

Construction Site Newsletter:

11-16 Upper Dock Street, Newport, February 2023



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. Both external and interior work has been completed and is awaiting connection of services.

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. We are happy to announce that the completion of the eighteen flats interiors has now been completed and are awaiting installation of power and water before we are able to handover this project. There will be some disruptions to the community with planned road closures in the coming month to allow the services to be connected. We thank you for your patience and apologise in advance for any inconvenience caused.



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. The site compound is due to be removed at the end of this month and new surfacing and bollards will be constructed to prevent unauthorised use of the lane to the rear of the buildings.

You may notice some additional traffic to the site compound, and we apologise in advance if this causes you any inconvenience, this is due in part not only to the connection of the power and water services, but additionally from deliveries to the site with residents moving in.

The small kiosk unit is also nearing completion and is ready for a new tenant. The kiosk would be ideally suited to a small locally owned business such as a hairdressers, barber shop or perhaps an artisan sandwich shop. We are excited to see who the tenant will be, and their contribution to the local community!



We would like to take this time to thank the local community for being so patient during the construction phase of this project. We are aware the delays due to the global pandemic, cost of living crisis and Brexit have caused major disruptions to community life and we thank everyone for being patient with us.

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

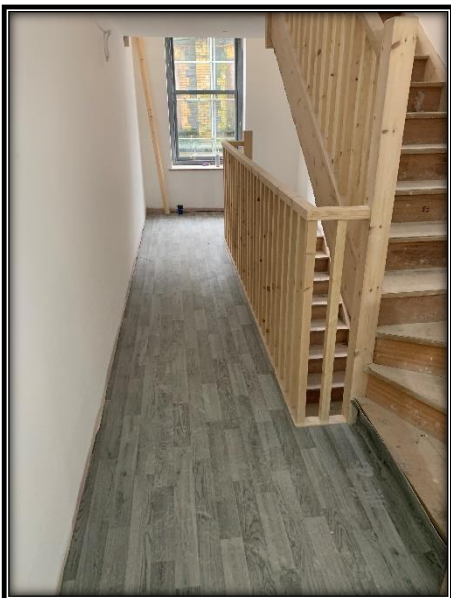


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Throughout the course of this project we have engaged with the local community in a number of different ways including providing funding for homeless adult education, as well as community arts projects. We have previously donated to **The Gap Wales, The Stow Park Community Centre, Bethel Community Church** and **The Tin Shed Theatre Company (The Place)** 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 monies 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 City Centre, 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 86% of our construction waste has been recycled or reused.

Last Communications:

We hope that you have been kept well informed via these regular newsletters, throughout the construction phase to turn the redundant, derelict buildings into 18 lifetime affordable homes. This will be our last newsletter, as the main contractor, Umbra Building Services are now at last nearing completion.

“As senior project manager for the scheme, I would like to personally thank all of our neighbours for their continued patience during what has been a very challenging build for Newport City Homes, during these unprecedented times. I also extend sincere thanks to our skilled builders Umbra Building Services Limited; whom have had to cope with everything from material shortages and Covid 19 pandemic to Brexit and labour shortages throughout this construction. I sincerely hope that the much needed affordable homes being delivered, are enjoyed into the future by the new incoming residents”. **Graham Kuhlmann (TSD Group)**

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
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

