

RUABON NEWS LETTER 483

29.07.2023

A Summer of Play at Chirk Castle



Always a family favourite during the summer holidays, there's even more excitement and adventure to be had at Chirk Castle this July and August, in the form of a huge straw bale castle!

Within the straw fortress lies four unique play zones where you can discover different ways to play, be active, engage your senses and have fun. Get close to nature as you build dens and try your balance along an obstacle course, then use your imagination to transport yourself back to Medieval Chirk through costume and roleplay.

Let your creativity flow and take a moment to relax in the sensory zone, before trying your hand at building your very own fortress in the construction zone.

No visit would be complete without an exploration of the Medieval castle itself, with stunning gardens, preserved dungeons and state rooms fit for a king. There's something for everyone this summer at Chirk Castle. This amazing play area will be open from 22nd July right through until 3rd September. (<https://wheretogowithkids.co.uk>)

Capture the Ceiriog Valley



Following on our series of great photo opportunities in Wrexham county, have you visited the Ceiriog Valley? Stunning scenery, exhilarating walks and cosy welcoming pubs serving excellent food await. There's plenty of exploring to be done, and some fabulous opportunities to get that perfect snap in this beautiful corner of the county.

Welcome to our Building Safety newsletter - designed to keep you regularly informed on developments in Wales.

(You can also follow us on Twitter using [@WGClimateChange](https://twitter.com/WGClimateChange))

Message from the Minister for Climate Change

I am pleased to share a progress update on the actions we are taking, together with Plaid Cymru to address building Safety in Wales.

There are seven parts to the update, including our orphan building scheme, the developer work plans in place with a timescale for remediation, access to mortgages, social sector, as well as the leaseholder support scheme and our work to reform the building safety system in Wales.

Orphan Buildings

In March, we announced that we were taking forward 28 buildings as part of the Orphan Buildings pilot scheme.

The scheme can be defined as buildings where the developer has ceased trading, is unknown, or the building was developed over 30 years ago.

For all 28 buildings, Responsible Person(s) have been contacted advising the next steps. Our consultants are preparing workplans and works to be undertaken.

This will form part of the second phase of the Welsh Building Safety Fund, and as previously announced, the costs of these works in our Orphan Buildings scheme, will be covered by the Welsh Government. Remediation works will be scheduled to start shortly on the first of the buildings.

Retrospectively Paying for Works in 'Orphan Buildings'

We are increasingly being made aware of cases where leaseholders

have paid up front for fire safety works.

The Welsh Government have agreed to fund eligible works that have already been undertaken, in medium and high-rise buildings which fall in the orphan building category.

Where fire safety works have been paid for by leaseholders that relate to construction faults in orphan buildings, they will be paid back.

Applications are invited from Responsible Persons, on behalf of leaseholders. We urge Responsible Person(s) that find themselves in this position to contact officials at: BuildingSafety@gov.wales

There are leaseholders who have had to pay to rectify fire safety works in buildings developed by companies signed up to the Welsh Government's contract. These companies are being encouraged to reimburse leaseholders.

We are pleased some companies have already started to reimburse leaseholders.

Developer Work Plans

In March, we announced that six developers had signed our legally binding contract that underpins our Developers' Pact, and three developers had confirmed their intent to sign.

We are pleased to confirm **all** developers expected to sign our legally binding contract have now done so. This represents their commitment and intention to address fire safety issues in buildings they have developed over the last 30 years.

These developers are Vistry, Countryside, Persimmon, Taylor Wimpey, Bellway, Barratts, Lovell, Crest Nicholson, McCarthy Stone and Redrow. Our contract sets out strict timelines, requesting work plans and an update on works underway.

We are pleased to announce **all** work plans have been received, and all developers are actively engaging with us. We are pleased to provide the following update on the works developers are already undertaking / have undertaken:

- Persimmon are on site at Century Wharf and Aurora.
- Bellway are on site at Prospect place and ACM cladding has been removed from Quay side apartments.
- McCarthy Stone have remediated all fire safety works in buildings in Wales.
- Redrow have provided funding for internal fire safety works at Celestia.

We are pleased these developers have stepped up to their responsibility. This shows their commitment to building safety. We will be monitoring works closely and ensure timelines are progressing to make certain this positive start continues.

We are also pleased we have had positive discussions with the remaining developers, who are working on their plans to start works as swiftly as possible.

Lenders

We also announced in March the Royal Institute of Chartered Surveyors had agreed to extend their guidance to valuers to apply to both England and Wales.

The guidance will be published in due course, and once published will include a link to the Welsh Government web page.

This will include a list of properties that are included within our Building Safety Programme scope- specifically those named within the developer's individual contracts and those buildings included within the first cohort of orphan buildings. It will also hold information such as building status and remediation plans.

This will provide valuers an indication of building status and help support the removal of barriers and enable mortgage valuations of flats in affected blocks.

We continue to work closely with the Royal Institution of Chartered Surveyors and UK Finance to ensure leaseholders in buildings affected by fire safety issues are able to access mortgages.

Social Housing

In March, we also provided an update on the support we have provided to medium and high-rise residential buildings in the social sector.

The Welsh Government have provided funding through the Social Landlord Grant to remediate medium and high-rise buildings in the social sector.

The latest and last round of funding will close in July 2023. Following this final round of applications, we anticipate all social sector buildings where we have received an eligible application, will either be complete or have a work plan in place.

Leaseholder support scheme

We are aware of the significant impact building safety issues are having on affected residents, both financially and on their health and wellbeing.

In response to this, we launched the Leaseholder Support Scheme.

The scheme only exists in Wales and is aimed at those facing financial hardship as a direct result of these building safety issues.

In March, we provided an update following a review of the scheme. We are pleased that one property has been purchased and five properties are proceeding through the property purchase process.

Where these properties are bought, this will provide leaseholders the option to move on or rent the property back.

We are also pleased to see an increase in enquiries following the review.

We continue to urge any leaseholders in financial difficulty to complete our eligibility checker, to see if they can access support through this scheme.

For further information please visit the [Welsh Government website](#).

Reform, Design and Construction and Occupation Phase

We remain committed to reforming the current system of building safety in Wales. Our proposals for reform at the design and construction phase were set out in our White Paper, Safer Buildings in Wales.

The first phase of reforms to the building control regime is being progressed. This will commence legislative changes to rectify problems

identified within the current regime.

The first phase will bring in more stringent regulation of the building control profession, which includes private building control approvers, building inspectors and local authorities exercising building control functions.

The changes will improve competence levels, transparency and accountability in the building control professions. This is to make sure that only individuals who have the relevant skills and competence are advising decision-makers before important building control measures are taken.

A number of related consultations have recently been concluded and responses will be published shortly. In the autumn, we will be in a position to make the first set of secondary legislation, for the creation of registers for all Building Inspectors and Building Control Approvers.

The registration process is likely to be opened in October of this year, with a view of moving to the new regime from April 2024.

More information on these arrangements will be published shortly.

We are working at pace on a Building Safety Bill for Wales, which will be introduced later this Senedd Term. These plans for reform will improve accountability for building safety at the occupation phase. The intention is for the new occupation phase regime to include all multi-occupied residential buildings, not just those of 18 metres and above as is the case in England.

Over the past twelve months, we have been working with stakeholders in industry and with residents to help us develop our thinking further.

We are listening carefully to what stakeholders are telling us. It will take time to work through the detail. But what we need is a regime that works effectively to meet the needs of Wales. One that helps to minimise risks to residents, so that they can feel safe and secure in their homes.

We continue to take forward our Building Safety Programme and look forward to updating members as we develop our ambitious plans for delivery.

Summer Activities for Children

We have lots of fun activities taking place these holidays for children to join in with. Here are just a few things to tempt you. For more activities and details of events please contact your local

library or follow us on social media.

Wrexham Playday

Wrexham will once again be celebrating National Playday with an event held in Wrexham town centre, on Wednesday 2nd August from 12:00 to 4:00pm on Queen Square and Llwyn Isaf (opposite the library). Playday is for people of all ages including babies and toddlers, older children, teenagers, parents, professionals and grandparents, all are invited to join in this free and playful event. Organisations involved in children's play and playwork from across Wrexham will be coming together to provide a wide range of playful opportunities, including favourites like the giant sandpit, mass water fight, and junk play, and you can find the library there too! Come and visit us on the bandstand where we will have activities for you to join in with including our popular treasure hunt!

Xplore! at Wrexham's Libraries

To tie in with this year's Summer Reading Challenge, Xplore! the science discovery centre will be visiting our libraries to deliver interactive sessions based on the theme Ready, Set, Read! The sessions will take place between the 14th and 18th August in nine libraries. Places are limited so you will need to make sure you reserve your place. If you are not able to attend after you have reserved your place, please let us know so we can let someone else be part of the session. For more details, please contact your local library or keep an eye on our social media platforms. We can't wait to see you!

The Summer Reading Challenge is here!

Ready, Set, Read! is the name of the game and this year, you guessed it, the theme is sports and games – put simply, we're all ready to have fun and keep active. Are you up for the Challenge? The Summer Reading Challenge takes place every year during the summer school holidays. You can sign up at your local library, then all you have to do is read six library books of your choice over three visits to complete the Challenge. There are exclusive rewards to collect along the way, and it's FREE to take part! You can also keep track of your reading by visiting the Summer Reading Challenge website www.summerreadingchallenge.org.uk where you can find new books to read, take part in competitions and mini challenges, and play games. Don't delay – join today!



WHEN I WAS YOUNG

STARTING MONTHLY

12.30pm -2.30pm SUNDAY SEPTEMBER 17th

Dinner + Activities £4

**Take time to reminisce about what was good or bad about
YOUR past**

**Following an old fashioned dinner e.g. school puds,
what mum made, recipes you remember**

**There will be activities to stimulate the mind and have a
good laugh about**

**Games, books, films, toys, experiences,
It's all there ready to come forth and enjoy**

Ring 07532484470 for more information





MENS SHED & WOMENS HUT

EVERY THURSDAY 10-1pm

£1 subs 50p for snacks

Eco recycling projects, gardening, diy, chat

It's your choice to decide

At CRNCA Charity

Old Canteen Activity Centre

(From the Cefn Mawr schools)

We have the equipment and tools we just need you!!



3 - 14 YEARS
(18
ADDITIONAL
NEEDS)

Jumping Jack's

OUT OF SCHOOL CLUBS

After School Club:
Mon-Fri 3 till 6

Holiday Club: Mon-Fri
8 till 6 (closed
Christmas holidays)

CIW Registered,
Qualified Staff

Based in Ruabon High
School

Always lots of fun!

Contact us -> 07543455965

Sent in by Gillian Kearsley

Busnes | Business Cymru | Wales

Look after your/employee wellbeing and mental health



New record high for Welsh Food and Drink exports

Welsh Food and Drink exports were worth £797 million in 2022, the highest recorded yearly value, Rural Affairs Minister Lesley Griffiths has announced.

The Minister has also announced a new scheme, the Strategic Innovation Scheme, to provide a comprehensive range of business support services to food and drink businesses across Wales.

How to mitigate energy costs



New law on workplace recycling

From 6 April 2024 it will become law for all businesses, charities, and public sector organisations to separate their waste for recycling. This will improve the quality and quantity of how we collect and separate waste.

Managing work-related stress

Getting help could prevent more serious problems.

Acas has released new guidance for employers to help them better manage employees' and their own



stress.

World Cheese Awards 2023

Can you brie-lieve it that 4400 cheeses from over 40 countries compete at the World Cheese Awards?! Entries for this year's awards close on 8 September.



Gouda luck to everyone competing!

Modern Slavery – Bright Future

Bright Future aims to break down the barriers faced by survivors of modern slavery.

Can your business support survivors of Modern Slavery to access safe, permanent employment.



 **Lowri's Story**

"As an A&E nurse at the Maelor Hospital I see blood transfusions being given each day. The difference a unit of blood makes to my patients' lives is amazing.

Spending an hour three times a year is so easy but make such a big difference to someone else's life, why wouldn't I do it?"






Friends of Ruabon What's On 2023

Friends of Ruabon Litter Pick Saturdays

Saturday February 18 th	Saturday July 15 th
Saturday March 18 th	Saturday August 19 th
Saturday April 15 th	Saturday September 16 th
Saturday May 20 th	Saturday October 21 st
Saturday June 17 th	Saturday November 18 th

For litter pick equipment and to meet up with other Litterpickers please meet at Ruabon Village Hall on the above dates at 10am

Saturday Meetings
The Bridge End Inn
Ruabon

Wednesday Meetings
St Mary's Church Hall
Ruabon

Friends of Ruabon Monthly Meetings 2023

- Saturday March 4th 10am
- Wednesday April 5th 7pm
- Saturday May 13th 10am
- Wednesday June 7th 7pm
- Saturday July 1st 10am
- Wednesday August 2nd 7pm
- Saturday September 2nd 10am
- Wednesday October 4th 7pm
- Saturday November 4th 10am
- Wednesday November 29th 7pm

Friends of Ruabon Community Events 2023

- Bunny Hunt Saturday April 8th 1pm – 3pm
- Ruabon Summer Fete Saturday June 10th 1pm – 4pm
- Friends of Ruabon Santa Sleigh Ruabon Saturday December 2nd 5pm
- Frost Fayre Sunday December 3rd 1pm – 4pm
- Friends of Ruabon Santa Sleigh Christmas Tour
Week commencing Monday December 4th Details TBC



Hwyl yr Haf yn Llyfrgell Rhiwabon Summer Fun at Ruabon Library

01978 822002

ruabon.library@wrexham.gov.uk



Dydd Llun/Mondays

- Stori a Chân/Story and Rhyme 1.15
- Clwb Teulu Lego/ Family Lego 3.30 - 4.30

Dydd Mercher/Wednesdays

- Clwb Teulu Lego/Family Lego 2-3 (Awst/Aug 2, 9, 16, 30)
- Gemau Bwrdd/Boardgames 2-3 (Awst/Aug 2, 9, 16, 30)

Dydd Llun 31 Gorffennaf/ Monday 31 July

- Seren a Sbarc Stori a Chân/ Seren a Sbarc Story and Songs 1.30

Dydd Iau 17 Awst /Thursday 17 August

- Gwyddoniaeth Chwaraeon Xplore! i'r teulu/ Sports Science sessions with Xplore! for the family 11-12

Dydd Mercher 23 Awst/Wednesday 23 August

- Cut and Paste Your Story (Free Workshop) 2-4 (Ffoniwch i archebu eich lle/ Call to book your place)
- Sialens Ddarllen yr Haf Helfa Drysor - Oriau agor y llyfrgell (gofyn i staff)
Summer Reading Challenge Treasure hunt - Library opening hours (ask staff)
- Sialens Ddarllen yr Haf Pecyn Crefft i fynd i ffrwdd
Summer Reading Challenge Craft Pack to take away

Ar agor - Dydd Llun, Dydd Mercher, Dydd Gwener 12 - 5, Dydd Iau 9 - 1.15

Open – Monday, Wednesday, Friday 12 - 5, Thursday 9 – 1.15

Voices for Peace



A WORLD PEACE DAY SPECTACLE
featuring George Borowski, Igloo Hearts
and The Wrexham Community Choir

23.09.23 / 7:30pm
ST GILES CHURCH, WREXHAM

Tickets £15 or what you can afford

www.wegotickets.com/event/588635 or in person from Howell, Morris & Cole Accountants
Email music@igloohearts.com for more info



GIG
CYMRU
NHS
WALES

Bwrdd Iechyd Prifysgol
Betsi Cadwaladr
University Health Board

Community Falls Prevention Service
FOR 65 AND OVER

Do you have support at home?

Did you know you can be assessed for any equipment needed at home? By the NHS Falls prevention service service?...

Have you had your eyesight and hearing checked recently?



Have you lost confidence recently?

Are you experiencing strength and balance issues?
WE CAN HELP...

WE ARE HERE TO HELP!

Are you on 3 or more culprit medications?
(WE CAN CHECK FOR YOU)



Falls Prevention Service at Chirk Community Hospital
Contact Number; 03000 859942





DARGANFOD DISCOVER

GŴYL WYDDONIAETH WRECSAM WREXHAM'S SCIENCE FESTIVAL

5-6 AWST/AUGUST 2023

XPLORE! / TŶ PAWB STRYT CAER, WRECSAM / CHESTER ST, WREXHAM

WWW.DARGANFOD-DISCOVER.COM



Discover Darganfod Science Festival

DARGANFOD//DISCOVER is once again coming to Chester Street, on the 5th and 6th of August 2023. Xplore! Science Discovery Centre and Tŷ Pawb are working together for the 3rd year to put on a fantastic festival of science and art for the city. This year has a bigger programme than ever before. The two-day festival will include workshops and shows highlighting the science of Roald Dahl, the incredible world of chemistry, dinosaurs and much more.



The full activity programme for this summer's DARGANFOD//DISCOVER Science Festival is out now! 🚀

We're delighted to once again be teaming up with our neighbours Xplore Science Discovery Centre.

Join us on August 5th and 6th for an extravaganza of dinosaurs, robots, video games, outer space and much more in between!

The Adventures of Mr Brodie

Another rainy day but we've been to explore somewhere new! The Redhead Park. Dad not been here for 50 years and my first visit . A pretty little park to explore



John Short

Vaonis Vespera: IC 405
Flaming Star Nebula.
Significantly cropped and playing with colour trying to replicate the Hubble Palette.

It is better to
have a friend
with two chins...
than to have one
with two faces.



Thank you to Diane Williams
for sending in this.

C.W. COMPUTER SERVICES

CHRIS WILLIAMS
I. T. Consultant & Support

- 01978 846 967
- 07815 478 664
- chris@cw-cs.co.uk
- www.cw-cs.co.uk

- Business User Support
- Home User Support
- Networking Solutions
- PC Repair
- I.T Consultancy

Besides being very knowledgeable, I would also mark Chris Williams as: **“A KIND AND CONSIDERATE GENTLEMAN”**

Many thanks to all of you who have sent in articles and information to remind us all as to what is going on.
Sybil (Bremner)