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# MAMHILAD PARK ESTATE

## NEWSLETTER

## Welcome

to our third newsletter. This has been another very busy period at Mamhilad Park Estate and we are delighted to announce many more new businesses to the Estate both for business units and offices. During the summer we welcomed Frog Bikes to their new space which is 120,000 sq ft in total over two floors. This letting attracted significant publicity on television and in the press and followed a major refurbishment from our in house team. In September we also welcomed National Star Charity into the newly refurbished ground floor of Caerleon House A. Again our in house team undertook a bespoke refurbishment in a very short space of time and the result is simply fabulous and much enjoyed already by the three new students and members of staff. It is pleasing to see a diverse and varied occupier base, and significant investment from the organisations who make this their base.

We have now undertaken refurbishments of three wings of Mamhilad House and one in Caerleon House A which have created flexible offices for which demand is very strong. We will be embarking upon further refurbishments of three more wings shortly, two of which will create additional flexible offices and one for open plan space.

In order to ensure that all occupiers can communicate fast and effectively we are rolling out a fibre network across the estate for Broadband and VOIP services. The infrastructure has been undertaken by S & R Networks and are our new IT services supplier b2b IT, who will be overseeing the roll out across the estate. We are excited by this latest development which will provide an excellent additional service at a very competitive price.

We start cosmetic repairs to the estate soon, and specifically new security fencing and re-surfacing key estate roads. We intend to keep disruption to an absolute minimum but please bear with us whilst these are undertaken as the results should be self-evident. We are also applying for planning permission to alter the gatehouse, both inside and out, although this work is unlikely to take place before Spring 2017.

Our new caravan park beyond the visitors' car park will open shortly and it is expected that all caravans on site will be moved to this CASSOA gold star rated facility, for which we have been pleased with demand to date, highlighting the convenience and accessibility of Mamhilad Park Estate.

The seminar programme has been another welcome addition throughout the year and has been attended by existing occupiers and visitors. We are keen to develop this further in 2017, details on page 3. These seminars are designed to help many of our occupiers as well as providing an opportunity for informal networking.

We expect to submit our planning application for the new urban village early in the new year. This will be of great interest to many people and we will present the proposals to all interested parties once the application is submitted. It is the company's intention to

continue to run the business park alongside any development which is likely to take up to 10 years in total.

Elsewhere the company has made significant progress at our roadside development at Abergavenny where the infrastructure is almost completed. Following the sale of land to Persimmon Homes, we have concluded sales of land to McDonalds and Premier Inn and we will be building a new drive through facility for Costa Coffee which will open at the same time as the hotel in the late summer of next year.

I would like to take this opportunity of thanking our staff for their dedication, hard work and incredible ability to make physical changes across the site, often with very tight timelines. As importantly I would like to thank all occupiers on site and the Café on the Park staff for your support throughout 2016. We will look forward to working with you all and on behalf of everyone at Johnsey Estates, may I wish you all the very best for the new year.

James Crawford

## Why not download our new app and get sharing



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- All you need to know about Mamhilad Park Estate
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# NATIONAL STAR

A new education facility to help young people in Wales with disabilities prepare for adulthood has set up in Mamhilad Park Estate.

National Star, an outstanding independent specialist college and charity, specialises in working with young people who have profound and multiple learning difficulties and complex disabilities.

The new facility is the first of its kind in South Wales. It has capacity for 16 students who attend five days a week. National Star at Mamhilad, which has started with three students has capacity for 16 in total. It has a team of six trained professionals based there and students attend for 6.5 hours a day. It has a modern sensory classroom – one of the best in Wales and provides individualised learning programmes. Students can also access physiotherapy, occupational therapy, speech and language therapy and psychological and behavioural support.



David Ellis, Chief Executive of National Star, said:

*"For almost 50 years National Star has been supporting young people with disabilities. Our residential college in Gloucestershire is rated outstanding by Ofsted.*

*When parents came to us and ask if we could open a day provision in Wales it made perfect sense. We want to enable more young people to access our expertise and we are thrilled to have a centre in Wales. There are huge benefits to residential specialist education and how it encourages long-term learning. We are using that expertise to extend the benefits of specialist education to those who a local placement is more appropriate. It's important that young people with disabilities have the same education choices as their able-bodied peers so that they can select the provision that is the most appropriate for them.*

*We were attracted to the Mamhilad Park Estate due to its wonderful rural location, the quality of the premises and building layout. Mamhilad Park Estate owners, Johnsey Estates' desire to work collaboratively with National Star was an important element and enabled the charity to launch in less than four months."*

**FOR ALL ENQUIRIES**

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### SEMINAR DATES 2017

Market Analysis .....	30th March
Economic Update .....	27th April
Staff Engagement .....	25th May
Finance and Funding .....	29th June
Customer Service .....	12th September
Recruiting .....	12th October
Planning Growth .....	21st November

There is no charge for the seminars, registration required via **enquiries@jeuk.co.uk**

## NEW FOR 2017 SOCIAL NETWORKING

Prab Chada Social Media specialist will be running a series of workshops held in our boardroom, more information available via **enquiries@jeuk.co.uk**

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## WELCOME TO MAMHILAD

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- National Star
- Hire a Hero
- Uskvale Financial Planning Ltd
- There for Care
- Fabrication and Welding Services
- G & N Transport Ltd
- Turner (Soham) Ltd
- French Auto Solutions
- Dean Packaging Ltd
- Cefn Construction
- D.Lucas & sons Ltd
- Richard Westbury transport Ltd
- Exclusive (ex) Ltd
- Isesecure Monitoring (UK) Ltd
- M.King FS Ltd
- Corporate It systems Ltd
- Brickspan
- Jigsaw Management Partnership Ltd
- First Structure Ltd
- Miranda Seymour-Smith Psychotherapy & Counselling