

The
**BIG
SHED**
Tonypandy



**Building Homes,
Opportunities and
a Lasting Legacy**



beacon 

WILLIS CONSTRUCTION



BEFORE



AFTER



Building Homes, Opportunities and a Lasting Legacy

The Big Shed is Beacon's flagship £13 million regeneration project, transforming the former derelict Co-op site in the heart of Tonypandy into a vibrant new destination where people can live, work, connect and thrive.

Due for completion in Summer 2026, this landmark development will deliver 51 modern, energy-efficient apartments, including specialist homes designed to support adults with additional learning needs, alongside flexible commercial spaces that will encourage new businesses, create employment opportunities and bring renewed energy to the town centre.

Following procurement through the Welsh Procurement Alliance (WPA), Beacon appointed Willis Construction as principal contractor. United by shared values and a commitment to creating positive change, Beacon and Willis have worked together to deliver far more than a construction project. Together, we are investing in people, strengthening communities and helping to shape a brighter future for Tonypandy.

This regeneration project has been made possible through a collaborative partnership, combining Welsh Government Social Housing Grant funding and Housing with Care Fund investment alongside Beacon's private finance. The result is a sustainable, high-quality development designed to benefit the community for generations to come.



Creating Lasting Impact

At the heart of The Big Shed is a commitment to delivering meaningful social value and creating positive environmental, social and economic outcomes.

Environmental Impact



- Bringing a long-derelict brownfield site back into use.
- Delivering highly energy-efficient homes built to EPC A standards.
- Supporting sustainable living, active travel and reduced environmental impact.

Economic Impact



- Creating space for new businesses and local enterprise.
- Increasing footfall and supporting existing town-centre businesses.
- Attracting investment and boosting confidence in Tonypanydy's future.

Social Impact



- Providing high-quality affordable homes and specialist accommodation.
- Creating opportunities for local people through education, employment and training.
- Supporting community wellbeing and strengthening local connections.
- Investing in local initiatives through The Build Shed legacy project.



Our Community Investment



Creating Local Employment

7 local people employed full-time with Willis Construction

4 new roles created through the project

Investing in the Environment

Over £17,000

invested in environmental initiatives and community improvement projects. Including the creation of a community orchard, and environmental sessions with over **100** pupils from local schools



Investing in Skills and Future Careers

544

apprenticeship weeks provided

56

work placement weeks completed

39

educational sessions delivered across **8** Mid-Rhondda schools

5

careers events supported, helping local people explore employment and training opportunities

Supporting the Community

40

community projects and activities supported, including Llwynypia Boys & Girls Club, Tonypany Chamber of Trade and local business initiatives

11

community newsletters issued to ensure local residents were fully informed throughout the build



Sponsored Welsh language learning opportunities for community members through Clwb Clebran

Recognised for Excellence

- **Winner** of a Community Focused Contractor Award from Chartered Institute of Housing Cymru
- **Recipient** of two Considerate Constructors Scheme Awards
- **Shortlisted** for a Constructing Excellence Award

Commitment to Regulatory Standards

Beacon residents were a key part of decision making whilst this project was procured. Residents designed the tender questions, were part of the evaluation panel and even interviewed our top two bidders as part of the procurement process



Our Investment

£13 Million



Invested in Tonypany
town centre

13



specialist homes for adults with
additional learning needs

51



new homes created

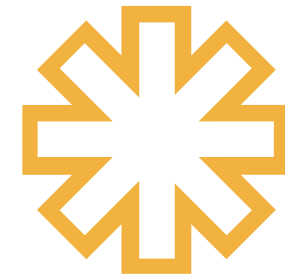
3

commercial units
developed

Creating a Lasting Legacy

The buildSHED is the dedicated engagement and learning hub created on the construction site. Spearheaded by Willis and Beacon, the hub serves as a welcoming community space and hosted school visits, STEM workshops, wellbeing sessions, and craft activities.

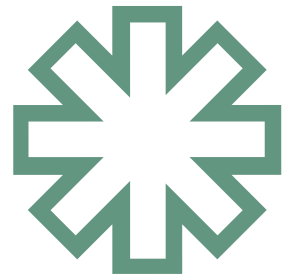
Going forward, the buildSHED will be managed by Cambrian Village Trust and 4D Academy, providing alternative construction education, mentoring programmes which support local people to develop new skills and create opportunities that continue long after construction is complete.



Looking Ahead

The Big Shed development demonstrates what can be achieved when organisations work together with a shared vision and commitment to their community. More than a regeneration project, it is an investment in people, opportunity and placemaking.

By creating new homes, supporting local businesses, developing skills and strengthening community connections, The Big Shed has built a stronger, more vibrant and prosperous future for Tonypany and its local community. Leaving a legacy that will benefit generations to come.



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