

# ASHFIELD GROUP NEWSLETTER

Volume 3/ Issue 16

**ASHFIELD**  
GROUP

Constructing Homes  
Building Communities

4th June 2026

## SITE PROGRESS UPDATES

### SKIPTON ROAD

Works at Skipton Road continue to progress at a steady pace, with the development moving forward well across all areas of the site.

More than 50% of the properties are now roofed, marking a significant milestone in the construction programme. Window installations have been completed up to Plot 10, with Plots 11–14 already scheduled for installation. The joinery teams and associated trades are making excellent progress as they continue to work their way clockwise around the development, with the plastering teams following closely behind.

Roof trusses have now been successfully installed on Plots 11–14, while the groundworks team continues to follow the build programme, completing patio installations as the plots progress. Plots 15–24 are advancing towards wall plate level, with the bricklaying teams benefiting from the recent spell of favourable weather conditions. Based on current progress, all remaining plots are expected to be watertight by the end of July.

Further ahead in the programme, Plots 26 and 27 have reached second-fix joinery stage and kitchen installations are now underway. Tiling works have also progressed well within the sanitary areas.

Within the apartment block, mechanical and electrical installations continue to advance, while window installation works are currently in progress. Construction of the substation is also moving forward, with the electrical apparatus now on order and preparations being made to enable the electrical installation works to commence as soon as possible.

Overall, the development remains on programme, with all trades continuing to make positive progress across the site.



## SITE PROGRESSION IMAGES

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### LANGCLIFFE

Restoration of this Edwardian property is progressing at a great pace, and what was once a stripped-out shell is now beginning to come together. The roofing contractor has addressed the damp issues around the chimneys and will shortly move on to the roof valleys.

First-fix plumbing to the sanitary areas is now complete, including the installation of the shower trays, leaving the rooms ready for tiling. Floor tiling has commenced in bathroom 3, while the joiner has successfully formed the intricate domed ceiling to the master en-suite shower, which is looking particularly impressive.

Most of the plastering works are now complete, and the decorators have applied the chosen colour schemes throughout various areas of the property. The kitchen and fitted furniture have been surveyed and are now ready to enter the manufacturing stage.

The joiners are currently preparing the floors and will soon begin laying the oak flooring, which is due to arrive shortly. This will be followed by the installation of the new bespoke skirtings and the rehangings of the existing doors. The new windows are also currently in manufacture.

Externally, preparations are underway for the foundations that will support the new steps leading to the kitchen/diner, marking another significant step forward in the transformation of this beautiful home.



**SITE PROGRESSION IMAGES****VESPER ROAD**

Excellent progress continues at Vesper Road, with both properties now fully decorated and ready for the final fix joinery works. The sanitaryware has been installed throughout, bringing the internal fit-out another step closer to completion.

Externally, the balcony patio areas have all been paved, creating attractive outdoor spaces, and the balustrades are due to be installed shortly. The remaining drainage works will be completed in the coming weeks, after which the driveways will be formed to provide the finishing touches to the external areas.

Utility connections have also advanced well, with the new gas and electricity mains now connected to both properties and ready for the installation of the meters.

With the project now entering its final stages, there is a real sense of momentum across the site. As the remaining external works and final finishing trades are completed, both homes are rapidly approaching completion and are beginning to showcase the quality and attention to detail that has been delivered throughout the build.



## Last Issues Brainteaser Answer....

### Riddle 1

*I exist only to define what others become,  
Yet I have no substance of my own. A slight  
error in me multiplies into ruin, But when I  
am perfect, I disappear into the whole.*

**Answer: Setting Out (or Layout Lines)**

### Riddle 2

*I am born from chaos but enforce order, I  
compress the unstable into permanence,  
My strength grows with time, not effort, And I  
fail only when ignored too long.*

**Answer: Concrete**

### Riddle 3

*I am not seen in the final structure, Yet every  
load depends on my patience. I arrive before  
beauty and leave after danger, And without  
me, nothing safely begins.*

**Answer: Foundations**

### Riddle 4

*I divide space without moving, I guide with-  
out speaking, I turn uncertainty into align-  
ment, And every builder trusts me more than  
sight.*

**Answer: A String Line (or Laser Level)**

### Riddle 5

*I am temporary strength pretending to be  
permanent support, I hold the impossible  
until it no longer is, Then I vanish without  
leaving a mark, Though everything above re-  
members me.*

**Answer: Formwork (or Falsework/Shoring)**

## Monthly Brain Teaser Challenge!

### Quick cuppa break puzzle

A construction manager needs to move 100 concrete blocks across a site.

- A wheelbarrow can carry **10 blocks at a time**.
- Each trip across the site takes **5 minutes** one way.
- The worker must return with the empty wheelbarrow after every delivery except the last trip.

### Question:

How long will it take to move all 100 blocks across the site?

**Bonus Question:** How much time would be saved if a second wheelbarrow and worker were available?

