

Swan Centre Redevelopment Gets Kick Start As Work Gets Underway

Dear Resident

As you may already know, Tesco has been granted planning approval for the development of a new store and other retail outlets on the site of the Swan Centre in Yardley. Over the last few months, the refurbishment of Bakeman House has also taken place.

Now that this refurbishment is complete, and with demolition of The Swan Centre beginning next month, I am pleased to be able to bring you further details of the new development. This newsletter will attempt to answer any questions you may have about the start of works to the site with the demolition of the existing Swan Centre and its redevelopment, which will bring a range of benefits to Yardley – including a new Tesco Extra.



Considerate Constructors

All building work on and around The Swan Centre will follow strict rules set out by the national Considerate Constructors Scheme. This means we have to think about our neighbours, look after our workforce, protect the environment and ensure the safety of the general public. You might also be interested to know that there will be:-



- Full time dust and vibration monitoring
- Monitoring of noise levels at key stages
- Restricted working hours (from 0730 - 1800 on weekdays and until 1400 on Saturdays)
- Quiet times - we won't carry out noisier work in the earlier hours
- 2.4m hoardings around the site for security (while maintaining existing access and fire escape routes from Bakeman House).

For further information on the Considerate Constructors Scheme, please visit <http://www.considerateconstructorsscheme.org.uk/>

We are delighted to bring you news at this very exciting time for the area. The scheme, which is being developed by Spenhill – the regeneration subsidiary of Tesco - will provide a host of new facilities to local people, boosting job opportunities and the outlook of the area for years to come.

We look forward to keeping you up to date as the development progresses.

Best wishes,

Tony Fletcher

Corporate Affairs Manager for Tesco
speaking on behalf of Spenhill

Meet the Team

Spenhill has appointed demolition specialists, DSM, who will be working on site over the next seven months, preparing the site for the building of the new scheme.

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Spenhill will work with the contractors to make every attempt to minimise any inconvenience

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Contracts Manager for DSM, Billy Young, said: “Our work is due to start on site in mid February. The programme includes the demolition of the multi-storey car park, the existing shopping precinct and indoor retail market hall.

“With so much work to do to bring the scheme to life, it is inevitable that the construction of the new store will cause some temporary local disruption, but Spenhill will work with the contractors to make every attempt to minimise any inconvenience to local residents.”

Spenhill takes its responsibilities towards the communities in which it operates very seriously. If you experience any problems or would like to report anything regarding the work taking place on site, please contact **Billy Young** at **DSM** on **07795 638 058**.

The demolition programme is expected to take approximately 20 weeks to complete.



*The Swan Centre
as it is now*

Update on the Scheme - Coming Soon



*Artists impression
of the new store*

There are many exciting changes planned for the Swan Centre – and the new Tesco store in particular. Here is an overview of our rejuvenation plans.

Tesco Store

The Tesco store will provide a sales area of nearly 80,000 sq ft (net) making it one of Tesco's larger format stores, known as a Tesco Extra. Because of its size, it will offer a large range of both food and non-food items such as clothing, books, DVDs, CD and electrical goods as well as in-store bakery.

We will also be building a new car park with over 700 spaces, including disabled and parent and toddler spaces.

New car parking spaces have also been made available for Birmingham City Council to operate a residents parking scheme for the Church Road residents, as well as new car parking for the store staff and Bakeman House residents - in a secure underground car park

Other Benefits

The Tesco Extra store will take up just over half of the total retail space, leaving nearly 65,000 sq ft for other units – and we expect to have around 18 other shops and services joining us on the site.

The redeveloped Swan Centre will include a customer café, toilets and baby changing facilities. There will be a car park management team and CCTV, to support security on site.

The scheme will also see improvements to the roads around the Swan Centre site, as well as improved pedestrian walkways in the area.

Tesco Working with the Community

We have worked with local community groups and organisations as well as local MP, John Hemming, and Constituency Director, Adnan Saif, to make sure that the considerations of local residents are addressed before work on site begins.

John Hemming, MP for South Yardley, said;

“I am pleased to see further progress on the Tesco scheme. It will improve The Swan for generations to come and provide facilities and services that local people need.”

Adnan Saif, Constituency Director for Yardley, added;

“This is a very exciting time for Yardley. The creation of jobs and the general improvement of the area spells a new era for the local economy and for the community.”

Job opportunities for Local People

Many of the local people that we have spoken to expressed particular interest in the job vacancies that will be created with the opening of the new store. Around 500 full and part time jobs within the Tesco store alone will be created through the scheme and vacancy details will be posted through adverts in the local press and job centres, as well as through issues of newsletters like this. We expect the job application process to be in progress by mid 2010.



Questions and Answers

When will demolition work start?

Work on site is due to begin in mid February.

How long will the work take to complete?

Demolition work is expected to take around 20 weeks, so this phase is scheduled for completion in late July 2009.

If I have a problem connected to the work on site, who do I contact?

Contracts Manager, Billy Young, is on hand to deal with any issues that may arise while work on site takes place. You can contact him on **07795 638058**.

And finally...

It really is an exciting time for Yardley and we are very much looking forward to building a new home in the area. If you have any concerns, queries or questions about the Swan Centre redevelopment please do not hesitate to contact us on 0121 456 9312. Lines are manned from 0830 to 1800 Monday – Friday.