



Adeiladu GIG i Gymru
NHS Building for Wales

DESIGN & CONSTRUCTION POST PROJECT EVALUATION (DCPPE)

HYB LLESIANT MAELFA MAELFA WELLBEING HUB

June 2024



Photograph of the completed scheme courtesy of CVUH

REVISIONS

27th June 2025 Revision 01:

GIA Floor area and cost confirmed

CVUHB comments accommodated

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PROJECT SUMMARY

Maelfa Wellbeing Hub is an integrated, community focused health and wellbeing facility. It has been built adjacent to Cardiff Council's existing Powerhouse Community Hub, physically linked to provide one integrated facility, and is part of a wider regeneration scheme in Llanedeyrn, Cardiff.

The Wellbeing Hub, supported by £14 million capital funding from Welsh Government, is the first primary care pipeline scheme to be delivered through the NHS Building for Wales framework as part of a strategic programme of a new generation of integrated health and social care services. The Maelfa Hub is designed to support local citizens to live longer, healthier and better-quality lives.



The Wellbeing hub has been developed by Cardiff & Vale University Health Board in partnership with Cardiff Council, Llan Healthcare and other key local stakeholders, including Cardiff Third Sector Council, Community Health Council, South Wales Police and local community groups.

The hub fosters co-production, volunteering and social movements for health and provides preventative, community, and primary care. Its integration with other local services provides the community with access to high-quality patient care with the objective to improve the health and wellbeing of the population of Cardiff East.

The development strategy of being physically connected with the existing Powerhouse Hub, and sharing the space and the services provided from the Powerhouse with a community café, shared community rooms and an advice area, where health, local authority and third sector groups can provide advice, education and wellbeing services, provides health and community services and a multi-functional service for patients, staff and the local community as set out in Cardiff's Wellbeing Plan.

The planning application for the hub was submitted in 2019 and planning consent was secured.

The Hub's location benefits from accessible public transport as part of the redevelopment of the Maelfa shopping centre.

Work on site started in February 2021, and Construction work completed in January 2023.

Following a handover and commissioning period, the hub was officially opened by the Minister for Health and Social Services, Eluned Morgan, on Thursday, February 2nd 2023.



BUSINESS CASE PROCESS

The project was subject to a standard business case approval process by Welsh Government namely Strategic Outline Case, Outline Business Case and Full Business Case.

The project was delivered through the NHS Building for Wales Framework with the following main parties appointed: -

Supply Chain Partner : Willmott Dixon
Project Manager : Gardiner & Theobald
Cost Adviser : Gleeds

WHAT THEY SAID

Health Minister Vaughan Gething (2020):

“Our long-term plan for health and social services, 'A Healthier Wales', sets out how we want to see working between different agencies and care provided closer to home. This investment will mean that people in East Cardiff can benefit from this new way of delivering services.”

“The Welsh Government continues to invest in health and social services. We announced an extra £40 million for capital investment in health and social services in the draft budget for 2020/21.”

(Source: Welsh Government, Press release 12th January 2020)

Health Minister Vaughan Gething also stated:

“Our £14 million investment will help improve access to a range of healthcare services closer to home for people living in Llanedeyrn and Pentwyn.”

“I welcome the beginning of construction of the Wellbeing Hub @ Maelfa which will help to ensure that Cardiff and Vale University Health Board will continue to support its residents for years to come.”

(Source: Cardiff News Room, Cardiff Council, 21st February 2021)

Cabinet Member for Communities and Housing at Cardiff Council, Cllr Lynda Thorne:

“The development of our hub network across the city has had a positive impact on the uptake of services delivered in these successful community facilities which make it easier and more convenient for customers to engage with the Council and our partners.”

“The Powerhouse already provides a wide range of services, as well as police accommodation on the first floor and we are pleased to be working with the University Health Board to further enhance the provision of integrated services for people in Llanedeyrn.”

(Source: Welsh Government, Press release, 12th January 2020)



DCPPE METHODOLOGY

This project evaluation post-completion has been undertaken by NWSSP Specialist Estates Services and has involved the Health Board and other key stakeholders of the Project Delivery Team. The entire evaluation process has been undertaken in an impartial, objective and blame free culture.

A specially structured suite of Pro-formas and Questionnaire documents was issued to all stakeholders to cover issues both good, and not so good, which occurred during the project journey. A workshop was held on 15th March 2024 with representatives for the Health Board, other key Stakeholders, Supervisor, Project Manager, Cost Advisor and Supply Chain Partner, to further investigate the main themes and issues named in the returned questionnaires, to fully understand and evaluate the issues arising on the project and to highlight lessons learnt.

A draft version of the DCPPE report was then circulated to the LHB client for their review and input into the final edited version, which is then signed off by the LHB prior to publishing.

In the interest of continuous learning and to benefit future project design, planning, development and management, this Design and Construction Post-Project Evaluation will be shared with Welsh Government, all NHS bodies, Framework Members and the Service Post Project Evaluation Team Members.

The Service Post-Project Evaluation, completed in accordance with the Benefits Realisation timeframe, will be initiated by the Health Board (normally during Stage 6: Completion).

KEY EXAMPLES: BEST PRACTICE & LESSONS LEARNT

The evidence from the questionnaires and the workshop showed that the intention of the project to provide a new fit for purpose, more modern and efficient facilities was successful:

- Replacement of an outdated existing facility with a new modern facility
 - o offering better services to the community
 - o joined up approach to healthcare and wider services offered
 - o great improvement of the existing environment: building & external
- Broad agreement that all objectives have been successfully achieved
- Project completed to budget, despite additional costs
- Project completed with slight programme delay, due to asbestos contamination
- Project design achieves BREEAM Excellent & EPC rating A
- Project recommended as blueprint for other similar future facilities

The key examples of Best Practice and Lessons Learnt from this project identified from questionnaire responses are noted by theme as follows:

- General
- Governance
- Brief & Design Development
- Construction
- Handover & Aftercare/ Commissioning

Further details of the above are included in this report under 'Best Practice & Lessons Learnt':

<u>Best Practice</u>	<u>Lessons Learnt</u>
General	
The assembly of a highly skilled team and team members was one of the main factors of this successful project.	The assembly of a highly skilled high-performing team is one of the main pillars of successful project delivery.
The project benefitted from a strong team ethos and strong collaboration.	A strong outlook on teamwork and willingness to collaborate aids relationship building and team galvanisation, providing a positive ground for development and solution-finding.
The project team benefitted from a high degree of team continuity and limited if no project team staff turnover.	A strong continuity in the team and its members enable good sound relationships and ensures knowledge retention and engenders the 'buy in' and 'seeing through' of successful project delivery.
Communication within the project team was very proactive, demonstrated by its approach to always providing answers and a common focus on solution-finding.	Teamwork and positive proactive communication assist the team spirit whilst aiding with developing trust and confidence in the team and a successful project delivery.
Early stakeholder engagement was key to a strong brief development and ensure strong engagement from all parties.	Early and positive stakeholder engagement aids strong collaboration, whilst providing a positive and solid basis for the inception and progression of a project.
<p>In the initial project stage PCIC end users felt that meeting formats would not allow for sufficient engagement. PCIC felt that project board meetings were too infrequent, too strategic and too short, and that sub-group meetings were started too late.</p> <p>CVUHB appreciated the feedback provided, and the end user consultation meeting format improved significantly, benefitting the management and engagement with the end users.</p>	The right conducive meeting format on a project is essential to further a strong engagement, representation and input from all stakeholders, which in turn is essential for a successful positive project development and progression. Timing of stakeholder engagement meetings should be agreed by all parties well in advance to ensure full participation
Governance	

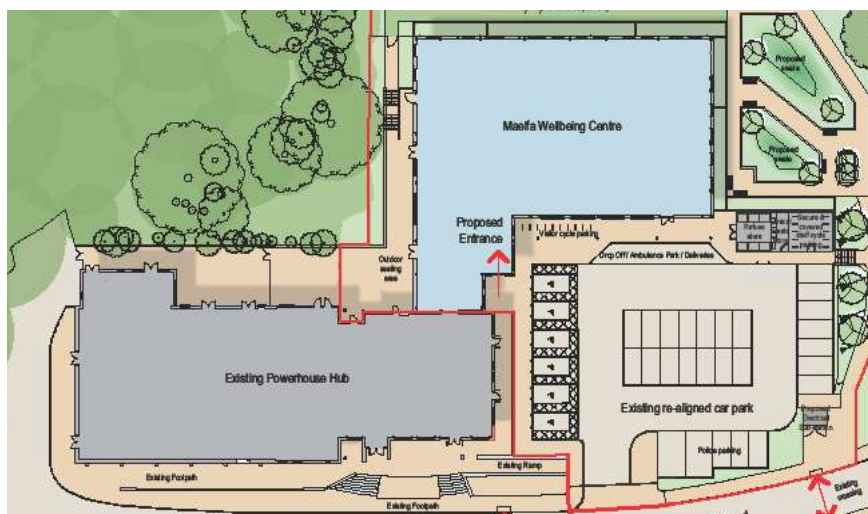
<p>Some aspects of the project governance structure and procedures would benefit from a review, to ensure efficiency and clarity of processes and to avoid potential delays. These included provision of asbestos survey information, liaising with statutory suppliers, change control and business case approval procedures.</p>	<p>A clear and strong client governance structure aids the positive and timely resolution of processes and contract administration on a project. Contract administration and processes on a project need to closely align with NEC contract requirements.</p>
<p>At pre-tender an assessment of all site information necessary to undertake the works is recommended to mitigate against potential impacts to project delivery arising from unforeseen risks.</p> <p>During demolition works, discovery of asbestos in the existing building caused programme delays and additional cost.</p>	<p>Provision of comprehensive site information and survey data during pre-tender and pre-construction stage ensure robust risk identification and mitigates against potential programme and cost overruns</p>
<p>Brief & Design Development</p>	
<p>An early and clear brief development provided a robust basis for the project and assisted with its successful delivery.</p>	<p>A strong and sold brief provided at the outset of a project provides early clarity and a robust basis for the development and execution of a project.</p>
<p>Whilst the café design progressed well initially, a difference in understanding between stakeholders arose over how the cafe would operate in this new facility.</p> <p>End users felt that the sensitivity of the café's location in close adjacency to the GPs' waiting area was not appreciated. Patient privacy and confidentiality were raised as being an issue. The project team successfully addressed this issue, adding privacy screens.</p> <p>Lack of input from the local authority stakeholder resulted in the café's use and the related equipment specification not being fully understood at design stage. The specification later proved to be insufficient for the type of operator appointed by the local authority.</p>	<p>It is essential that all stakeholders partake in the engagement process and brief and design development, especially where stakeholders operate in a facility alongside each other.</p> <p>Full clarification of design and operational matters at inception stage ensures that a completed facility can be operated as intended and required.</p>
<p>The original Ground Floor design and zoning was based on the design principle of an open inviting entrance with views into the existing woodland.</p>	<p>Early engagement and detailed design coordination is essential in the design development stage together with full understanding of WHBN requirements.</p>

<p>The end users requested this design to be amended, to better meet requirements for patient privacy and confidentiality, which end users felt were not sufficiently identified in the original design.</p> <p>The project team successfully engaged with the end users over this issue and identified alternative design solutions.</p>	<p>Regular stakeholder and design reviews are an essential tool at all project stages - more so in the design development stage.</p>
<p><u>Construction</u></p>	
<p>The project benefited from a low number of changes and subsequent compensation events.</p> <p>This reflects positively on the project's overall design development and the high degree of design completeness.</p>	<p>A solid and comprehensive design development provides a robust basis for controlling the cost envelope and for a sustainable construction programme, limiting arising issues, changes and delays.</p>
<p>Delays to the programme were caused by issues with direct placement of orders by the LHB, such as meter installations. This resulted in additional costs for delays and Prelim costs.</p>	<p>LHBs will need to place a greater awareness on essential programme milestones, where they take on the responsibility of order placements. Communications between the Client and the SCP must be robust to mitigate against programme delays.</p>
<p><u>Handover & Commissioning</u></p>	
<p>The standard of services for Handover and Aftercare was very good. Communication with the operational team was particularly well managed.</p>	<p>A strong and responsible ownership of defects by the SCP and its SCMs is essential for an effective successful DLP period, and to enable the operation of a new facility to its full potential.</p>
<p>Five separate sectional completions as part of the handover process could have posed challenges, however an experienced project team ensured a well-managed process with few arising issues.</p>	<p>Experienced and skilled project teams and a positive and proactive team communication provide a robust basis for well managed processes on a project.</p>

PROJECT DETAILS: DRAWINGS



Maelfa Wellbeing Hub: Site plan (NTS) & extract of hub and existing Powerhouse





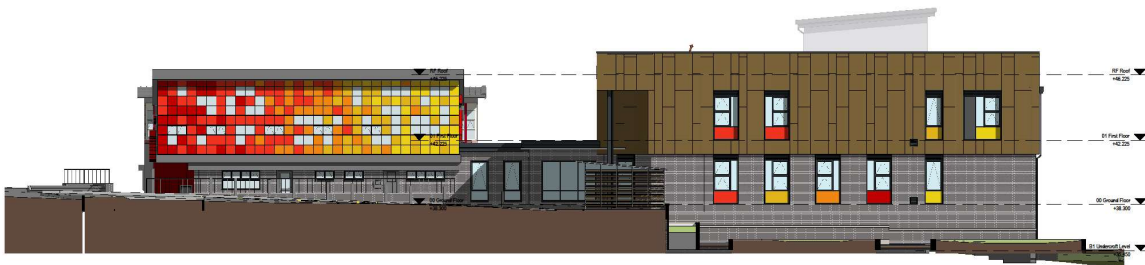
South Elevation
1:100



West Elevation
1:100



North Elevation
1:100



East Elevation
1:100

Elevations (NTS)

PROJECT DETAILS: TEAM & KEY FACTS

Project Team: Client side			
Client	Cardiff and Vale University Health Board	Senior Responsible Officer, CVUHB	Abigail Harris
Health Board Project Director, CVUHB	Geoff Walsh	Stakeholder/ Operator	Llan Healthcare
Health Board Project Manager, CVUHB	Jonathan Aver	Stakeholder/ Operator	Primary, Community and Intermediate Care (PCIC)
Service Planning Project Lead, CVUHB	Rob Wilkinson	Stakeholder/ Operator	Cardiff Council
Project Manager	Gardiner & Theobald LLP	Cost Advisor	GLEEDS
NEC Supervisor	ALLEGIANT GROUP		
Project Team: Supply Chain Partner			
Supply Chain Partner	Willmott Dixon	Building Services Engineer	Troup Bywaters & Anders (TB&A)
Architect	Roberts Limbrick Architects	Building Services Installer	CMB Engineering
Structural Engineer	Cambria	Principal Designer	Willmott Dixon
Civil Services Engineer	Cambria	CDM Coordinator	M SAFE
Project: Key facts			
Gross Internal Floor Area	2,047m ²	Construction Cost	£10,245,588.07M
Services			
Commencement on Site	February 2021	Completion	January 2023
Official Opening	February 2023		

The Wellbeing Hub will provide:

- Community rooms and an advice area, where health, local authority and third sector groups can provide advice, education and wellbeing services.
- A range of specialised health clinics, including nursing, counselling, podiatry, baby clinics, mental health services, support services for children & younger people, Stop Smoking advice, antenatal care, audiology and heart services.
- Relocation of services from Llanedeyrn Health Centre and GP Practice.
- Replacement of the existing Multi Use Games Area with a like for like facility nearby.
- Relocation of the existing community café into the new 'link' section of the building.

BEST PRACTICE & LESSONS LEARNT

1.0 GENERAL

1.1 The appointment of highly skilled team and team members was deemed by most stakeholders to be a core essential for the successful project delivery of the Maelfa WBC.

Of equal importance was the continuity of the team. Little if no changes occurred to the project team through the project. This provided continuity and knowledge retention, whilst being the basis of solid relationship building.

1.2 A strong professional outlook of the team and its team members formed the basis of an experienced strong team ethos and willingness by all to cooperate and to collaborate to achieve a successful project delivery and outcome.

The team was led by a common solution-driven focus. A high performing team and a strong ethos serves as a shining example of fully embracing the NEC spirit of collaboration.

1.3 Early stakeholder engagement and consultations were undertaken in a collaborative environment, to ensure an early and robust brief development. This was welcomed by all stakeholders.

1.4 The engagement process was at times compromised by limited end user availability to attend meetings and design reviews, due to the demands of their day jobs and roles.

The initial stakeholder engagement process was considered by end users to be too complex at times. End users expressed that their lack of expertise in facility management, design and construction affected their input and decision-making.

The Health Board acted on feedback from end users, benefitting the engagement process and end user support in this process. The Health Board's new Project Manager attended all user group meetings, to address any end user concerns over the design, leading them through the decision-making process.

End users suggested that end user representation by a dedicated skilled professional may offer a solution on future projects and their engagement process.

1.5 The format of the monthly project board meetings was considered by end users to not offer enough time for raising and discussing important matters in detail. These stakeholders felt that meetings were too infrequent, too short and too strategic.

As a consequence and with the change of the LHB project lead, the Health Board set up subgroups as secondary meetings, to offer the opportunity to address any issues and questions raised by end users. The format of these groups, which were attended by the Project Manager and Cost advisor, was less formal and designed to offer the opportunity to explore aspects in more detail.

End users felt that these sub-groups were felt to start too late in the process. From LHB side the meetings would have benefitted from more representation of all services.

1.6 Overall communication throughout the team was of a proactive nature, however a notable lack of engagement from the Local Authority end users was experienced at times, which did compromise some of the decision making (notable the café design and operation).

1.7 The client's internal communication between departments was prolonged at times, lacking in efficiency. This resulted in delays in information flow, causing programme delays and additional cost, and experienced in the Finance department's communication of information on cashflow.

1.8 The COVID pandemic caused an enormous amount of additional management on the LHB side, which also acted as a distraction to the LHB's senior management.

1.9 Restrictions on safe working practices introduced during the COVID pandemic generated additional project costs of c.£180K, which was deducted from the project contingency. Welsh Government position was not to provide additional funding until the Health Board could demonstrate that all other funding opportunities within the cost envelope had been considered.

1.10 A significant cost increase was caused during the COVID pandemic, due to high rates of inflation on tendered rates and the significant price increases of materials.

BEST PRACTICE & LESSONS LEARNT

2.0 GOVERNANCE

2.1 Overall, a clear and strong communication structure and enablement of efficient communication has benefitted the project overall.

2.2 Some aspects of the project governance structure and procedures would benefit from a review, to ensure efficiency and clarity of process and to avoid potential delays.

2.3 Client's Sign off processes for changes and business case stages are protracted and would benefit from greater clarity.

2.4 The client's governance for change control is not aligned with the NEC contractual timeline requirements, especially with regards to timelines and deadlines stipulated within the NEC contract. This led to prolonged processes.

2.5 At pre-tender an assessment of all site information necessary to undertake the works is recommended to mitigate against potential impacts to project delivery arising from unforeseen risks.

During demolition works, discovery of asbestos in the existing building caused programme delays and additional cost. An asbestos survey was not available upfront and on discovery provision of information was incomplete and too slow.

2.6 The placing of orders to disconnect the gas supply to the existing building was too slow, leading to significant delay and cost increase.

2.7 Client was unable to place orders directly with Statutory Authorities e.g. Western Power. The consequence was considerable additional expenditure.

3.0 BRIEF & DESIGN DEVELOPMENT

3.1 To support the brief development, early consultations were undertaken in a very collaborative process with engaged end users and stakeholders, leading to the development of a strong brief on this project.

3.2 The team's view is that the completed project is a very close reflection of the comprehensive project brief and that no assumptions needed to be made during the project delivery as the early brief development was addressing all matters.

3.3 Regular design reviews were held with the SCP team, the Project Manager and the LHB, which contributed positively to the design development and to meeting the project brief. End users were not always in attendance at these review meetings, due to reasons cited earlier.

3.4 AEDET Design Reviews and undertaken design reviews in general were seen as a benefit and as one of the main reasons for a successful project delivery.

3.5 The café's location and operation were not sufficiently clarified at design development stage. Whilst the combining of patient waiting area with the café's seating area led to issues with patient privacy and confidentiality, a lack of clarification of the café's operation meant that the M/E specification, particularly the specified ventilation, proved insufficient for the type of food offered by the café's 3rd party operator.

The introduction of a privacy screen, separating the patient waiting area and café area, addressed patient privacy issues, but the LHB continues to liaise with the Local Authority, to address cooking smells penetrating the foyer, patient waiting area and wider building.

Stakeholders agreed that Café operation and location on future schemes would benefit from early and better clarification

3.6 Signage design and specification was LHB-led and the client focus was primarily focussing on HTM compliance. End users reported that the implemented signage design is confusing for patients and are of the opinion that the signage design should have formed part of the consultation and sign off process.

In their opinion, lessons learnt from the London Square scheme, where signage design was an issue, could have been better implemented on this project.

3.7 The LHB used a set design palette, which gets implemented throughout their entire LHB estate, therefore this design element did not form part of the consultation or sign off process. End users felt that the colour scheme design should have been consulted on and would have appreciated being offered a greater say on this design element.

3.8 The facility's final design brief included three different reception desks in the main entrance foyer, one desk for each end user.

The project team's original design intention was, in line with design principles, to implement one combined reception desk only, however end user requirements could not be aligned as each end user insisted on their own dedicated reception space. Whilst the client and project team felt that this was not aligning with the design principles, this end user request was taken on board and implemented.

4.0 CONSTRUCTION

4.1 The project was delivered on time. The combination of a well-developed construction programme and a very experienced and professional delivery team ensured that few limited issues were experienced during the construction phase.

4.2 The project had few compensation events, cited by the QS as a 'remarkable low number', which is testimony to the overall design completeness and thus the design development. The process of agreeing changes and claims had been described as 'Very seamless'.

4.3 Certain delays were caused by issues with the placement of orders, undertaken by the LHB, such as the meter installation. This resulted in additional costs for delays and Prelim costs.

BEST PRACTICE & LESSONS LEARNT

5.0 HANDOVER AND AFTERCARE/ COMMISSIONING

5.1 Handover and Aftercare of the project was overall experienced as very positive and very good. Emphasized was the good communication with the operational team.

5.2 Five separate sectional completions added to the complexity of the handover process and could have posed challenges, however an efficient and skilled delivery and project team ensured that the process went very well.

5.3 The project was taken to site in a pandemic, and this posed challenges to the programme and for the management of the workforce, but the delivery worked very well.

5.4 The Supply Chain Partner was under pressure to achieve completion and handover to programme. This led to reactive and slow responses at times from SCP and SCMs to address certain issues. Long delays in resolution were experienced on some items.

5.5 The ventilation design was designed by the SCP and SCM, however both did not take ownership of this element, which led to delays at handover stage.

PROJECT TESTIMONIALS & QUOTATIONS

Health and Social Services Minister, Eluned Morgan, said:

“I am delighted to open this new development at Maelfa, which has received £14m of funding through our NHS Capital programme. It is a fantastic example of partnership working at its finest.

“Integrated Health and Social Care hubs such as this will be rooted in communities and will provide people with easy access to a wider range of health, care, and wellbeing services closer to where they live. This will play an important role in helping to build the community capacity we need to help people live well at home and prevent them needing to be admitted to hospital. The hubs will also support people to return swiftly home when they have been admitted.”

(Source: Cardiff & Vale UHB, Latest News, 3rd February 2023)

Cabinet Member for Communities and Housing at Cardiff Council, Cllr Lynda Thorne, said:

“We acknowledge that the planning process has at times been quite protracted and drawn-out, but it’s been absolutely critical for the project in terms of making sure that we’ve got it right first time, and I would like to reiterate our thanks to stakeholders - particularly local residents, patients and our staff - for their patience and understanding”. (Source: Welsh Government, Press release 12th January 2020)

Jan Janczewski, Chair at Cardiff and Vale University Health Board, said:

“As the first Wellbeing Hub to be fully developed and operational in Cardiff and the Vale of Glamorgan, the work undertaken on this project and the results shown epitomises partnership working and collaboration between key stakeholders and drives forward our aims of delivering a modernised service delivery for our patients in the community.” (Source: Cardiff & Vale UHB, Latest News, 3rd February 2023)

Leader of Cardiff Council, Councillor Huw Thomas, added

“The Council’s multi-million-pound investment in Maelfa reflects our ambition to help regenerate local communities like Llanedeyrn into attractive, safe and welcoming areas to live and work. Developments such as the new shopping parade, new homes, refurbishment of the tower block and start on site of a much-needed older persons community living scheme all complement the new Health and Wellbeing Hub.

“We’re committed to the integration and modernisation of health and community services and shared use of public sector assets and this new facility is an excellent example of how we can work together to deliver on this commitment.” (Source: Cardiff & Vale UHB, Latest News, 3rd February 2023)

Senior GP Partner at Llan Healthcare, Dr Roger Morris, said:

"The Wellbeing Hub at Maelfa provides a wonderful space and it is a pleasure to come to work each day. I would like to take this opportunity to thank the staff, Welsh Government, the Health Board and the Council for making this possible and we look forward to building even closer relationships with our partners in the local community." (Source: Cardiff & Vale UHB, Latest News, 3rd February 2023)

Cabinet Member for Social Care, Health & Wellbeing, Cllr Susan Elsmore, said:

"The Council and UHB are both committed to the integrating and modernising health and community services and facilities for the benefit of Cardiff residents. The Maelfa Wellbeing Hub provides an excellent opportunity to deliver on this commitment and I look forward to seeing their exciting development progress." (Source: Cardiff News Room, Cardiff Council, 14th February 2021)

Cabinet Member for Housing and Communities, Cllr Lynda Thorne, said:

"The Council's Community Hubs programme has joined-up service provision and partnership working in priority neighbourhoods at its heart so I'm delighted to see these principles being extended further, to enhance services at the Powerhouse and further contribute to the regeneration of the Maelfa area for the community." (Source: Cardiff News Room, Cardiff Council, 14th February 2021)

Abigail Harris, executive director of strategic planning from Cardiff and Vale University Health Board, said:

"We're pleased that work will start imminently on this new development which not only serves the current Llanedeyrn and Pentwyn patients but will hopefully meet the needs of future residents."

"We recognise the need for a modern, fit-for-purpose building to serve the local community that not only provides medical healthcare services but provides an open and welcoming space for wellbeing, physical and social activities. The Hub will host a range health and wellbeing services under one roof so it's suitable for the public." (Source: Cardiff News Room, Cardiff Council, 14th February 2021)

Abigail Harris, Executive Director of Strategic Planning from Cardiff and Vale UHB said

“We are delighted to have worked with the local residents to develop a space for the community to flourish. We know citizens don’t see the dividing line between organisations so to provide a one stop shop for access to care and wellbeing service just makes sense. Most importantly we want to see the further developed facility continue to provide a heart at the centre of the Llanedeyrn community.” (Source: Welsh Government, Press release, 12th January 2021)

For Further Information contact:

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Appendices

List of documents and forms

A Project Pro-Formas

Client CVUHB	Defects
Client CVUHB	BREEAM
Cost Advisor	Target Price Comparator
Supply Chain Partner	Target Price Comparator
Supply Chain Partner	Project Time Predictability
Supply Chain Partner	Waste Generation
Supply Chain Partner	Waste Recycling & Recovery
Supply Chain Partner	Use of recycled Materials
Supply Chain Partner	Energy
Supply Chain Partner	Local Labour/ suppliers
Supply Chain Partner	Safety

B BREEAM Certificate

C AEDET report

Client Cardiff & Valle UHB: Defects

Defects



Assessor details		Project details:	
Partner role	Client	LHB/Trust	Cardiff and Vale UHB
Co. name	WMD	Project no.	R002
Indiv. name	Jonathan Aver	Project name	Maelfa
Date	17.11.2023	Project type	new build
		Project stage	construction
Score using the 1-10 scale.			Score
Resolving defects			
Number of defects appended to completion certificate			13
Overall defects performance (1-10 scale)			10.0
Performance summary			Star Rating
Defects - Number at handover			****
Defects - Impact			*****

Notes on 1-10 scale:

10 = Defect free

9 = A few minor defects – no impact on end users

8 = Some defects with no significant impact on client or users; dealt with by maintenance

7 = Some defects – minor repairs needed; some impact on end users

6 = Some defects, some impact on end users; defects take time to rectify, cause minor disruption.

5 = Many defects, some impact on users; defects take time to rectify, cause short-term disruption.

4 = Many defects with significant impact on users; planned rectification has a significant impact on end users.

3 = Major defects, major impact; requires immediate and long term actions; large impact on end users.

2 = Several major & minor defects – many aspects unsatisfactory, redesign/reconstruction needed; major

1 = Totally defective - defects so severe it is not possible to use facility; long term rectification work required, large, long term impact.

Comments

Client Cardiff & Valle UHB: BREEAM

BREEAM Rating



Assessor details		Project details:	
Partner role		LHB/Trust	
Co. name		Project no.	
Indiv. name		Project name	
Date		Project type	
		Project stage	

Enter the results from the BREEAM Final Score and Rating spreadsheet in the relevant column below.

BREEAM Healthcare		Design/Post Completion	New Build	Refurb
Weighted score		Comments	Score	Score
1	Management		0.00	0.00
2	Health & Wellbeing		0.00	0.00
3	Energy		0.00	0.00
4	Transport		0.00	0.00
5	Water		0.00	0.00
6	Materials		0.00	0.00
7	Waste		0.00	0.00
8	Land Use & Ecology		0.00	0.00
9	Pollution		0.00	0.00
10	Innovation		0.00	0.00

Performance summary		Comments	Score	Score
Total BREEAM Score			0.00	0.00
Star Rating			*	*

Notes

Target for new build projects = Excellent (70)

Target for refurbishment and mixed projects = Very good (55)

Comments

Cost Advisor: Target Price

Target Price Comparator



Assessor details		Project details:	
Partner role	TCA	LHB/Trust	Cardiff & Vale University Health Board
Co. name	Gleeds	Project no.	
Indiv. name	Ian Bailey	Project name	Maelfa Wellbeing Hub
Date	1st November2023	Project type	new build
		Project stage	construction

Cost Predictability

Costs		Performance %	Star rating
Project Allowance Construction Cost	13,900,653		
Target Price	13,561,638	97.56	***
Final Total of the Prices	10,245,538		
Final assess: Price for Work done to date	10,245,538	100.00	***
Amount of total project spend paid through a PBA	0	0	*
T2 Supply chain members paid through a PBA	0	0	*
T3 Supply chain members paid through a PBA	0	0	*

Comments

The Project Allowance and Target Price costs included reflect the Out-turn costs for the scheme excluding Equipment and Covid costs, for which no approvals were given. Significant sums included in the Non Works approval were instructed as Compensation Events and so, to ensure, appropriate comparison, all costs have been included with the exception of those stated.

Supply Chain Partner

Target Price Comparator



Adell:du GIG i Gymru
NHS Building for Wales

Assessor details		Project details:	
Partner role	Principal Contractor	LHB/Trust	CAVUHB
Co. name	Willmott Dixon	Project no.	R002
Indiv. name	Kirsten Postle	Project name	Maelfa Wellbeing Centre
Date	10/11/2023	Project type	mixed
		Project stage	handover
Cost Predictability			
Costs		Performance %	Star rating
Project Allowance Construction Cost	9,234,293		
Target Price	9,234,293	100.00	***
Final Total of the Prices	10,093,098		
Final assess: Price for Work done to date	10,093,098	100.00	***
Amount of total project spend paid through a PBA	149,454	1	*
T2 Supply chain members paid through a PBA	149,454	1	*
T3 Supply chain members paid through a PBA	0	0	*
Comments			


Supply Chain Partner: Project Time Predictability

Project time predictability



Assessor details		Project details:		
Partner role	Principal Contractor	LHB/Trust	CAVUHB	
Co. name	Willmott Dixon	Project no.	R002	
Indiv. name	Rhys Williams	Project name	Maelfa Wellbeing Centre	
Date	30/10/2023	Project type	Mixed	
		Project stage	Handover	
Time Predictability				
Performance summary		Data	Perform %	Star Rating
PM	Planned date of handover at OBC	15/11/22		
	Planned duration to handover at OBC (weeks)	92		
	Agreed extensions (weeks)	26		
	Actual date of handover	17/05/23		
	Performance (ex extensions)		28.42	
	Performance (inc extensions)		0.16	**
SCP	Planned date of handover at OBC	15/11/22		
	Planned construction at OBC (weeks)	92		
	Agreed extensions (weeks)	26		
	Actual date of handover	17/05/23		
	Performance (ex extensions)		28.42	
	Performance (inc extensions)		0.16	**
Comments				
Project was handed over on time with the agreed extension of time due to unknown asbestos in the demolition works.				

Supply Chain Partner: Waste Generation

Waste Generation					
Assessor details		Project details:			
Partner role	Principal Contractor	LHB/Trust	CAVUHB		
Co. name	Willmott Dixon	Project no.	R002		
Indiv. name	Lauren Higgins	Project name	Maelfa Wellbeing Hub		
Date	45229	Project type	new build		
		Project stage	handover		
Waste generation during Stage 4: Design Completion & Construction					
Volume (m3)				Comments	Score
		Weight (T) generated	GIFA (m ²)		
1	Concrete	11.56	2414	All in m3	0.48
2	Brick	82.44	2414		3.42
3	Glass		2414	Glass not segregated	0.00
4	Timber	69.73	2414		2.89
5	Slate	52.41	2414	Used inert figures here	2.17
6	All metals	69.09	2414		2.86
7	Intact Architectural features	0	2414	N/A - New build	0.00
	Totals	285.23			
Performance summary				Comments	Score
Overall Performance					1.69
Star Performance					*****
Notes					
Target ≤ 13 tonnes / 100m ² gross internal floor area					
Conditional formatting set at green ≥ 85%, red <85%					
Comments					
<p>Total waste generated during construction = 635.62m3. Report is generated in m3, full breakdown of waste below as not all of the waste categories above match our waste report categories.</p> <p>Office / Canteen - 108.9 m3</p> <p>Packaging - 88.63m3</p> <p>Timber - 69.73m3</p> <p>Cermamics / Bricks - 82.44m3</p> <p>Plastics - 53.82m3</p> <p>Inert - 52.41m3</p> <p>Plaster / cement - 86.46m3</p> <p>Insulation - 5.96m3</p> <p>Metals - 69.09m3</p> <p>Furniture - 1.1m3</p> <p>Other hazardous - 5.5m3</p> <p>Concrete - 11.56m3</p>					


Supply Chain Partner: Waste Recycling & Recovery

Waste Recycling & Recovery



Assessor details		Project details:	
Partner role	Principal Contractor	LHB/Trust	CAVUHB
Co. name	Willmott Dixon	Project no.	R002
Indiv. name	Lauren Higgins	Project name	Maelfa Wellbeing Hub
Date	45229	Project type	new build
		Project stage	handover
% recycling/recovery of waste by weight		SCP 4	
Volume (m3)	Total Weight	Weight recycled	Score
1 Excavation	4923.45	4726.51	96.00% ****
2 Demolition	1671.02	1604.18	96.00% *****
3 Construction	635.62	614.07	96.61% *****
4 Refurbishment / strip out			N/A 0.00%
Totals	7230.09	6944.763682	
Performance summary		Comments	Score
Overall % of Recycled / Recovered Material			96.05%
Star Rating			****
Notes			
Target for Excavation (non-hazardous material) ≥ 95%			
Target for Demolition ≥ 85%			
Target for Construction ≥ 80%			
Target for Refurbishment / Strip out ≥ 70%			
Comments			

Supply Chain Partner: Use of recycled Materials

Use of recycled materials			
			
Assessor details		Project details:	
Partner role	BREEAM Assessor	LHB/Trust	CAVUHB
Co. name	Mark Morant Sustainability	Project no.	R002
Indiv. name	Mark Morant	Project name	Maelfa Wellbeing Hub
Date	30/10/2023	Project type	new build
		Project stage	handover
Value of recycled content as % of total material value			
% recycled (from NetWaste toolkit)		Comments	Score
1	Substructure		
2	Superstructure		
3	Walls, floors, ceilings		
4	IT FF&E		
5	Services		
6	Site works		
Performance summary		Comments	Score
Overall Performance			
Star Rating			*****
Notes			
Conditional formatting set at 15% or more = green, <15% = red			
Comments			
160 tonnes of demolition waste (ixture of concrete, tarmac and stone with a minimal amount of bricks) was derived from the MUGA. 100% of which wa sreused on site.			
A further 17 tonnes of demo waste was derived form the existiitng footpath (tarmac, concrete ans stone). again 100% of which was reused.			

Supply Chain Partner: Energy

Assessor details		Project details:	
Partner role	Principal Contractor	LHB/Trust	CAVUHB
Co. name	Willmott Dixon	Project no.	R002
Indiv. name	Rhys Williams	Project name	Maelfa Wellbeing Centre
Date	31/10/2023	Project type	mixed
		Project stage	handover
Performance Rating		Comments	Score
Energy Performance Asset Rating as indicated on EPC (or estimation)			A
Star Rating			*
Note			
Target rate for EPR ≤ 40			
Comments			



Supply Chain Partner: Local labour/ suppliers

Local labour / suppliers



Assessor details		Project details:	
Partner role	Principal Contractor	LHB/Trust	CAVUHB
Co. name	Willmott Dixon	Project no.	R002
Indiv. name	Rhys Williams	Project name	Maelfa Wellbeing Centre
Date	30/10/2023	Project type	mixed
		Project stage	handover

Local labour - distance travelled

Distance travelled to work	No of employees	Performance	Star Rating
0-20 miles	4530	49%	
21-50 miles	4,638	50%	
50+ miles (but within Wales)	0	0%	
Other	60	1%	
Total employees within Wales	9168	99%	
Overall total employees	9228	100%	

Local suppliers - % of value let to Welsh companies

Contract Expenditure	Performance	Star Rating
Contract value that relates to goods, services & OHs.		
Expenditure within above value with businesses based in Wales providing goods, services, or OHs.		
Percentage spent on businesses based in Wales.	#DIV/0!	#DIV/0!

Comments

Struggling to split this information as you require, the data I can generate is in percentages of the total- 0-20m 96.40%

Supply Chain Partner: Safety

Assessor details		Project details:	
Partner role	Principal Contractor	LHB/Trust	CAVUHB
Co. name	Willmott Dixon	Project no.	R002
Indiv. name	Rhys Williams	Project name	Maelfa Wellbeing Centre
Date	30/10/2023	Project type	mixed
		Project stage	handover

Performance data		Performance	Star Rating
SCP9	No RIDDOR accidents	0	
	No hours worked (own labour)		
	No hours worked (sub)		
	Average No of employees (own labour)		
	Average No of employees (sub)		
	AFR	#DIV/0!	#DIV/0!
	AIR	#DIV/0!	

Comments
we are struggling to retrieve our data in the form you require from our system, all targets were achieved in this category. The total hours worked equate to 5554.85



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Final Certificate

The assessment of:

**Maelfa Wellbeing Hub
Round Wood
Llanedeyrn
Cardiff
CF23 9PN**

has been carried out according to Technical Manual:

BREEAM UK New Construction 2018

Healthcare

Fully fitted

and based on the Assessment Report produced by:

MM Sustainable Design Ltd

has achieved a score of **73.3%**

Excellent



Certificate Number: **BREEAM-0097-4386**

Issue: **01**

BRE Global Limited is accredited by UKAS. The assessment process is certified by BRE Global Limited in accordance with the requirements of Scheme Document SD123.

28 March 2023

Date of Issue

Signed for BRE Global Ltd, Catherine Butcher

Roberts Limbrick Architects

Architect

Cardiff & Vale University Health Board

Developer

Gleeds Cost Management Ltd

Cost Consultant

Troup Bywaters & Anders

M & E Consultant

Cardiff & Vale University Health Board

Client for the Assessment

Mark Morant

Licensed Assessor

MM14

Assessor Number

Gardiner & Theobald LLP

Project Manager

Willmott Dixon Construction

Main Contractor

Cambria

Structural Engineers



This certificate is issued by the (United Kingdom) Assessor Organisation named above based on their application of the assessment process in accordance with Scheme Document SD123.
The certificate is valid on the date of issue on the basis of the data provided by the client and verified by the Assessor Organisation.
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Final Certificate Number: BREEAM-0097-4386

Issue: 01

Maelfa Wellbeing Hub
Round Wood
Llanedeyrn
Cardiff
CF23 9PN

Assessed for: Cardiff & Vale University Health Board

by: MM Sustainable Design Ltd
 Assessor Company

Mark Morant
 Licensed Assessor

MM14
 Assessor Number

BREEAM UK New Construction 2018
Healthcare

Fully fitted
 Overall Score: 73.3%
 Rating: Excellent



Category Scores	0	10	20	30	40	50	60	70	80	90	100
Management										90	
Health and Wellbeing					44						
Energy									83		
Transport						50					
Water									50		
Materials										86	
Waste										60	
Land Use and Ecology										77	
Pollution										75	
Innovation					30						

Catherine Butcher
 Signed for BRE Global Ltd., Catherine Butcher

28 March 2023
 Date of Issue



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bre

Achieving Excellence Design Evaluation Toolkit (AEDET Evolution) NHS

Project details: Title
Maelfa Health & Wellbeing Centre

Workshop details: Location
Woodland House

Date (dd.mm.yy)
27/02/2020

Completed by:	First name	Last name	Organisation	Job title	Email address
1:	Geoff	Walsh	Cardiff & Vale UHB		
2:	Jeremy	Hollifield	Cardiff & Vale UHB		
3:	David	Taylor	Cardiff & Vale UHB		
4:	Nicola	Jones	Cardiff & Vale UHB		
5:	Lynne	Topham	Cardiff & Vale UHB		
6:	Sion	Powell	Cardiff & Vale UHB		
7:	Robert	Wilkinson	Cardiff & Vale UHB		
8:	Hannah	Derry	Cardiff & Vale UHB		
9:	Beverley	Rosser	Cardiff & Vale UHB		
10:	Rebecca	Hooper	Cardiff Council		
11:	Thoria	Mohamed	Cardiff Third Sector Council		
12:	Jon	Brown	South Wales Police		
13:	Cain	Thomas	Gardiner & Theobald		
14:	Chris	Weston	Willmott Dixon Construction		
15:	Daniel	Jones	Willmott Dixon Construction		
16:	Paul	Gooderson	Roberts Limbrick Architects		
17:	Nathan	McDonald	Roberts Limbrick Architects		
18:	Ben	Whyman	Cambria Consulting		
19:	Anne	Sharp	Troup Bywater & Anders		
20:	Kevin	Searle	Troup Bywater & Anders		
21:	Mark	Farrar			
22:	Ceri	Jones	NWSSP Specialist Estates Services		
23:	Caroline	Lewis	NWSSP Specialist Estates Services		
24:	Andrew	Waddington	NWSSP Specialist Estates Services		
25:					
26:					
27:					
28:					
29:					
30:					
31:					
32:					

Achieving Excellence Design Evaluation Toolkit (AEDET Evolution) NHS

Project details: Title
Maelfa Health & Wellbeing Centre

Workshop details: Location
Woodland House

Date
27/02/2020

Results summary:

	1	2	3	4	5	6	Average Score	Scored
A: ▶ Character and innovation					■		5.0	5 of 5 scored
B: ▶ Form and materials					■		5.0	5 of 5 scored
C: ▶ Staff and patient environment					■	■	5.4	9 of 8 scored
D: ▶ Urban and social integration					■		5.5	4 of 4 scored
E: ▶ Performance					■		5.0	4 of 4 scored
F: ▶ Engineering					■		5.0	5 of 5 scored
G: ▶ Construction					■		5.1	7 of 7 scored
H: ▶ Use					■		4.7	7 of 7 scored
I: ▶ Access					■		5.0	7 of 7 scored
J: ▶ Space					■		5.0	6 of 6 scored

NOTE: A filled traffic light dot [■] in the table above indicates a valid average score, a hollow dot [○] indicates that one or more statements have been marked as 'unable to score'.