



# Cartrefi Conwy Case Study

New low energy homes revolutionise housing market in North Wales



Creating Enterprise has recently partnered with Beattie Passive and have launched a factory in North Wales delivering Passivhaus homes. Creating Enterprise, the property and training organisation was founded as a subsidiary by leading housing association Cartrefi Conwy. The social enterprise, the first of its kind in Wales, also runs an Employment Academy to provide opportunities, training and qualifications for unemployed local people, including Cartrefi Conwy tenants.

Work has started at Creating Enterprises 'modular house' factory to produce low-energy homes with running costs of just £200 a year. The facility, on Holyhead's Penrhos Industrial Estate, has made the timber frame for a new bungalow in less than three days and already has orders for more than 40 houses. The factory has a staff of four qualified joiners including Carl Griffiths, from Llandudno Junction, who said: *"The factory in Holyhead I see as our manufacturing mothership and if we were to win a big contract elsewhere in North Wales then we could very quickly put up a 'flying factory' on site to manufacture the frames."*

The venture has created four new jobs with more in the pipeline as the operation grows. The aim is not just to build the homes but also to use the profits generated to give unemployed people from across North Wales the opportunity to gain workplace experience, training and qualifications.

"Modular building is a relatively new and innovative concept for housing associations and developers and many are purchasing these buildings off the shelf, but we thought why not do something different and use our own unskilled labour. We chose Beattie Passive to partner with because their ethos of using unskilled labour to build a high quality product with a very low carbon footprint is something we share." Adrian Johnson Director of Commercial Services at Cartrefi Conwy

Creating Enterprise have contracts to provide homes for Anglesey County Council, Cartrefi Conwy and Conwy County Borough Council and there is considerable interest from other local authorities and housing associations across North Wales and the North West.



## Q&A with Adrian Johnson, Managing Director of Commercial Services at Cartrefi Conwy

### What made you consider training in construction?

It's what we do as our core business. Creating Enterprise's social value is to give those furthest from the job market career opportunities. We do this by reinvesting our profits made from commercial activity which is predominantly construction led to fund our Employment academy and work with tenants and residents of North Wales to give them work opportunity.

### Why did you choose the Beattie Passive system?

We found Beattie Passive as a company with the same vision and values as both Cartrefi Conwy and Creating Enterprise. Albeit private sector they are a family run business with what we believe have a fantastic product that not only creates high quality housing but in doing so we can give numerous training and development opportunities for tenants and residents.

### How has the Beattie Passive training supported your own training initiatives?

We went on a course with Beattie Passive last year and have started training unemployed volunteers from the Holyhead area already. In the first year we expect to give work opportunities to 50 individuals.



**"It's a very quick and efficient system. We can put the frame of a house up in two days - it's the future of building."**

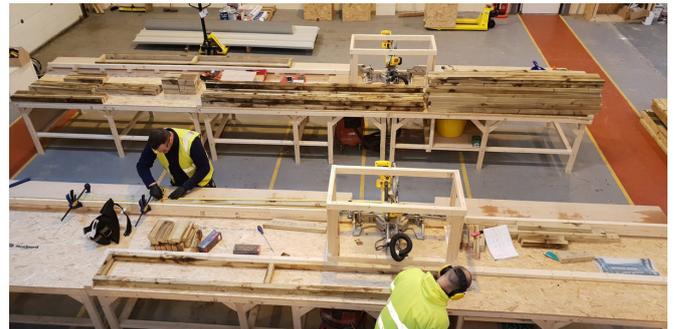


### How does Beattie Passive compare with traditional building costs?

At present we estimate that we can build a house for a price comparable to a conventional build but as we get quicker and the order book increases costs will reduce accordingly.

### Would you recommend the Beattie Passive System and Flying Factory to others and why?

Absolutely. Beattie Passive is a fantastic product which can be built anywhere and to excellent energy efficiency standards. We have adopted our own factory in North Wales that will now manufacture homes across the North Wales coast utilising a mix of both skilled joiners and unskilled labour. We will create new work place opportunities and in doing so manufacture affordable homes with very low running costs for those in need across North Wales.



### Where do you see the future with your factory?

We would like to see the factory become a main hub for training and recruitment in North Wales and lead the way into manufacturing affordable modular homes for those families in need across the North Wales coast and beyond.

**"As part of our commitment to build more affordable homes across North Wales, we truly believe we have identified a great partner in Beattie Passive."**

Cartrefi Conwy Chief Executive Andrew Bowden, said the initiative is part of their £40 million strategy to create 250 new homes by 2020. "I see it as a win-win for our sector. As a social enterprise we have to make a profit but that is then recycled into a social good which is bringing tenants back into employment. Housing associations can buy into that because we are producing a quality product and then we are using our own unemployed tenants to help build it."