



To:
ALL Swansea Market Traders

Please ask for: Sarah Lawton
Gofynnwch am:

Direct Line: (01792) 633090
Llinell Uniongyrchol:

Our Ref: SMR/12/14
Ein Cyf:

Your Ref:
Eich Cyf:

Date: 6 January 2015
Dyddiad:

Dear Sir / Madam,

RE: Market Improvement Works

As scheduled, the Market Improvement works have begun this week with a view to completing the project in the summer of this year.

Yesterday, members of the project team met with the traders' consultation group to discuss the work programme over the next few weeks and key dates and activities. Handouts were also provided giving more detailed information. These are available for all traders to view on the noticeboards in the trader rest room area and also on the traders' pages of www.swanseaindoormarket.co.uk.

This week, the site hoarding around 39 Union St and down to the Loading Bay will be erected. A temporary walkway for Market traders and their staff will be set up so there will still be pedestrian access into this area.

As part of phase 1 of the project, work will start this evening on the installation of internal scaffolding at the North end of the Market hall. This work will be undertaken out of hours and traders in this area have been consulted with on an individual basis.

(Please refer to handout: 'Central Roofing – Phasing' for phased roof sections)

On Sunday 11 January, the tower crane will be delivered and installed in the Quadrant Service Yard. It will be located alongside the Market perimeter wall just prior to the Loading Bay area. The crane area will be hoarded off and secured by a digital lock. Additionally, the external scaffolding will also be alarmed.

(Please refer to handout: 'Logistics – Welfare Plan' for location of tower crane and hoarding)

Given the equipment and vehicles required for the crane set up and the importance of safety, the Loading Bay will be out of use on this day only. If you require access to the Market on this day, please advise Market Supervisor, John Burns as soon as possible.

As part of the site set up, internal roof propping needs to be installed over the next few weeks. As with the Phase 1 scaffolding, traders in the areas identified will be consulted with individually

once the design plan is finalised. Every effort continues to be made to limit any potential disruption. This propping work will be carried out outside of business hours.

Roof strengthening works will also need to be undertaken week commencing 19 January. This will happen outside of business hours over the course of 2 weeks. The cherry picker and scissor lift required for this work will be stored and cordoned off in the casual trading area during the daytime.

Once everything is in place, the glazing work on the north gable end is scheduled to begin week commencing 26 January. These works will be carried out during the day time and materials will be delivered into the Loading Bay prior to 6am and after 6pm. The exception to this would be urgent deliveries which would be made by agreement only and within the hours of 10am and 4.30pm.

(Please refer to handout: 'Key Dates / Programme' for current programme. NB: adverse weather could impact some of these dates.)

With regard to the glazing, recent detailed investigations into the construction of the glazing elements of the roof have revealed the presence of asbestos containing materials, sealed between the steel framework and the glass panel. The type of material that has been identified is of low risk and the control measures that will be used during the removal works will be more than is required. The removal company is Phoenix Asbestos Recovery Ltd (P.A.R) and they have achieved a high level of competency and accreditations in their specialised field. There will be no danger of exposure to asbestos to traders or members of the public from the removal of the glazing panels and framework.

(Please refer to handout: 'Asbestos Removal Fact Sheet')

The controlled removal of these panels has impacted the sequencing of works. This means that larger sections of glazing will need to be removed before replacement starts. However, everything possible will be done to prevent water ingress occurring by putting in place temporary weatherproofing, together with stringent weather-watch checks and the external and internal scaffolding in these areas will be fully sheeted.

As the programme progresses, the project team will meet with the traders' consultation group on a monthly basis to keep them updated and answer any questions. If you would like to speak to someone on the group, a list of these traders can be found on the noticeboard. Regular written communication to all traders will also continue and a suggestion box is available in the traders' rest room should you wish to submit any feedback or questions.

Nigel Morgan, R & M Williams Project Manager, is also available from Monday to Friday in the project offices at 39 Union St should you have any questions. He can also be contacted on nigelmorgan@randmwilliams.co.uk or 01792 459105 / 07964 935719.

Yours sincerely

Phil Holmes,
Head of Economic Development and Planning
City & County of Swansea

Key Dates / Programme

- ▶ Site hoarding / crane base to quadrant yard– w/c 05/01/15
- ▶ Internal scaffold to North end (night work)– 06 to 19/01/2015
- ▶ Tower crane installation at quadrant yard (Sun)– 11/01/2015
- ▶ Glazing works to North Gable– 26/01/15 to 23/03/15
- ▶ Roof Glazing works (4 phases) 09/02/15 to 08/05/15
- ▶ Roof strengthening works (night work)– 19/01/15 to 02/02/15
- ▶ Roof slab propping works–(night work) 15/01/15 to 20/01/15

Central Roofing – Phasing



