on enhancing biodiversity. A donation of insulation materials to local beekeepers in Bridgend has allowed thermal housing covers to be created to ensure the bees will survive the winter temperatures.

Wellbeing Hub @ Maelfa – Cardiff & Vale University Local Health Board and Partners

The project provides a first-class primary care healthcare facility delivering a wide range of integrated and sustainable services for Llanedeyrn, Pentwyn and surrounding area. This fits with the wider Maelfa regeneration scheme that has transformed the area into a new, vibrant heart for the community.

The new integrated care centre transforms health and social care in Llanedeyrn and Pentwyn areas by bringing joined-up health and social care to local communities for the first time.



DID YOU KNOW?

The overall design of the Wellbeing Hub, with its integration into the existing Powerhouse offers the ability to share facilities and meeting spaces.

This reduces the building size requirement and associated resource usage, as well as presenting the wider development as 'one' public facility.

Ogmore by Sea Village Hall – Winner – Social Value – Vale of Glamorgan Council and Ogmore by Sea Village Hall Association

Ogmore by Sea used to have facilities for the community, they closed in 2007. The site was subsequently allocated for housing in the Local Development Plan. The Council was approached by a group of residents in 2012 called Ogmore by Sea Village Hall Association asking to build a community owned hall and outdoor play facility.

The Council owned a former toilet block in the centre of village, which had been closed for many years but the land surrounding it was owned by Dunraven Estates. Further, the land surrounding the toilet block was “common land” affected by Commoners rights. The project developed a high-quality village hall that would strengthen the rural community of Ogmore by Sea.



DID YOU KNOW?

Two leases were entered into (with the Council & Dunraven Estate) and written confirmation was received from the Commoners Association that they would suspend their rights over the area of common land.

Health Professional Education & Training Services – NHS Wales Shared Services Partnership (NWSSP) and Partner

Worked in collaboration with Health Education and Improvement Wales (HEIW) on the procurement of education and training services.

A review of education and training was commissioned and a core component was to engage with 130 stakeholders across education, health and care, government and professional bodies.

HEIW held a pre-market engagement event with all potential interested education providers.

The project team engaged with students from all clinical professions across six education providers to discuss their experiences on commissioned courses.



DID YOU KNOW?

Dispersed learning provides more opportunities for local people to undertake their clinical experience close to home and make an impact in the local community on graduation.

0.45 MW Solar Farm – Hywel Dda University Health Board and Partners

The Health Board worked closely with Welsh Government Energy Services to develop and deliver a 0.45 MW solar farm on one of the Health Board owned sites.

The solar farm consists of 1098 x 455W panels. The addition of battery storage will ensure future resilience against increasing energy costs.

The project has not only enabled the Health Board to utilise a piece of land that was previously unused to generate its own electricity, but it has also enabled it to take additional steps to ensure that the area surrounding the solar panels will be enhanced with native planting and the introduction of fruit trees and other native species encouraging pollination and wildlife to flourish.



DID YOU KNOW?

The installation of the solar farm will save the Board circa £72,827 per annum, will save circa 110 tonnes of carbon and will continue to do so for the lifetime of the project (circa 25 years).

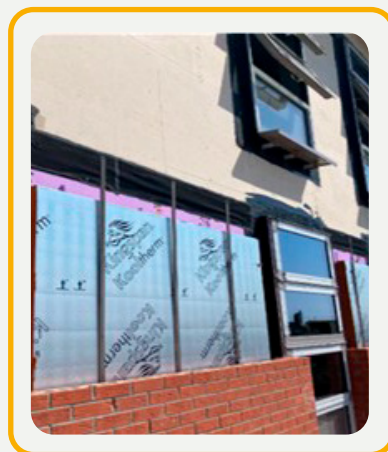
South Point Primary School – Vale of Glamorgan Council and Partners

South Point Primary School is a project which delivered the first net zero carbon in school in Wales and provide a model for future developments to build upon.

The building has been designed to achieve net-zero carbon through improved building fabric, maximising solar gain,

increased photovoltaic panels with battery storage and an air source heat pump.

The net zero carbon model developed on South Point Primary School has been adopted by the Council and shared with neighbouring Authorities.



DID YOU KNOW?

Vastly reduced carbon emissions have a positive impact on the environment and children learn about topics such as ecology and sustainability with warning of the dangers of fossil fuels, this helps to create behaviour change.

CALL FOR CASE STUDIES



The conference and awards demonstrated the good work that is being undertaken across Wales and the contribution our assets work is making to our Wellbeing of Future Generations commitments.

In the incredibly tough financial climate we find ourselves in it is even more important that we share best practice with each other and work in partnership to show one another new innovative ways of working.

Working together to share best practice is a key part of the Ystadau Cymru work, but we need your help for us to do this.

Please send information on the projects that you are working on get them promoted in your newsletter by e-mailing: **ystdaucymru@gov.wales** we can also work with you to produce an article if time is limited.