

# RUABON NEWS LETTER 511



## Wrexham Council News

Be a part of International Women's Day in Tŷ  
Pawb on 8<sup>th</sup> March

International Women's Day is powered by the collective efforts of all

Collective action and shared ownership for driving gender parity is what makes International Women's Day

impactful. Gloria Steinem, world-renowned feminist, journalist and activist once explained "The story of women's struggle for equality belongs to no single feminist nor to any one organization but to the collective efforts of all who care about human rights."

So make International Women's Day your day and do what you can to truly make a positive difference for women.

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## The Tŷ Pawb Operations Manager

is required to take the lead for managing the operational procedures and delivery of services at both Tŷ Pawb and the Memorial Hall.

This includes the management of the 323 space multi-story car park; management of the market stalls; associated retail premises, café/bar/trader opportunities, initiate events programme and to support the Tŷ Pawb Advisory Board to develop Tŷ Pawb as a successful arts, market and community facility at the heart of Wrexham City Centre.

The successful operational delivery for both buildings embracing commercial opportunities is a key fundamental of the role.

You will be responsible for the operational management of the buildings, for managing market traders and retail tenants, for co-ordinating general repairs and maintenance and waste management issues associated with the operations within the building; and will directly manage the Tŷ Pawb Operational Team to deliver a successful service.

Compliance with health and safety requirements and carrying out all duties associated with being the 'Responsible Officer' for the building. Financial and operational delivery reports will be required.

You will be an excellent communicator and motivator with strong written and verbal communication skills and be confident in communicating with a wide range of stakeholders.

The Council welcomes applications from suitably qualified candidates regardless of race, gender, disability, sexuality, religious belief or age.

The Council is committed to developing its bilingual workforce and welcomes applications from candidates who demonstrate their capability to work in both English and Welsh. Applications submitted in Welsh will not be treated less favourably than an application submitted in English.

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**Taking bookings for holiday club  
(easter) starting March 25th for 2  
weeks (closed the 2 Bank holidays)**

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

# Ysgol Rhiwabon

## The Visit to the Palace of Westminster



## Alumni Community

Tuesday, 5th March 2024

Working in conjunction with [Careers Wales](#), Ysgol Rhiwabon are launching their Alumni Scheme, where former pupils can register and come back into the school to offer presentations and advice on how their career developed from leaving school.



Could your career story help to inspire current pupils in the school?

Please get in touch to see how you can get involved – register your interest through the forms below

(ENG) <https://forms.office.com/r/YaQiFqb7iV>

(CYM) <https://forms.office.com/r/kWSX7p9m66>



<https://www.ysgolrhiwabon.co.uk/alumni-community/>

The latest press information is now available for your use on our new Alumni Community.

Please follow the link below for full details and pictures -

<https://www.ysgolrhiwabon.co.uk/alumni-community/>

Giles Evans

Business Manager

(Rheolwr Busnes)

Ysgol Rhiwabon

Pont Adam

Ruabon

Wrexham

LL14 6BT Tel: 01978 814 915 E Mail: [EvansG341@hwbmail.net](mailto:EvansG341@hwbmail.net).

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## **Art Exhibition at Ruabon Library**

Local photographer and keen supporter of Ruabon library, Alen Jones, will be exhibiting his work in March in Ruabon Library. Showing a variety of local scenes from around the area, this talented local artist has already had much of his work published in local media. This must see exhibition highlights the photographers unique interpretation and skill behind the camera. If you are interested in photography and want to

learn more, your local library is a fantastic source of information with a wealth of books available for loan from your local library.

Join us at Wrexham Library on Thursday 7<sup>th</sup> March, 3.45-4.45pm as we celebrate World Book Day! There will be activities for children, aged 3-11, based on your favourite book characters including The Gruffalo, Harry Potter, The Cat in the Hat, Alice in Wonderland and the Very Hungry Caterpillar. We would love to see as many children in fancy dress as possible. Places for these activities are limited so please reserve your place by contacting the library on 01978 292090 or [library@wrexham.gov.uk](mailto:library@wrexham.gov.uk)

## Search for Your Family Tree for FREE

Do you know where you come from, or are you curious to know who your ancestors were? To find the answers to these questions why not visit one of Wrexham's libraries where you can have FREE full access to Ancestry.com. Ancestry will give you access to UK and international records such as the census, births, marriages and deaths, parish records and much more but you can only have free full access from a library computer. For more details visit our website

[www.wrexham.gov.uk/libraries](http://www.wrexham.gov.uk/libraries) or call in to your local library.

## Wrexham Carnival of Words

Sian Hughes, longlisted nominee for the Booker Prize 2023, will be launching this year's literary festival at Wrexham Library on Wednesday 27<sup>th</sup> March, 7pm. Award winning poet Sian was longlisted for the Booker Prize 2023 for her brilliant first novel *Pearl* set just over the border in Tilston, Cheshire. Sian will talk about her inspiration for her fabulous novel and what it means to be longlisted for a prestigious book award. Bestselling crime author and judge of the festival's Murder Mystery competition, Simon McCleave, will also be announcing this year's winner of the Murder Mystery competition at this opening event. For more details about the festival and to buy your tickets please visit

[www.wrexhamcarnivalofwords.com](http://www.wrexhamcarnivalofwords.com)

## Explore Erddig's Parkland

If you've only ever visited the house and gardens at [Erddig](#), maybe it's time to check out some walks which explore a little beyond the beautiful National Trust Property. There are a selection of trails listed on their website, ranging from 1 mile to



3.5 miles. With spring now upon us, it's a lovely time to see some of Wrexham's beautiful countryside!

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## Theatre and Performance News



Upcoming productions across the county include:

[Grove Park Theatre](#), Frankenstein, 19<sup>th</sup> – 23<sup>rd</sup> March

[Darland Community Theatre](#), Educating Rita 3<sup>rd</sup> – 5<sup>th</sup> April at Darland School, Rossett

[The William Aston Hall](#) has music, comedy, children's shows and talks throughout March.

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## Wrexham Apps

Launching next week, we have two really exciting new apps for visitors to Wrexham. Over the last six months, we've been preparing for the launch of our new '**This is Wrexham**' tourism app, designed to showcase the best attractions, places to eat and stay across our whole County. This will also feature exclusive offers and be your go-to app whilst staying in the area! In addition, for visitors to the City Centre, look out for the **VZTA** app, as a number of Wrexham businesses will be listed within that, again with plenty of reasons to visit them. Both apps will continue to develop over the coming months and will really help plan your visit both before and once you get here! Look out for them in the Apple & Android app stores.



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## **Message from the Minister for Climate Change**

I am pleased to share an update on the progress made in delivering the Welsh Building Safety Programme. Building safety is part of our



cooperation agreement with Plaid Cymru. There are two key elements of the Welsh Building Safety Programme – to fundamentally reform the existing building safety regime in Wales; and to address fire

safety issues in buildings 11 metres and over in our existing building stock.

I have previously confirmed that the Building Safety (Wales) Bill, will be introduced in this Senedd term to establish a new building safety regime in Wales covering the occupation and ongoing management of multi-occupied residential buildings.

It is our intention to go significantly further than the building safety regime introduced in England via the Building Safety Act 2022. Our new regime will capture all multi-occupied residential buildings in Wales which contain two or more residential units regardless of height. Any buildings exempt from the new regime will be clearly set out in legislation.

Lessons from the Grenfell tragedy highlighted the need for clear accountability in relation to those who own and manage relevant buildings. The Building Safety (Wales) Bill will establish a robust and coherent regulatory system, creating clear lines of accountability, imposing a range of statutory duties on relevant “duty-holders” in respect of the relevant parts of a multi-occupied residential building. My officials continue to engage with leaseholders and tenants of multi-occupied homes to ensure the voice of residents is at the heart of the new regime.

Current plans for the new regime will place new duties on local authorities to regulate the occupation phase of the new regime, albeit there will be a need for a close working relationship with the Fire and Rescue Authorities.

I consider local authorities are best placed to take on these duties, which will be at the core of the new regime, as they already hold a significant amount of experience in overseeing regulatory requirements and in engaging with residents in their area. The new regime will also link closely with housing and building control responsibilities that currently come within the remit of local authorities. My officials are working with stakeholders in co-developing the new regulatory regime to ensure it will be fit for purpose.

Discussions have commenced with the chairs of housing leaders Cymru and local authority chief executives about these proposals and several workshops have been held with housing, building control and

environmental health leads in local authorities. More workshops are taking place this month.

Adroit Economics Ltd have been commissioned to undertake a robust economic analysis, including a cost benefit analysis, of our proposals. This work has initially focused on developing a modelling system based on our policy proposals, whilst drawing on experience of previous modelling conducted for the UK Government.

It is of upmost importance to properly consider the cost and resourcing implications of the new building safety occupation phase regime on local authorities. Once these are clearly understood, my officials will look to develop an implementation plan that fully supports local authorities through this transition.

Work has already begun to bolster capacity within local authorities by working with local authority building control to support the recruitment and training of 8 trainee building control inspectors throughout Wales.

I am also pleased to update that the first phase of the Design and Construction transition plan is nearing completion.

Registration opened for Building Inspectors and Building Control Approvers who operate in Wales on 31 January this year. This was a key milestone in the transition to the new building control regime. Registration and the maintenance of the registers is a function we have asked the UK Building Safety Regulator to carry out on our behalf, this will replace some of the work that was previously carried out by the Construction Industry Council.

It is important to note that while the UK Building Safety Regulator has many functions in relation to Registered Building Inspectors and Registered Building Control Approvers, it does not have oversight of Local Authorities in Wales. It does however have oversight of the Registered Building Inspectors that are employed by Local Authorities.

On 6<sup>th</sup> April 2024 a suite of secondary legislation comes into force bringing in tighter controls on the building control profession. The legislation changes who can advise on and carry out, certain building control work, for the purpose of improving transparency and accountability. In response to historic events, the system of forms that are used between local authorities and the private sector have also been

updated to provide further formal processes and to allow work to transfer from one registered building control approver to another if necessary.

We have listened to concerns over the time required for building inspectors to register with the UK Building Safety Regulator in the appropriate class, and we have laid transitional regulations giving building inspectors until 30 September 2024 to complete their registration while still raising standards in building control.

We are moving on to our second phase of work which will look at the changes to the building control process for higher-risk buildings, as well as further accountability on all projects.

I will provide further updates on that work when we have more information available. In the meantime, more details can be found online on the [Building regulations circulars](#) page.

Moving onto our remediation work to address fire safety issues in existing building stock, my announcement in November 2023 confirmed there is now a route to addressing fire safety issues in all residential buildings of 11 metres and over. There is no doubt this is an ambitious programme of work, which will not only focus on external cladding issues such as the case in England, but also internal fire safety issues, to ensure residents in Wales feel safe and secure in their homes.

Let us not underestimate the complexity of addressing fire safety issues – each building will require expert contractors, licenses to access buildings and the cooperation of residents and leaseholders. Despite this, progress is being made.

My officials are meeting with managing agents to ensure there are no delays to either surveys or remediation works on buildings with fire safety issues. Whilst the vast majority of managing agents have been supportive, in some cases, there have been delays.

I have met with First Port to discuss the issues leaseholders are facing in their buildings, and whilst I am pleased that First Port have now arranged access to some of their sites, with the assurance other sites will follow at pace, it is vital access is not delayed in future for either surveys or for remediation work.

Eleven major developers have signed up to our contract so far.

**I am disappointed however**, that Watkin Jones are yet to sign our contract. I do not consider this to be acceptable.

I have made it clear, and will do so again when I meet Watkins Jones, that I will consider all options available, including prohibitions on development, to ensure developers step up to their responsibilities.

We are working with other developers, understanding we all have a common interest in putting right fire safety issues and knowing the reputational damage of not doing so swiftly.

Work is also underway to reach out to those smaller developers who fall outside of the terms of the contract.

I have committed to provide support to these developers who cannot cover the full costs of remediation to ensure they are able to step up to their responsibilities without impacting on their operations and the vital role they play in the housing market in Wales. My officials have written to these developers, and an initial meeting has been held to set out the support available to them.

In my statement on 1<sup>st</sup> November, I also outlined work with the social sector and those buildings with no identified developer, or buildings whose developers have ceased trading.

Buildings in both these categories will be supported by the Welsh Government. Currently, my officials are meeting with the managing agents of orphan buildings to arrange any additional surveys necessary, the development of work schedules and making sure works happen swiftly, and social landlords have been invited to submit applications for any remaining residential buildings of 11 metres or over that require fire safety works to take place.

To date, 37 buildings have been completed, and work is underway on a further 86 buildings, with remediation work to start on more buildings this year.

Alongside our works to identify, survey and remediate residential buildings across Wales, work has also been undertaken to support leaseholders who may have faced barriers when trying to sell or remortgage their homes.

The Royal Institution of Chartered Surveyors announced the publication of new valuation guidance for properties in multi-storey, multi-occupancy residential buildings with cladding in Wales on 15 December, which will help support the removal of barriers to allow leaseholders to access mortgages and other financial products.

However, we understand that there is likely to be a transition period as this guidance beds in, and to ease any pressure for those leaseholders, the Leaseholder Support Scheme remains in place until 2025 to offer leaseholders in significant financial hardship the opportunity to have free independent financial advice, and if it is the right option, the chance to sell their property.

Finally, I have listened to leaseholder concerns about building safety and the complexities of the legal system surrounding it. My officials are now in the final stages of procuring specialist independent legal advisors, who can help steer leaseholders and others through any legal difficulties.

This scheme will be signposted through the Leaseholder Advisory Service and will launch in the new financial year.

I again urge those responsible for residential buildings above 11 metres in Wales, who have not already done so, to access support through the Programme via an Expression of Interest. Our specialist contractors will undertake a survey to assess whether the building is in scope, whether any fire safety issues are present, and whether, in the consultant's opinion, these result from the construction of the building, relate to the maintenance of the building, or are the result of leaseholder action.

Which leads me to my final update today on the work to establish a Joint Inspection Team that will provide an additional resource to improve the safety of multi-occupied residential buildings in Wales.

A new company, the Joint inspection Team for Building Safety (Wales) Limited has been established. This team will support local authorities and the Fire and Rescue Authorities in undertaking additional inspections of these high-risk buildings and providing advice and recommendations with four principal advisers, covering expertise in building control, environmental health, fire engineering and fire and rescue services. A successful recruitment exercise has recently concluded for these roles.

Collaboration and joint working are crucial to the success of the Joint Inspection Team, and positive discussions have taken place between all parties to agree a consistent approach to risk assessment and prioritising buildings for inspection. The Joint Inspection Team will prioritise buildings where the owners / managing agents who have not yet submitted an expression of interest to the Welsh Government's Building Safety Fund, for an intrusive fire risk assessment.

I expect the team to undertake its first inspection early in the new financial year.

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## **My name is Thomas and I am a victim of the Windrush scandal.**

I struggled for 3 years to get compensation for mistakes made by the Home Office which meant I couldn't prove my right to live and work in the UK. All this happened whilst I was also dealing with my late wife Caroline's cancer diagnosis – it was a really difficult time mentally.

So today, I'm proud to be heading to the House of Lords with Age UK's Campaigns team to hear my experience and that of many others discussed in Parliament.

I was only 7 years old when I came to England from St Lucia, so I had no paperwork of my arrival. In 2012, the Home Office brought in new rules, without thinking about the impact on people like me who arrived legally decades ago but were never given documentation to prove our right to be here.

I was sadly made redundant in 2017 after 50 years of working as an engineer. And even though I was offered a new job shortly after, I was unable to take it as I couldn't prove I had a right to work. I spent over a year unemployed whilst trying to get my documentation.

That year I depleted all my savings. I even had to cash in my private pension just to have something to live on. When I finally got my documents, I went back to work. But with Caroline's cancer progressing, we were still struggling.

I wanted to be by her side but I had no savings or pension to fall back on, so I couldn't afford to take time off work and still pay the bills.

After three long years of back and forth, the compensation I received from the Government did not include the money I had to take out of my pension. Like many others from the Windrush Generation, I'm in my 70's, so my pension is really important for me.

This is why I'm working with Age UK to [call on the Government](#) to include private pensions losses in the Windrush Compensation Scheme. And I'm really glad to have shared my story in their [new report](#).

The Windrush Compensation Scheme needs to be reformed, so that older people, like me, can finally move forward with our lives.

Best wishes.

Thomas (Age UK Campaigner)

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**Repairs to an A55 bridge in Denbighshire  
will cause minor frustration to some motorists this  
week.**

Parapet repairs are needed on the Elwy Bridge at junction 27 by [St Asaph](#).

The work will involve a lane closure and diversion but it is not expected to cause too much disruption as it's being carried out at night. Roadworks will be in place on Wednesday and Thursday nights, March 6-7.

On both nights, the eastbound slip road at Junction 27 will be shut between 7pm and 6am. During this time, one eastbound lane will also be closed between Junction 27 and Mount Road overbridge.

It means eastbound traffic will not be able to access the [A55](#) at junction 27. Instead, drivers will have to loop back along the westbound carriageway and join the eastbound A55 at Junction 26 by St Asaph Business Park.

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in2change



Spring is one of the most beautiful seasons out of them all, when spring is approaching, everything seems a little bit better, It paints the earth in

pretty colours and lifts atmosphere, making things that little bit easier. As the days grow longer and we start to shake off the gloom of winter, spring is a good time to start making self-care one of your priorities.

1. Be Present- Take notice and pay attention to the things that surround us. When entering the spring months it easier for people to get out and explore, and start enjoying things and making memories with the people close to us whether that be friends or family.
2. Get Active- When people say get active they do not mean running a marathon or taking part in strenuous exercise. Being active can be engaging in activities such as; walking, swimming, bike rides, or anything that will get you moving. This helps your physical health and mental health and in the Wrexham area, we are lucky to have soul-reviving walks on our doorstep. Choose from a variety of different walks by visiting the following page [Self-guided walks | Wrexham County Borough Council](#).
3. Learning- Learning new skills can also improve someone's mental health and well-being. Learning new skills can give individuals a sense of purpose it allows you do gain more opportunities, and connect with others. This really does help raise self-esteem, boost confidence, and reduces isolation.
4. Connect- This gives us motivation to work on our connections and build relationships with our family and our social groups, putting time aside to spend with important people enhances our mood, and creates a sense of positivity.
5. Give back whilst achieving your own goals- Set yourself realistic goals to achieve whilst giving back to others. Have you ever thought about doing some fund raising for charity? A lot of the time, we may feel that we never do anything to 'give back' to the community or make a difference. However, there are specific challenges you can do which raise money for charity and benefit your well-being as well. Click the links to find some examples of active challenges for charity. [Fundraise for Mind - Do your own fundraising - Mind](#). [Challenge Events | Cancer Research UK](#).
6. Spring is an ideal time to finally get that motivation to make healthy changes to your diet. Why not attend the Wrexham Food Fair held at Venue in the Park, Alyn Waters Country Park on 23rd March at 11am to support and enjoy some delicious food from vendors across Wrexham, giving you new ideas and displaying what small businesses in our local community have to offer. Entry to the Food Fair is free, and everyone is welcome.

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**Best Hurry Dad,  
the tide is coming in!**

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Take care and I hope all is well with you all.

Sybil (Bremner)

