



**Wales**  
Development  
Conference

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# Wales Development Conference

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## Conference Report

Thursday, 23rd January 2020  
The City Hall, Cardiff

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# Foreword



**Keith Griffiths,**  
Managing Director,  
Built Environment  
Networking

Held within a week of the UK formally leaving the European Union, our annual Wales development conference was at an ideal time to have an introspective on all the great economic growth initiatives that the property and construction are driving in the country.

With over 250 delegates packed into the City Hall in Cardiff, this event was a gathering of all the major policy drivers and major development players across Wales' major towns and cities. On the day we were lucky to have the Deputy Minister for Housing and Local Government Hannah Blythyn deliver a brilliant keynote address placing developing inclusive communities at the heart of Welsh Assembly policy. Our attendees were able to understand how their business can contribute to housing delivery while being at the forefront of innovation.

Attracting international investment is a major priority in Wales- it was brilliant to hear from the Department for International Trade who set out the various initiatives they are championing globally to bring

eyeballs on the nation.

With billions worth of schemes put on the table across the day, one of the key themes was the strong collaboration between public and private sector to deliver developments. This was amplified none more so than through the exciting ongoing work Swansea city council and Rivingtonhark which will go a long way to regenerating the heart of Swansea.

With so much to talk about we are already planning the next series of events in Wales, culminating in next years Wales Development and Economic Growth conference which will take place on 14th January 2020 at the same location. We're always welcoming new partners into our portfolio so if your business is serious about gaining exposure to some of the countries main decision makers please do not hesitate to get in touch with myself or one of the team.

**See you soon  
Keith**

[keith.griffiths@built-environment-networking.com](mailto:keith.griffiths@built-environment-networking.com)



# From the Keynotes



**Hannah Blythyn**

Deputy Minister for Housing and Local Government, Welsh Government

[@WelshGovernment](#)

## WELSH GOVERNMENT COMMITS TO CARBON NEUTRAL HOMES BY 2021

All new homes that receive any public funds must reach carbon neutral standards, beginning in 2021, an independent review by The Welsh Government has said.

**WALES IS AT THE VANGUARD OF HOUSING INNOVATION, CREATIVITY AND NEW THINKING.**

That was the message from The Welsh Deputy Minister for Housing and Local Government Hannah Blythyn AM, who made an impassioned keynote outlining The Welsh Government's ambitious plans to advance technology and carbon neutrality within the housing sector.

Blythyn emphasised that the government was prioritising carbon neutrality: "We've made our stance clear when it comes to the climate emergency. It's the defining issue of our time and unless we as a government act, and act now, then those who are least responsible for creating the problem will be the most affected."

**WE KNOW THAT OUR HOMES ARE A MAJOR CONTRIBUTOR TO GREENHOUSE GASES, CONTRIBUTING 27% OF TOTAL EMISSIONS, SO THEY HAVE TO BE PART OF THE SOLUTION.**

Wales has shown their commitment to advancing the sector through the Innovative Housing Programme, a £90m scheme that began in 2019, which is open to RSLs, Housing Associations, and private developers.

This also includes support for Modern Methods of Construction (MMC) to support the delivery of a high volume of affordable homes.

Ensuring that the funding provides support to local supply chains and SMEs is also a key aspect of the grant allocation.

Social inclusivity on new developments is also being emphasised, Blythyn said: "It cannot be right that the tenure of housing is visible from the outside, nor do I see any reason why communities cannot be mixed."

Blythyn also raised the need to retrofit existing housing stock, she said: "We are acutely aware of the need to decarbonise 1.4m homes in Wales alone."

Wales is taking the ambitious action needed to create homes for the future, driving forward the technology to make that future a reality.



**Simon Sweetinburgh**

Director of Regeneration and Investment, Department for International Trade

[@tradegovuk](#)

## DIT: 'WORLD LEADING INNOVATION' TO DRIVE GROWTH IN WALES

A representative from the Department of International Trade (DIT) has revealed the USPs set out by the Secretary of State for Wales, Simon Hart, that make the country internationally competitive.

Speaking at our Wales Development Conference, Simon Sweetinburgh - part of the Capital Investment Team at the DIT - highlighted: "Advanced manufacturing, compound semiconductors and life sciences are the main draws for particular investors in Wales who're looking for cutting-edge opportunities."



He also referred to the strong skills of the area:

**WALES HAS A VERY WELL-EDUCATED WORKFORCE. 48% OF 21-64-YEAR OLD'S ARE GRADUATES. THAT'S THE HIGHEST SHARE OF ANY REGION OUTSIDE OF LONDON.**

The DIT has just launched its first ever Wales investment portfolio which includes six projects, and Sweetinburgh referred to a few of these: "We're promoting the Central Quay development with Rightacres, which is a very attractive development where there is BTR, offices and leisure components in the centre of Cardiff. Legal & General have invested around the station there."

They also are working with Swansea Council on securing international investment in their major Swansea Central regeneration scheme.

Sweetinburgh described the work of the Capital Investment Team which he referred to as the "best kept secret" within the DIT. They offer a:

**FREE, NON-COMPETITIVE, NON-EXCLUSIVE**

promotional assistance to link domestic projects and foreign investors. They work in 18 different capital markets, utilising embassy connections and help to provide assurances to investors.

Wales has some truly visionary developments occurring and some real unique strengths, and with international backing it can drive things further forward.

# Creating an Inclusive Economy and Industrial Strategy

## Panel Members:



**Chair: Phil Laycock**

Director, Built Environment  
Networking  
@BENetworking



**Sophie Howe**

Future Generations  
Commissioner for Wales  
@futuregencymrw



**Councillor  
Rob Stewart**

Leader, Swansea  
Council  
@SwanseaCouncil

## WELSH GOVERNMENT SUPPORT SECURES £600M INEOS FACTORY IN BRIDGEND

INEOS Automotive, a spin-off of the chemicals giant, is opening a motor factory in Bridgend to manufacture its new Grenadier 4x4, and the support of the Welsh Government enabled it to happen.

Providing 500 jobs for the area, it is a win for the town which has recently received the news that an existing Ford motor plant is soon to close. INEOS are purchasing 14 acres of land from the Welsh Government adjacent to the Ford site.

Erik Torseke, Director of Industrialisation at INEOS Automotive, said:

**THE REASON WHY WE SELECTED BRIDGEND IS REALLY DUE TO THE SUPPORT OF THE WELSH GOVERNMENT.**



Sustainability is being incorporated into plans for the project, Torseke explained: "We want to make sure we have sustainable construction, and make sure we have a plant that is well insulated and has solar energy."

Wales passed the Well-Being of Future Generations Act in 2015, to enshrine sustainability and equality considerations into the thinking of all public bodies.

Director of Policy, Legislation and Innovation at the Future Generations Commission, Maria Brousseau-Navarro said: "There is a huge opportunity for us all if we shift our thinking from what we value to what works for our well-being."

Brousseau-Navarro emphasised the importance of action within the built environment:



**Joanna Davoile**

Development Director,  
Wales & West Housing  
@WWHA



**Alun Michael**

Police and Crime  
Commissioner, Police and  
Crime Commissioner for  
South Wales  
@swpolice



**Erik Torseke**

Director of Industrialisation,  
INEOS Automotive  
@INEOS

## CONSTRUCTION IS THE LARGEST GLOBAL CONSUMER OF RAW MATERIALS, THE BUILT ENVIRONMENT ACCOUNTS FOR 25-40% OF GLOBAL CARBON EMISSIONS.

Local authorities in Wales are taking up that mantle. Swansea was the first council in Wales to declare a climate emergency, and Rob Stewart, Leader at Swansea Council, emphasised the meaningfulness of that commitment: "One of the things I was raising as leader was to declare climate emergency and not have a plan to back that up."

They have totally divested from all fossil fuel investments, have the largest fleet of green vehicles in the country and have a grant for a "fully biophilic building" according to Stewart.

The council wanted to build council homes to passive house standards, but found that they could not procure the correct windows locally, Stewart explained: "What we've done is go for a product that is close to it but not quite as efficient but we can procure locally, we've set something called the Swansea Standards."



# Developing Sustainable Infrastructure and Healthcare

## Panel Members:



**Chair: Phil Laycock**

Director, Built Environment  
Networking

[@BENetworking](#)



**Ruth Jenkins**

Head of Natural Resources  
Policy, Natural Resources  
Wales

[@NatResWales](#)



**Bill Kelly**

Route Director – Wales and  
Borders, Network Rail

[@networkrail](#)

## WORKS ON 'WORLD'S FIRST' TIDAL LAGOON ARE DUE TO START IN MAY 2020

Enabling works the world's first Tidal Lagoon are due to start in May 2020, delegates at the recent Wales Development Conference heard.

Richard Ambrose, Project Director of the Swansea Bay Tidal Lagoon, said:

**OUR PLAN AND OUR TARGET NOW IS TO COMMENCE WORK IN MAY 2020. THIS WILL BE ON THE LAND-BASED ACCESS ROUTE, WHICH IS IN THE NORTH AREA OF THE PROJECT.**

The project will cost an estimated £1.3bn.

The tremendous energy generation potential of the project was revealed by Ambrose:

**THE PROJECT WILL BE ABLE TO POWER 155,000 HOMES.**

Tidal has also been supported by independent reviews, such as one headed by Charles Hendry, a former Energy Minister.

Ambrose explained:

**THE HENDRY REPORT VERY MUCH SUPPORTED THE GROWTH OF THE TIDAL INDUSTRY, AND IT SAID THE COUNTRY DOES NOT HAVE A MORE SUBSTANTIAL RESOURCE OF ENERGY THAT IS NOT BEING UTILISED THAN THAT OF OUR TIDAL RANGE, WHICH IS WORLD CLASS.**

Having successfully assembled a professional services team, Swansea Bay Tidal Lagoon is also in the process of fundraising for the project.

Ambrose emphasised the wider benefits for Wales of the scheme. He cited the "vast amount of opportunity for the region" including "for the fabrication, manufacture and assembly of the components."

The need for renewables was also emphasised by Russell De'ath, of Natural Resource Wales, who have just published a paper on resource use within Wales: "This year we published our State of Natural Resources interim report, which documented some of the key changes since we published our last report in 2016."



**Richard Ambrose**

Project Director for Swansea  
Bay Tidal Lagoon

[@TidalLagoon](#)



**David Powell**

Director of Estate  
Development, Velindre  
University NHS Trust

[@VelindreTrust](#)

In Wales the climate emergency risks creating

**MORE HEAVY RAINFALL AND EXTREME FLOODING**

according to De'Ath.

The government of Wales is investigating ways in which it can improve its sustainability criteria, as De'Ath explained: "The Welsh Government are currently consulting on their circular economy strategy, we include prioritising the use of sustainable and low carbon materials in construction."

Part of that is a focus on green infrastructure, which is defined as networks of natural and semi-natural features that connect places. De'Ath said: "What makes this really exciting is that all local authorities must undertake green infrastructure surveys."

He advocated that green infrastructure become an integral part of the planning process within Wales.

David Powell is the Director of Estates Development at Velindre University NHS Trust, who is trying to implement some of the lessons from his work at Alder Hey Hospital in Liverpool. Powell said:



**WE'RE LOOKING AT THE LEARNING PIECE, THERE'S A DEARTH OF INFORMATION ON GOOD HOSPITAL DESIGN.**

The foundation of Alder Hey came from consultations from children, who were asked what they wanted to see from a hospital, and 95% drew the outside world. It was from this that the hospital came to be built in a park, which has since developed a campus of related developments.

Powell highlighted some of the innovative uses they have taken at Alder Hey, including having "forest schools" in the park, growing vegetables and even having a chef on the ward to make meals for the children.

Meditech is a key part of the developments around Alder Hey, as Powell alluded to: "We've also built a 'Bat Cave' under the hospital. This is a big invention laboratory covering 1,000 sq m and we let kids in there as well as staff."

Wales is both leading the way with innovation, looking to best practice elsewhere and working towards preserving its natural.

# University & College Estate Development Plans

## Panel Members:



**Chair: Phil Laycock**

Director, Built Environment  
Networking

[@BENetworking](#)



**Dr Maria Hinfelaar**

Vice Chancellor, Wrexham  
Glyndwr University

[@GlyndwrUni](#)



**Professor Kevin Morgan**

Dean for Development and  
Engagement, University of  
Cardiff

[@cardiffuni](#)

## DYNAMIC CAMPUSES ARE SHAKING UP WALES' UNIVERSITIES AND COLLEGES

Creating flexible and modern university buildings is at the heart of university estates strategies across the country, the recent Wales Development Conference heard.

At the University of Cardiff, challenging conventional notions at front and centre of what they're trying to create with a £300m innovation campus in the pipeline.

It is here where they are building Vital Statistics, a £60m development which will form part of the Innovation Central building, and a part of the wider Spark project, which is believed to be the world's first ever social science park, according to Professor Kevin Morgan, Dean for Development and Engagement.

It is here they are bringing together

**THE LIKES OF IBM, THE NHS AND THE CIVIC SECTOR, FOR EXAMPLE THE FUTURE GENERATIONS OFFICE**

according to Morgan.

Creating a "cross-fertilisation" of ideas and bringing together those from different disciplines and departments is core to these proposals. For Morgan, the answer is deceptively simple: "The way you get people out of their silos is by offering good food and coffee."

He also criticised the traditional "hard investment" driven approaches to creating spaces, he said:

**DRIVEN BY RESEARCH EVIDENCE, WE THINK IF A**

**PROJECT IS PURELY ESTATE DRIVEN, IT CREATES A HIGH CHANCE OF FAILURE.**

Dr Maria Hinfelaar is the Vice Chancellor of Wrexham Glyndwr University, where they are trying a new approach to developing learning spaces. She said: "We've developed new spaces which incorporate upside down pedagogy where students work in small groups then present to each other, where there isn't a lecturer at the front."

This new approach shapes the university's ambitious £60m Campus 2025 masterplan. Of this Hinfelaar said: "Our £60m masterplan is underway, we've spent around £15m so far so we have another £45m in the development pipeline."

They are changing the form of how university rooms are typically set out to enable that adaptability, Hinfelaar said:

**WE ARE CREATING FLAT SPACES BECAUSE THEY'RE MORE FLEXIBLE THAN TIERED PLACES.**

There is also a key regeneration aspect to the plans as Hinfelaar laid out: "Our campus masterplan is not so much about expanding and building a lot of new buildings - but improving what we have in tandem with Wrexham town."

The university is also benefiting from the £1bn North Wales Growth Deal - with advanced manufacturing and research facilities in planning to be delivered from the funding.

The University of Wales Trinity St David is a university with campuses across Wales and the UK. They are particularly focused on developing their university's Swansea estates,



**Professor Ian Walsh**

Provost, University of Wales  
Trinity St David

[@UWTSD](#)



**James Evans**

Director of Estates  
and IT, Gower College  
Swansea

[@GowerCollegeSwa](#)



with their innovative OneCampus vision.

Professor Ian Walsh, the University's Provost, told delegates that they are focusing on centralising their campus: "We've expanded into SA1, with our waterfront development. This is a £350m development, and the university is regenerating the whole waterfront area."

Walsh also spoke to the sustainability characteristics:

**GREEN BUILDINGS, BUILDINGS THAT GIVE US A GREEN FOOTPRINT, WITH BESPOKE LEARNING SPACE TO SUIT THE LEARNING NEEDS OF STUDENTS OF THE 21ST CENTURY.**

Wales Trinity St David's have rented some facilities to allow for a flexible expansion according to business needs, such as with hiring the space at the J Shed on Kings road. They have also focused on both retrofitting older buildings and building new buildings, across Swansea, and building in flexibility throughout.

Gower College is home to 8000 students across Swansea, which is looking to bring forward a raft of innovative projects over the next 5 years. They have recently received a grant of £500,000 from the Welsh Government.

James Evans, Director of Estates and IT at the College said: "The provision is that this is needing to be spent by March, so we are looking for some help deliver some projects in the short term."

They are also planning on the £2m conversion of the Grade II listed Sketty Hall into the college's business school focused on post-18 learners.

Gower are also developing their own sports facilities, Evans said: "We're developing this in partnership with City and County of Swansea Council and leisure provider Freedom Leisure."

They are also planning on developing a new motor vehicle facility for the 2024-25 period, which will be ready for the vehicles of the future.

The energy and innovation throughout these education providers plans is palatable, the future of education is interactive and dynamic, and it is clear that this awareness.



# Building Inclusive Communities

## Panel Members:



**Chair: Phil Laycock**

Director, Built Environment  
Networking

[@BENetworking](#)



**Beverly Owen**

Strategic Director for Place,  
Newport Council

[@NewportCouncil](#)



**Elfed Roberts**

Head of Development (West),  
Pobl Group

[@poblgroup](#)

## DEVELOPING TRULY INCLUSIVE COMMUNITIES IN WALES

The City of Newport is undergoing a major urban regeneration scheme, the recent Wales Development Conference heard, and “building inclusive communities within the city” is an integral part of their future plans.

Beverly Owen, Strategic Director for Place, described affordable housing as:

### AN INTEGRAL PART OF INCLUSIVE GROWTH

They are building a number of city centre residential schemes, with the Grade II listed Indoor Market highlighted as one area for new homes. Work on the scheme is set to start later this year: “The Council has signaled its intention to work with developer Loft Co to facilitate a £12m development of the structure into a mixed-use scheme with 48 units of affordable housing.”

They are also developing a city centre scheme that is

designed to have provisions for elder residents, Owen said: “This 38-unit housing development, led by the Pobl Group, is located on the main city centre thoroughfare commercial street which previously had a high vacancy rate.”

The regeneration of Chartist Tower – the tallest building in Newport – has kickstarted the development activity: “This building had been vacant for over 20 years and we’re redeveloping this tower block into a 4-star, 106-bedroom hotel alongside complementary office accommodation and retail space.”

Elsewhere Newport Council has sought to regenerate its retail offer, Market Arcade, described as “one of the city’s most challenging schemes” by Owen. This site will undergo a £3m redevelopment.

Melin Homes has a unique scheme in the works - Crick Lane. Director Adrian Huckin said of the project: “Four and a half years ago we approached the council about doing something a little bit different in Monmouthshire. We’re looking to create a dementia-friendly community with 271 homes, centered around a 48-bed care home. The development total is around £43m.”

Monmouthshire Council has supported the development, and it has also received funding from the ICF Capital Fund. The scheme will have a 5-year build programme.

Pobl Group and Coastal Housing’s - two of the largest housing associations in Wales - are collaboratively developing the village of Gwynfaen which represents a truly visionary approach to building new communities.

Overlooking the Loughor Estuary in the Swansea Bay Region, the development is nestled between the existing villages of Loughor and Penyrheol.

Elfed Roberts, Head of Development for the Pobl Group, described how are trying to do something different:



**Joanna Davoile**

Development Director,  
Wales & West Housing

[@WWHA](#)



**Adrian Huckin**

Director,  
Melin Homes

[@MelinHomes](#)

### “WE WANTED TO TRY TO BUCK THE TREND OF URBANISATION, WE REALLY FELT IT NEEDED TO BE CLOSE TO NATURE.”

They are achieving this through using extensive green space, with the development centered around a village green which the developers are giving over to the town council.

Whilst many housing developments are targeted at a singular income bracket, Gwynfaen is incorporating a range of tenancies: “Of the 150 homes that we are building, one third is open market sale, one third is shared ownership and one third is for social renting.”

Nor are the residents planned to be segregated by affluence, Roberts said: “The houses are not parceled into different areas, they all bundled together.”

The homes are being built to passive house standards, and have “achieved SAP 97%, which is near enough zero carbon.”

This incredible level of sustainability was made viable by support from the Welsh Government’s Innovative Housing Fund, which has provided almost £10m of funding to the development. Work is due to start on Gwynfaen in Spring 2020.

“Think first” was the message of Joanna Davoile, Development Director of Wales and West Housing, when discussing new developments. She said:

### IT’S A VERY SIMPLE CONCEPT THAT WE ARE FOCUSING ON, TO TRY TO CHANGE THE EMPHASIS. IT’S A VERY SMALL CHANGE, BUT I HOPE IT WILL HAVE A BIG IMPACT.

Davoile explained that the association was trying to create “the best impact on communities as possible by adding social, economic and environmental value where we can.”

She also emphasised the importance of addressing the individual circumstances of a community:

### WHAT WILL THE RHYTHM OF THEIR DAYS BE, WHAT DOES THE COMMUNITY NEED, WHAT STRENGTHS DO THEY ALREADY HAVE THAT WE CAN BUILD ON.

An example of this was their approach to placemaking when building homes for the elderly: “On older people’s housing we create accidental meeting spaces, it’s just creating enough space or opportunity for people to be able to stop to have a conversation.”

Creating inclusive communities means creating places that have affordability baked in, it means shaping places, so they aren’t socially segregated and fundamentally it requires the developer to be attentive to the needs of that community.

On a number of developments across Wales, there seems to be a strong awareness of these principals, and furthermore the drive to deliver truly inclusive communities.



# Major Property & Land Development Plans

## Panel Members:



**Chair:**  
**Amanda Griffiths**

Director, Built Environment  
Networking  
@BENetworking



**Ruth Mullen**

Director of Environment,  
Carmarthenshire County  
Council

@CarmsCouncil



**Mark Williams**

Executive Director,  
RivingtonHark

## THE LARGEST REGENERATION PROJECT IN WALES.. BUT WHAT'S NEXT?

Wales' largest regeneration scheme at Central Square in Cardiff is nearing completion, having started its first phase back in 2015. Ken Poole, Head of Economic Development at Cardiff City Council described the scheme as having been "a massive success."

Poole updated delegates on the progress of the scheme:

**THE LATEST DEVELOPMENT WHICH WILL COMPLIMENT CENTRAL SQUARE IS THE GPU BUILDING. KEYS WERE HANDED OVER ABOUT A WEEK AGO TO A £100M OFFICE BUILDING THAT WILL OFFICIALLY OPEN LATER THIS YEAR.**



The Metro Central building is the long-awaited replacement for the Central Cardiff Bus Terminal and will be the final project of the scheme. It will be the hub for the new £1bn South Wales Metro.

The new metro is designed to be a project to benefit the whole of the Cardiff Capital Region, and it is expected that half the jobs it creates will go to those outside the city boundaries.

Further regeneration plans for Cardiff are extensive, and have been enabled by a continuing demand for office space, according to Poole:

**THERE'S ACTUALLY VERY LITTLE GRADE A SPACE LEFT IN THE CITY, ABOUT 100,000 SQ FT, SO THAT'S A CONCERN, HENCE WHY WE ARE EMBARKING ON A DEVELOPMENT PROGRAMME, TO ADDRESS THE NEED FOR ADDITIONAL SPACE.**

Capital Quarter is one such scheme, which is a 10-acre scheme, and it has outline permission for over a million sq ft. This mixed-use scheme, which includes a £57m tower, will include office space, hotels, student housing and educational facilities.

Wales' second biggest city Swansea is undergoing just as an ambitious revitalisation, led by the city Council in partnership with regeneration specialists, RivingtonHark.

Mark Williams, Executive Director of RivingtonHark, said: "A number of globally listed regeneration companies have tried and failed to bring about the revitalisation of Swansea,



**Ben Morley**

Managing Director – True  
Student, Bricks Capital



**Carwyn Davies**

Managing Director, Hacer  
Developments



**Ken Poole**

Head of Economic  
Development, Cardiff City  
Council

@cardiffcouncil

so the Council took the decision to look at a £1bn regeneration of Swansea Bay Area themselves."

Development has started on the marque development of the £1bn masterplan - Swansea Central. This includes a 3,500 capacity arena, which will also see the creation of a new public park, underground car parking and a new pedestrian bridge to the beach.

The decision to go for a mixed-used approach was explained by Williams:

**RETAIL IN SWANSEA, LIKE THE REST OF THE UK, IS CHANGING AND IT HAS DEFINITELY FAILED IN TERMS OF THE TOWN CENTRE. THAT IS A STRUCTURAL CHANGE, NOT A CYCLICAL CHANGE. BUT WE'VE INCLUDED SMALL PROVISIONS FOR RETAIL IN THE PLANS AND A WIDER RETAIL REGENERATION IS PLANNED IN LATER PHASES.**

One of the core goals of the scheme is to bring people back into city centre living in Swansea, which the council is partnering on, Williams explained: "We're looking at putting in more housing and Pobl Group are part of that, in terms of their role as a housing association and creating the place."

Carmarthenshire is a rural county in South-West Wales, that is overseeing a major regeneration programme, which has become their primary goal as a council. They have recently adopted their Rural Carmarthenshire Communities Forward programme, setting out their ambitious regeneration agenda.

One of the core parts of this is the massive £287m 21st Century Schools Programme, as Mullen described: "We will build 11 new primary schools, 2 new secondary schools and

spent a further £150m on major refurbishment and remediation. We truly believe the fabric of the building affects the education that is delivered."

The South-West Wales Construction Framework was also promoted by Mullen: "We have a £1bn pipeline of projects across 6 different lots going through this framework. And it's accessible to housing associations, to fire, health, town councils and even churches, the framework provides a range of opportunities to construction firms."

An emerging market disruptor in Wales are True Student who are building a number of purpose built student accommodation units in the country. Ben Morley, Managing Director, said:

**WE'RE A SMALL BUSINESS BUT WE HAVE BIG AMBITIONS.**

Morley said of their debut Welsh accommodation block "nestled in the heart" of Swansea: "Our accommodation is opening in September 2020 in Swansea. There's an interesting market in the city where you still have an undersupply and a favourable student-to-bed ratio."

Wales has an ambitious regeneration agenda, in both its urban core and its rural heartlands, and it is one that is fundamentally shaking up the region, with a strong understanding its strengths.



# Conference Photos



# Conference Partners

## National Partner



## Conference Registration Partner

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## National Lanyard Partner



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THE POWER OF VISUALISATION



# BE Built Environment Networking

# Save the date

# BE Wales Development Conference

14th January 2021

Cardiff  
08:00 – 17:00

## GET INVOLVED:

Are you interested in getting your brand involved at the forefront of the biggest national discussion focused on development and economic growth?

Get involved early and secure your spot as a partner to position your brand as a thought leader and support to hundreds of the nation's top players

For further information on partnership opportunities available contact:  
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