

# Construction Site Newsletter:

11-16 Upper Dock Street, Newport,  
September 2022



## Hello Again!

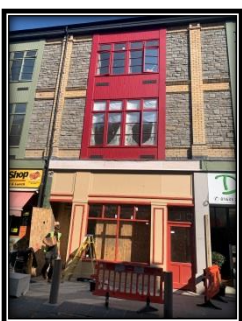
As the Project Managers, TSD Group would like to update you on recent progress made on our construction project at 11-16 Upper Dock Street, to convert upper floors of the buildings to 18 flats for Newport City Homes. With the external works completed and work on the interior is making good progress.

TSD Group has been working with Newport City Homes, the Welsh Government, and Umbra Building Services Ltd, who are the main contractors completing the building work. The current date for completion is now planned to be February 2023, due to delays to new power supplies being fitted. The works include upgrading the 5 ground floor retail units with improved shop frontages and interiors that have been developed within this construction phase for the benefit of the area. With the exterior of the building being completed (and final shop fronts being fitted) work is being undertaken on the interior including installation of kitchens, flooring, MVHR systems and water and electrical systems.



There is a Secure Site Compound with temporary power and water supplies, high security motion monitoring CCTV, with 4K cameras, intruder alarms and 24hr guarding in place to prevent any break ins, and to protect members of the public and our neighbours from the construction work. External works, and the internal flat layouts have been completed, wiring and plumbing of the flats is nearing completion, with new flooring and decoration currently ongoing with bathrooms and kitchens arriving very soon to be fitted.

You may notice some additional traffic to the site compound, and we apologise in advance if this causes you any inconvenience, which is due to the Mechanical and Electrical contractors now also being on site. BLUES Electrical Limited and H20 Mechanical Limited are installing the wide variety of mechanical and electrical systems designed for the 18 flats, such as sprinklers, MVHR ventilation units, water heaters and electrical services throughout the four floors.



Businesses within the buildings remain open as usual throughout the construction works, and access to the ground floor commercial units is in place throughout the construction work. The Coffee Shop, Davies Florists, Thumbelina Clothes, and Carousel Amusement Arcade are all safe to access and open for customers.

**If you have any enquiries or problems, please get in contact with the site management team:**



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Throughout the course of this project we have engaged with the local community in a number of different ways including providing funding for homeless adult education, as well as community arts projects. We have previously donated to **The Gap Wales**, **The Stow Park Community Centre**, **Bethel Community Church** and **The Tin Shed Theatre Company** as part of our commitment to aid the local community.

We hope the funding we have provided has helped the local community, and we wish the companies and projects we have engaged with well in their future endeavours. We are excited to see what is able to be completed locally with the money we have donated!



The project is jointly funded by Newport City Homes and the Welsh Government to provide affordable, safe, secure, highly efficient lifetime homes in Newport, for local people.

As a group we are passionate about saving our planet. We reduce waste going to landfill wherever possible. We reuse materials wherever possible and re or up-cycle what cannot be reused. So far over 87% of our construction waste has been recycled or reused.

#### Comment Section:

We value our neighbours and the local community. To ensure that your lives are as easy as possible during the construction phase we would love to hear your feedback, both positive and negative so we can continue to improve and keep your views at the heart of what we do. Please feel free to email: [admin@tsdgroup.org](mailto:admin@tsdgroup.org)  
All emails are kept confidentially, and used only for our Builders to improve how they work locally.

#### CONTACTS:

**Client:** Newport City Homes Housing Association

**Architects:** Ceri Griffiths – KJG Architects

**Engineers:** Matt Jones– Vale Consultancy

**Project Manager:** Graham Kuhlmann -TSD Group

**Main Contractors:** Umbra Building Services

**Health & Safety Managers:** – CDM Consult

