



**LAND  
& LAKES**  
Developing Legacies

3<sup>rd</sup> December 2018

### **Background for Wylfa Newydd DCO written representations**

Land & Lakes (Anglesey) Ltd is a development company, led by a socially committed senior leadership team of Brian Scowcroft (Chairman), Richard Sidi (Chief Executive), Rt Hon Hazel Blears (non Executive) and Arthur Owen (non Executive).

Over the last ten years Land & Lakes (Anglesey) Ltd (L&L) has been developing an innovative accommodation proposal for the construction workers who will be engaged to build the new nuclear power station at Wylfa on Anglesey.

The underlying principle of the L&L proposition is to provide a permanent accommodation and transport solution for the workforce, which will minimise negative impact and maximise the long-term positive legacy for local communities.

The L&L solution can be achieved within the nationally agreed NAECI (National Agreement Engineering Construction Industry) subsistence rate for workers accommodation and should not cost the nuclear project any more than would be budgeted for by BEIS. It is understood that this principle is accepted by UK and Welsh Governments, Local Authorities and Trade Unions and was welcomed and adopted by Nugen the Developer at Moorside in Cumbria for their worker accommodation.

### **Minimising Impact & Maximising Legacy**

The construction of new nuclear power plants in remote parts of the UK will bring great benefits through job creation and investment in the supply chain but if not managed properly can cause severe negative impact to the host regions. This was apparent on Anglesey and in Cumbria in previous nuclear construction projects where short-term boom was followed by disinvestment and reduced opportunities for local people. There is now an opportunity to minimise such impact and to maximise the legacy for local communities at no extra cost to the nuclear project.

L&L specialise in securing sites, obtaining planning permission and developing high quality leisure and residential properties. The proposed scheme on Anglesey would utilise modern methods of construction, including 'off-site' modular build to provide energy efficient, permanent accommodation for the workforce in shared occupation, which would subsequently be converted to quality residential and leisure properties. This approach would create significant numbers of affordable homes, protect and expand the tourist industry, create training, skills and new sustainable jobs in construction and leisure and drive regeneration in local communities. The opportunity to make positive social, economic and environmental impact at no extra cost to the project should not be missed.

**Land & Lakes Mission** is 'To provide high quality, energy efficient, cost effective, permanent accommodation that will attract and retain a nuclear new build workforce, whilst minimising their impact on the local community and creating significant legacy'

## Anglesey

L&L approached Anglesey County Council in 2009 to advise on suitable development land that would be appropriately located to serve the development of the nuclear plant at Wylfa Newydd. At the time Rio Tinto were selling their landholding near Holyhead. Rio Tinto and Anglesey County Council were very supportive of the L&L legacy driven proposal to develop worker accommodation, conveniently located for main transport infrastructure and close to the main conurbation of Holyhead, which desperately needs regeneration.

Planning Approval was given by the County Council to L&L in 2016 for up to 2000 worker beds on land at Cae Glas in a maximum of 315 lodges and up to 1500 worker beds in a maximum of 320 houses (of which 50% would subsequently become affordable).

This scheme was welcomed as it would enable the Island to manage the large influx of nuclear workforce in a way that would not displace too great a proportion of existing tourist and private rented accommodation and also provide a significant legacy of additional tourist accommodation and affordable housing.

L&L spent 4 years negotiating the detail of the scheme with Anglesey CC together with an extensive s106 agreement, supported by Welsh Government.

Rio Tinto at this time included the L&L scheme in their worldwide legacy brochure for responsible business

**Appendix 1**- Summary brochure of the approved scheme is attached.

The L&L proposition is a simple yet innovative solution that would avoid the traditional 'boom and bust' scenarios of conventional temporary accommodation camps.

The properties are designed to be built in a modular form 'off site' and thus allow for the speed of delivery and construction that will align with the required build programme that these major infrastructure projects require.

**Appendix 2**- L&L Modular housing brochure with detail of worker stage and legacy stage design detail.

## Horizon – Engagement & Public Consultations

L&L made first contact with Horizon in June 2010 and worked closely with them to agree a commercial position for the use of Cae Glas & Kingsland sites for worker accommodation in line with our planning permission. The commercial structure was agreed and ready for Hitachi final approval in March 2016 at which time the senior leadership team changed and an 'optimisation' process was put in place to reduce the overall project costs. Subsequently their worker accommodation strategy changed to propose temporary accommodation in 5 & 7 storey blocks on the Wylfa site itself.

PAC1 with regard to worker accommodation was high level and only considered a broad area of search and scale of sites that would be considered although potential for legacy benefits were a key consideration.

**Appendix 3** – PAC1 – see pages 169-175

PAC2 – Our Cae Glas & Kingsland sites were an essential part of the PAC2 worker accommodation proposal for up to 3500 worker beds and explained at page 3 as not considered in detail as they already benefitted from planning permission.

**Appendix 4** – PAC2 - extract from Horizon’s temporary workers accommodation proposal

PAC3 – A short 4 week consultation took place from 1st-22nd June 2017 to consult on a complete ‘sea change’ in direction for the worker accommodation strategy to abandon the L&L solution and to provide temporary accommodation blocks for up to 4000 workers on the Wylfa site itself.

**Appendix 5** – L&L official response to this new proposal

**Appendix 6** – Anglesey CC official response

Since the consultation in PAC 3 there have been no meaningful discussions between L&L and Horizon despite several attempts by L&L to engage positively with the Developer to explore how the scheme might be adapted to fit more closely with development priorities and cost constraints.

It is deeply disappointing that this opportunity to maximise the positive social, economic and environmental impact of major public infrastructure investment may not be realised for the benefit of Anglesey’s communities now and for the future.

L&L understands that the UK Government will be making a significant capital investment in the Wylfa Newydd plant and as the Cabinet Office Minister David Lidington has recently announced there will be major changes to public procurement contracts in 2019 to ensure that Government obtains Social Value from its public expenditure. He has said “It is right that we use Government’s purchasing power to benefit society.” The L&L proposition is imaginative, innovative, provides significant social value and with a contract for guaranteed occupancy would cost no more than the equivalent NAECI subsistence rate. We stand ready to work with all parties on Anglesey to ensure the best solution for everyone can be realised.

Land and Lakes