

ASHFIELD GROUP NEWSLETTER

Volume 3/ Issue 18

ASHFIELD
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Constructing Homes
Building Communities

September 2026

SITE PROGRESS UPDATES

SKIPTON ROAD

There's plenty happening at Skipton Road as the development continues to take shape, with activity increasing across the site as we move further into September.

A good proportion of the homes have now been plastered, with plumbing and electrical second-fix works following closely behind. Kitchen installations and ceramic tiling are also progressing, and the internal spaces are really starting to come together.

The final five properties have now had their roof trusses installed and are expected to be watertight by the end of the month, marking another important milestone for the development.

The first completions remain dependent on the installation of the main site services. Yorkshire Water's mains works, originally anticipated for mid-August, have been delayed, which has subsequently affected the planned installation of the electrical main. In the meantime, the site team continues to push ahead with works wherever possible to maintain momentum.

Social Value – Growing Together

Our work with the local Scouts is also progressing brilliantly. The herbs they have been growing for the development are coming on really well and will eventually form part of the planting at Skipton Road.

Plans have also been sent over for the bird boxes the Scouts will be crafting for the development. Ashfield will be supplying all the materials needed, giving the Scouts the opportunity to get hands-on with their construction.

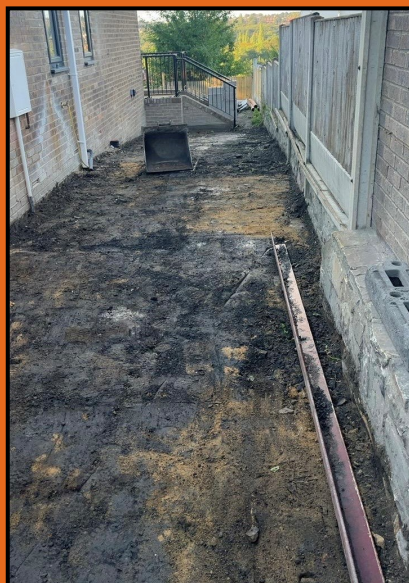
It's great to see these activities taking shape and to involve the local community in creating features that will become a lasting part of the development.



SITE PROGRESSION IMAGES

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VESPER ROAD

It's an exciting time at Vesper Road as the development moves ever closer to welcoming its new homeowners.

The internal works to both properties were completed in early August, with attention now focused on completing the remaining external works.

The deep drainage system and pump have now been installed and are ready for commissioning. Formation of the two drive-ways is due to commence, with completion anticipated by the end of the month.

Once these final works are complete, both properties will be ready for their new homeowners to move in. This is a great achievement for the Vesper Road development and everyone involved in bringing these new homes to completion.



SITE PROGRESSION IMAGES

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LANGCLIFFE

The Langcliffe Project has come a long way throughout August and September, with the finishing touches really bringing the property together.

The kitchen has received its final coat of paint and the handles have been fitted, while the plumbers have completed the final fix throughout the property, including the installation of sanitaryware and radiators. The heating system has also been fired up and is now fully operational.

The electricians have completed their final fix, including fitting the client's lampshades, and the electrical installation has now been commissioned.

Decorating has progressed steadily throughout the month, and the property has now received its builders clean, ready for the client's personal cleaner to follow on.

After such an extensive and individual renovation, it's incredibly rewarding to see everything finally coming together. We've really enjoyed being part of this project and bringing the owners' ideas and individual style to life.

For now, we're only giving you a sneak peek at the finished result. Once those final touches are in place, we'll be showcasing Langcliffe in a **special edition of our newsletter**, where we'll share the completed transformation and take a closer look at some of the unique details that have made this such an enjoyable project to deliver.



The Herald Building - Site Up Date



The Herald Building

This has been a significant project for Ashfield, transforming one of the distinctive buildings within Harrogate's Montpellier Quarter while carefully retaining the character and elegance of the original property.

Over the course of the project, the building has undergone an extensive programme of renovation and extension, including the creation of additional space for a new staircase and lift shaft, together with the addition of a penthouse apartment. Internally, the focus is now firmly on those all-important final details as the team prepares the building for handover.

There has been an incredible amount of work behind the scenes to bring the project to this stage, and we're very proud of what the entire team has achieved.

For now, we're keeping a little of the finished project under wraps. Once the final touches are complete, we'll be sharing The Herald Building in all its glory in a **special edition of our newsletter**, taking you behind the finished project and showcasing the transformation, craftsmanship and details that have made this one so special.

Last Issues Brainteaser Answer....

- Sam: "I'm wearing the red hard hat." - **False**
- Luke "Ryan is wearing the blue hard hat." - **False**
- Ryan "Luke is wearing the red hard hat." - **True**



..... However there is another possible answer
Check the other possibilities

•If **Sam's statement** were the only true one, then Sam would wear red. Ryan couldn't wear blue (otherwise Luke would also be telling the truth), forcing Ryan to wear yellow and Luke blue. But then Ryans statement ("Luke is wearing red") is false—which is fine. Actually, let's verify: Sam true, Luke false, Ryan false gives exactly one true? Wait:

Sam = Red → Sam's statement -True

Luke = Yellow → Priya's statement -False

Ryan = Blue → Lee's statement -False

This also satisfies the condition of exactly one true statement.

Therefore, the puzzle as written actually has **two valid solutions**:

1. Sam: Red, Luke : Blue, Ryan: Yellow

Statements: **True, False, False**

2. Sam: Blue, Luke, Red, Ryan Yellow

Statements: **False, False, True**

Conclusion

The provided answer:

Sam: Blue

Luke : Red

Ryan: Yellow

is a **valid solution**, but it is **not the only one**.

The puzzle is **underdetermined** as written because it also admits:

Sam: Red

Luke: Blue

Ryan: Yellow

with Sam's statement being the only true one.

Which answer did you reach ??

The Site Gate puzzle Answer

Four construction workers need to pass through a security gate.

The gate allows only **two people through at a time**, and they must carry the **single site pass** with them.

The workers take **1, 2, 7, and 10 minutes** to get through, and when two cross together they move at the slower person's pace.

What is the fastest time for all four to get through?

Answer: 17 minutes

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Monthly Brain Teaser Challenge!

Another couple of hard hat head scratchers for you to solve.

A contractor needs to build a straight wall using **100 bricks**.

Each brick is **20 cm long**, but every joint between two bricks requires **1 cm of mortar**.

If all 100 bricks are laid in a single straight row, **how long is the finished wall?**

A) 20.99 metres

B) 21.00 metres

C) 20.50 metres

D) 19.99 metres



Can you nail this....

A builder has **three pieces of timber**. Each piece takes **2 minutes to cut in half**.

How long will it take to turn the three pieces into **12 equal pieces?**

A) 6 minutes

B) 12 minutes

C) 18 minutes

D) 24 minutes