

Commercial Property

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Building better Wales by coming together as team

Welsh construction can give Wales and Welsh people something to be proud of, but only if the whole supply chain works as a team, says chief executive of Constructing Excellence in Wales, Milica Kitson

THE potential for Welsh construction to transform our country and deliver real value via collaborative procurement is huge.

Schools, hospitals and universities need improvement. We need more and better performing homes. Our roads and rail infrastructure need to be upgraded.

Done right, construction can create a world-class Welsh built environment and deliver tangible benefits to our communities as well. Every £1 invested in construction generates £2 of value in terms of business opportunities, jobs and, training – but only if the construction supply chain works collaboratively. This is what Constructing Excellence in Wales (CEW) campaigns for every day.

The Forward Programme of Work produced by CEW with local authorities and the Wales Construction Procurement Steering Group indicates that the £1bn worth of public sector work needed in the next three years could generate an additional £2bn of value to local communities.

Then, if we add social housing, health, rail, further education and other projects set out in the Wales Infrastructure Investment Plan (WIIP), the opportunities derived from collaborative procurement and integrated team working are enormous.

But it can only be achieved with commitment from the teams involved and leadership from client organisations. It also demands cultural change and CEW is the single organisation charged with driving this agenda.



➤ Construction can create a world-class environment and deliver tangible benefits, says Milica Kitson

Andrew James



➤ Milica Kitson

CEW exists to improve industry performance in order to produce a better Welsh built environment and generate greater value from the Welsh pound. We are a cross-sector, pan-supply chain organisation, funded by Welsh Government and operating for the good of the industry, its stake-

holders and the citizens of Wales.

We share the experiences of our industry supporter via our Exemplar and Demonstration programme which highlights the economic, social and environmental benefits that collaborative working can generate.

Combined with our management of the Welsh Government's Construction Waste Minimisation Programme and our hosting of the Wales Low/Zero Carbon Hub we are able to evidence and provide fully integrated solutions for the industry. What's more, some major landmark schemes in Wales have achieved huge success because of the construction team's commitment to collaborative working and best practice.

But we are not a task and finish organisation. Economic pressures, the short-term priorities of finance teams and demands on cash flow mean there is a risk that projects are determined on lowest price and not on long-term value.

That means our work is not over.

Our role is twofold. Firstly, to help every aspect of the property, infrastructure and construction community to improve itself in order to deliver better quality and value for money to its clients and users. Secondly, to help every client, public sector and private: to drive better performance and become an "enlightened client".

Our goal is that the Welsh built environment provides maximum value to all clients, end users and stakeholders through the delivery of world class products and services.

Strong client leadership is the key to driving this change and delivering greater value across Wales.

Many enlightened clients across Wales are already doing this but it just isn't happening widely enough.

If we are to drive real benefits from the investment made in our built environment then we have to focus on improving the performance of the private and public sector client. Then Wales will enjoy real long-term benefits.

Logistics firm Hicks signals expansion

ONE of Wales' largest logistics companies has moved to new premises at Severn Bridge Industrial Estate, Caldicot, in a deal brokered by property consultants JLL.

Hicks Logistics, which runs a fleet of more than 60 vehicles, has purchased the three-acre site for £620,000, its second site in just 12 months.

The deal demonstrates a growing demand for large shed space as the rise of internet related distribution means many parcel and logistics companies are re-organising their regional networks to support the sheer volume of deliveries.

The property comprises a detached industrial unit of almost 19,000sq ft and a large external yard of around 65,000 sq ft (1.5 acres).

Heather Lawrence, senior surveyor in JLL's Cardiff office, said: "As the popularity of internet shopping continues to rise, competition for suitable space is leading to a severe lack of stock in the logistics market.

"So it is encouraging to see this deal go through as many other operators struggle to find suitable, second-hand buildings due to their requirements for large external parking areas."

Hicks Logistics joins a host of other well-known occupiers on Caldicot's Severn Bridge Industrial Estate, including Scania, Siemens, 3663 Food and Tata Steel.

Terry Hicks, managing director at the firm, said: "The new site is a near perfect purpose-built secure transport premises that fits our requirements superbly, and just at the right time.

"It will allow us to expand the company further into the warehouse and storage areas, and employ an additional 10 members of staff, taking us to 95 in total," he said.

"It has been an excellent acquisition for Hicks Logistics."

Associate director roles for consultancy duo

COMMERCIAL property consultancy Lambert Smith Hampton (LSH) has appointed Tom Rees and Andrew Nilsen to associate director positions.

The firm has a team of 30 in Wales with offices in Cardiff and Swansea.

Mr Rees joined LSH in 2007 from university and qualified as a chartered surveyor in 2010. He works in Swansea as part of a six-strong division of office and industrial agency specialists.

Cardiff-based Mr Nilsen has since

2008 facilitated LSH's building consultancy division, applying his expertise in design and contract administration to client projects across Wales and throughout the UK.

Head of LSH Wales, Lee Mogridge, said: "Both Tom and Andrew have made important contributions to the success of our business and that of our clients who range from private local investors to local authorities and large corporations.

"Their promotions are a reflection

of their dedication to LSH and their passion for property and development in Wales. I wish them every success."

LSH offers a range of commercial property services from acquisitions, disposals and lettings to property management, building consultancy, rating advice, planning and development consultancy.

It is the only national firm of property consultants to have offices in Swansea and Cardiff.



➤ Tom Rees, left, and Andrew Nilsen of Lambert Smith Hampton