

# Case Study: Bron Y Nant, Colwyn Bay



## Project Details

**Client:**  
Conwy County Borough Council

**Project:**  
Bron Y Nant

**Value:**  
£4.7m

**Contractor:**  
Wynne Construction

**Start and Completion Date:**  
April 2021 - April 2023

**Sector:**  
Healthcare

**Form of Contract:**  
NEC4

**Architect:**  
Dewis Architects

**Framework:**  
North Wales Construction Partnership

Wynne Construction was appointed by Conwy County Borough Council to build a new respite centre at Bron Y Nant in Colwyn Bay. Part funded through the Welsh Integrated Care Fund, the build includes five fully furnished apartments, a communal space, and a Complex Care Day unit providing a daily respite service for those with complex needs. A separate shop and café have also been built at Bryn Euryn Nurseries enabling people with disabilities to gain valuable work experience skills. Site teams were careful to preserve existing polytunnels which will be used to grow and sell plants.



A Prosperous Wales



A Resilient Wales



A More Equal Wales



A Healthier Wales



A Wales of Cohesive  
Communities



A Wales of Vibrant Culture  
& Thriving Welsh Language



A Globally  
Responsible Wales

### Employment and supply chain support

The Bron Y Nant project safeguarded **288 construction jobs**, with **29%** of the workforce living in the county of Conwy, and **27%** residing within 30 miles of site. Carbon emissions from road transport and travel were therefore considerably reduced by this commitment to local labour.

Our commitment to supporting the local economy and supply chain is further demonstrated by **67%** of total project spend being spent in Conwy. In total, **76%** of total project spend was spent with Welsh-based SMEs.

### Inspiring the future workforce

We engaged with potential new entrants to our industry by attending a number of events including a Careers Wales 'Choose Your Future' event, and a DWP Mentoring Circle. We also supported Coleg Llandrillo students by hosting site visits, delivering a presentation and Q&A session on construction entry routes, and participating in a virtual event to celebrate National Apprenticeship Week.

### Training and qualification opportunities

The Bron Y Nant project employed **16 apprentices**, achieving a total of **323 training weeks**. Four of the apprentices resided in Conwy, with a further nine living in North Wales/Cheshire. Through our focus on sustainable employment, we also achieved two new entrants from unemployment and created one graduate position.

In addition, both direct employees and supply chain partners completed various qualifications and short courses to achieve **111 training weeks/£m spend**, well exceeding the NWCP Framework target of 78 weeks/£m spend.

### Community and stakeholder engagement

We worked hard to establish and maintain a positive relationship with the local community and ensured that they were kept updated throughout the project using a community notice board, letters and newsletters. All communications were provided bilingually in Welsh and English.

Wynne Construction colleagues took part in litter picking and we also donated soil to a nearby allotment.

Stakeholder engagement has also been key throughout this project. In August 2022 Lesley Griffiths MS, Minister for Rural Affairs and North Wales, visited the site accompanied by Conwy's Deputy Leader, Cllr Emily Owen, and Conwy's Strategic Director for Social Care, Jenny Williams.



Lesley Griffiths MS visits site in August 2022.



Turf cutting ceremony in May 2021.

### Sustainable legacy

We worked collaboratively with Conwy County Borough Council to increase access to renewable energy on the site as part of a shared commitment to sustainable development. Initiatives included the installation of solar panels on the roof and using wastewater from the café to water the plants and grounds. Effective waste management strategies meant that we successfully diverted **95%** of wastage from landfill.



**LLESIANT  
CENEDLAETHAU'R DYFODOL  
WELL-BEING OF  
FUTURE GENERATIONS**

“ I just wanted to take this opportunity to thank you and your colleagues personally for your support with the Choose your Future event at the Kinmel & Kinspa. It was a great opportunity for learners and their parents to find out more about the opportunities available to them once they leave school. Events like these gives them invaluable experience, advice and support for the future and helps raise their motivation and aspirations. ”

**Kayleigh Brummell,**  
Business Engagement Adviser, Careers Wales

### Key Performance Statistics for the project

- **288** construction jobs safeguarded
- **308** pupil interactions achieved via careers fairs, virtual sessions and site visits
- **76%** project spend within Wales - with 67% spend within Conwy County
- **16 apprentices** employed on the project with 8 apprentices residing within 30 miles of site
- **95%** waste diverted from landfill