



Artist's impression of the Bay Campus



St. Modwen and Swansea University agree a further £50m phase of student accommodation at the new Bay Campus

St. Modwen, the UK's leading regeneration specialist and developer of the new £450m Swansea University Bay Campus, has signed a new Student Accommodation Development Agreement with the University to deliver an additional £50m of student accommodation and major new student facilities to boost the University's Bay Campus development.

The Agreement will see the development of 545 additional student apartments for occupation during the first quarter of 2016. It also provides for new student facilities including a gym and sports hall, Student Union offices and meeting space, launderette and crèche. Collectively, this will bring the total amount of campus space under construction to around 1 million sq ft, including 465,000 sq ft of world-leading research, innovation and education facilities

and 1,462 new student residences, clustered around communal courtyards, with direct access to the beach and nearby ancillary student amenities.

The Great Hall, Bay Library and School of Management are also all part of this inaugural phase of academic and R&D space at the Bay Campus alongside a new Institute of Structural Materials (home to Swansea Material and Research Testing Ltd), Engineering Central (home to the Innovation Hub), Engineering East (home to the Engineering Manufacturing Centre) and an Energy Safety Research Institute (ESRI). Many of these buildings will be 'topped out' over the summer months as the Campus gears up to welcome students next autumn. Work on a permanent new Campus entrance, from the dual carriageway at Fabian Way, has also commenced.

Piling notice

Piling on the next phase of student accommodation will commence in late August and will continue for around five weeks. Main contractors, Galliford Try, will be constantly monitoring noise and vibration at the site boundary and will only be piling during the

daytime to keep any disruption to an absolute minimum. We would like to apologise in advance for any inconvenience caused. If you have any concerns please call our dedicated construction hotline number **07767 331 250**.

Construction Update



VINCI Construction UK Update

VINCI Construction UK is contracted by St. Modwen to undertake the majority of the work on site for the project's duration and is well established having recently celebrated a year on site.

Progress continues at a good rate thanks to the weather and the 1800 people working with VINCI Construction UK at the site. With façade works well underway on all buildings, work has also started internally on each construction with our carpenters starting to fix skirting and architraves which if laid end to end would run from Swansea to Cardiff.

Academic Research & Teaching Buildings

As you look at the project from Fabian Way, the buildings you see to the left half of the construction site are the academic buildings. Since our last newsletter you may have seen the Great Hall having its reconstituted stone façade hoisted into place. The Great Hall will house a large lecture theatre and auditorium for the University and will enjoy magnificent views over the Bay. Internal works on the Institute of Structural Materials (home to SMART) are nearing completion ready for the installation of the laboratory furniture. Works to the other four buildings have also started internally, with our electrical contractors starting to install over 4,500 data and power outlets in total.

Student Accommodation Buildings

The brickwork to three of the residential buildings is nearing completion with the scaffold due to be removed shortly. The precast frames to a further three buildings are nearing completion, which also incorporates the placement of the blue wrapped prefabricated bathroom pods which you can see from Fabian Way within the student bedrooms. The next sequence of works are underway with the reconstituted stone façades which will be followed closely by scaffold and brickwork.

Leadbitter

A Bouygues UK company

Bouygues UK Update

The curved metal cladding on the outside of the Energy Safety Research Institute (ESRI) lecture theatre, which can be seen at the eastern end of the Fabian Way site, gives a hint of what the completed building will look like. Scaffolding that has hidden the brickwork and cladding on the rest of the building will be removed in early August. With work on the exterior of the building almost watertight the final stages of the interior of the research building can begin.

The brick piers, glazing and rain-screen cladding are almost complete on all sides of the Engineering Central (home to Innovation Hub) building. The two high-level, full-length street canopies that link the three sections of Engineering Central will be installed from mid-July onwards. These will provide weather protection for building users. Mechanical and electrical machinery which will be used to heat and ventilate the building has already been lifted onto the roof level.

The Bouygues UK site teams for the ESRI and Engineering Central buildings will now concentrate on fitting out the internal areas (rooms, research facilities and lecture theatres) in preparation for the finishing trades (electrical, carpentry, decorating and flooring) to start later on in the year.

Did you know?

- If all the steps in the Student Accommodation buildings were put into one staircase you could reach the top of the world's tallest hotel, Dubai's Marriott Hotel
- The data cable used at site would easily reach from Swansea to Paris
- We divert 96% of our waste from landfill through recycling and reuse programmes

1,000 trainee weeks provided at the Project

The development of Swansea University's Bay Campus is one of the largest knowledge economy projects in the UK and among the top five university developments in Europe. From the outset all involved in the Swansea University Bay Campus project have sought to maximise the learning and skills opportunities for the local area. From trainee and apprenticeship placements to providing work and contracts to local people and companies the project team have worked hard to provide and communicate these chances.

So far, over 50 individuals have completed 1,000 trainee weeks between them at the project under VINCI Construction UK and Bouygues UK. Pictured below are some of our most recent additions to the team, including Bethan Hancock (pictured in the middle) who is undertaking a Temporary Job Opportunity through Workways as an administrator at site and says of her placement so far:

"I'm really enjoying my time at site and getting a good insight into the construction industry. The team are friendly and supportive and have helped me gain extra training in the short time I've been with the company so far." - **Bethan Hancock**



Jac and Owain Wearing-Evans from Port Talbot Brickwork, Project Director Jerry Williams, Bethan Hancock of VINCI Construction UK, Owain Lawrence on a Temporary Job Opportunity with RDM and Dale Carter undertaking a Jobs Growth Wales placement with Port Talbot Brickwork.

Gower College Swansea visit

As part of an Apprentice Awareness Event, arranged with support from Beyond Bricks and Mortar, two groups of Mechanical and Electrical students from the Gorseinon and Tycnoch campuses of Gower College Swansea recently visited the Bay Campus.

22 students toured the VINCI Construction UK and Bouygues UK sites looking at the differences of plumbing, heating, venting and electrical installations on a major construction site compared with those on domestic installations. The students received invaluable advice from CMB, RDM, Manorcra and Whitehead Building Services, all of whom took a key role in the tours. Dan Richards, who has recently completed his Plumbing Apprenticeship with Whitehead Building Services through Gower College Swansea, spoke to the visiting students about his experiences on the Engineering Central site. Dan is currently extending his learning by studying for the Gas Safe qualification, whilst working on the Engineering Central building.

The Bay Campus site also recently hosted a visit by year four Civil Engineering students from Swansea University as a live insight into one of the flagship construction projects underway in the area.



Junior Aspirations

An interactive and thought provoking lesson at Dan-y-graig Primary School helped Mr Byrne's Year 6 pupils understand the range of careers in the construction industry. Group discussions helped them explore the different types of jobs in the industry from the main building trades (carpentry, bricklaying, plumbing, electrician, etc) through to technical (civil engineering, electrical engineering), management (project managers, financial managers) and design (architects, structural engineers, interior design) roles.

The pupils found out how and when the subjects they are currently learning everyday – including maths, english, science, geography, art & design – are used every day by construction teams including trade, technical and design roles. Vital skills required by site teams, such as time keeping, health and safety, team work and communication were identified by pupils that they need to use in school every day as well.

Not just bricks and mortar

It's not just construction jobs that can be found on building sites. The Bouygues UK site canteen is being run as a social enterprise by the Neath Port Talbot COASTAL Project. This is providing valuable additional jobs and training for individuals getting back into employment and moving beyond supported employment.

The three kitchen staff and their manager cater for between 70 and 150 workers per day. All profits are reinvested back into further training and job opportunities. A recent visit to the canteen by Edwina Hart, the Welsh Government Minister for Department for Economy, Science and Transport, highlighted the interest in this innovative enterprise between the private and public sector.

Highways Update

- Progress of road works on Fabian Way



The enabling works are progressing well with the introduction of the narrow lanes. This will trigger the commencement of the Phase 1 central reserve works, which will see the continuing off-peak working arrangement as used for the enabling works.

Dawnus, working closely with VINCI Construction UK and Neath Port Talbot Council are monitoring the temporary traffic

arrangements, ensuring disruption is kept to a minimum. This will continue throughout the works. As part of Phase 1 average speed cameras have been installed, reinforcing the 30mph speed limit.

Separate residents updates will be distributed regularly on the traffic management arrangements as agreed in our recent Community Meeting.

Your safety

VINCI Construction UK and Leadbitter will take every precaution to keep you and your family safe throughout the construction process.

Please ensure you or your children do not enter the site, unless you are part of a pre-arranged visit.

Please do not enter the site!

Please do not allow your children to enter the site!

Building sites can be hazardous places:

- Every year people are injured and killed on building sites
- Our operatives and staff are trained to work safely
- Please help us to keep you and your children safe



Keeping you informed

VINCI Construction UK and Leadbitter will continue to keep the local community informed of construction developments on site:

- Regular newsletters
- Local community meetings
- Letter drops
- Open days and site visits



Both companies register their respective sites with the Considerate Constructors Scheme. Leadbitter is also an Associate Member of the 'Considerate Constructors Scheme'.

Who to contact?

If you would like to discuss a construction site related matter, please contact our dedicated construction hotline number

07767 331 250

Due to the volume of work underway on site, any construction related matters should initially be directed to this 24 hour number.

Your enquiry will be immediately forwarded to the appropriate Construction Project Manager who will discuss the issue with you.