

Glan Llyn

Spring 2021 newsletter



Key contacts

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Development Manager

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If you have any queries or concerns, you can find some helpful guidance and information on our website FirstPort.co.uk or you can contact our Customer Services team using the details below.

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BespokeHelp@firstport.co.uk

Welcome

Welcome to this edition of the Glan Llyn newsletter, which we hope you will find informative and provide you with information regarding current news and events at your development.

As your managing agent our role here at FirstPort is to ensure your development is safe, well maintained and serviced.

We encourage any resident who wishes to publicise an event or has an interesting story that they would like to share with their neighbours,

to get involved by contacting John Hamilton, your Development Manager.

John works Monday-Wednesday and Friday 9am-5pm and is the dedicated Development Manager for Glan Llyn.

If you have any concerns or questions regarding the development, please get in touch with John via his contact details opposite. We'd love to hear from you.





Estate Management Update


The ongoing development of houses and local facilities has continued throughout these tough times. FirstPort has now taken over the property management of the amenity areas and will continue to maintain these shared areas for the community on behalf of Glan Llyn Management Limited.

We hope the future completions over the next few years will further add to the growing community at Glan Llyn and the wider amenity area.

Glan Llyn Management Limited

As you may recall, in our first community newsletter we explained the role of the Glan Llyn Management Limited and how it related to the management of the communal areas.

For those of you who missed that edition, we confirm that Glan Llyn Management Limited is responsible for maintaining the parkland and open space facilities on the site for the benefit of all the residents by way of regular Rent Charges.

Glan Llyn Management Limited is a self-sustaining structure which is responsible for the administration of these areas once they have been handed over by the individual developers on each phase. 

FirstPort has been appointed as the managing agent and will be responsible for the management and maintenance of these communal areas on behalf of Glan Llyn Management Limited.

The handover of communal assets is staggered and is dependent upon the individual housebuilder. In order to maintain the communal areas and facilities, the Rent Charges are payable half yearly in advance and will include items such as: landscaping, health and safety, external cleaning, external repairs and maintenance and insurance.

Site Standards

After a wet and windy winter, it is that time of year where we see a hive of garden activity with lawn cutting and painting that garden shed that has seen a winter of wear and tear.

We would like to take this opportunity to remind residents of the importance to ensure the front area of your home is well maintained, to promote the lovely appearance we are continuing to show at Glan Llyn.

The routine landscaping contract is underway with the growing season maintenance as busy as ever. A programme that sees a weekly presence on site to ensure the landscaped areas are kept to a high standard. Each area on the development has a different purpose and use and as such the maintenance of each area is carefully considered and varies from location to location.

We are keen to work together at Glan Llyn, and we welcome your feedback and input into how the development is managed. If you notice any minor damage or areas of concern, please contact your Development Manager, John, who is more than happy to help and provide details on the maintenance programmes and site inspections.

St Modwen Development Update

Surface Water Update

Christmas 2020 saw an exceptional storm event which was experienced by most of Newport with many startling images reported across the area. Many homes in other parts of the city were very badly affected by the storm waters.

Although the water levels in Western Park rose considerably, all homes remained secure as a result of the design of the Sustainable Drainage Systems (SuDS) system for the development. Following a full review by the St Modwen Projects team, Newport City Council and Natural Resource for Wales, it is now understood that the water levels experienced on the development were as a result of a combination of factors most of which were outside the control of St Modwen.

As before, St Modwen is continuing to work closely with Natural Resources Wales and Newport City Council to progress the completion of the SuDS system.

We are currently in the process of preparing an additional guidance document for those residents who are interested in how the SuDS system forms part of the wider development and how this links to the overall management of the development.

An information board will be erected in the park later this year summarising the function of the system and we hope that this will reassure you of how the system functions.

Bloomery Circle & Baldwin Drive Junction Closure

Discussions are currently underway with Newport City Council about progressing the adoption of the roads on the wider development so the ongoing management and maintenance can be passed to the Local Authority.

As a result of this, plans are currently being drawn up to clarify how the access roads leading from Baldwin Drive to Bloomery Circle will be permanently closed to vehicles.

The intention of the road was always for the short term use and therefore it is a requirement that this road is closed to vehicles to progress the adoption. Access will remain for pedestrians.

Further information, including timings, will be provided ASAP.



The Gwent Levels

Are you aware that Glan Llyn is located in the heart of the Gwent Levels? The Levels have a unique history and a rich and diverse landscape. It even has its own “Levels Lingo”. Further details about the Gwent Levels can be found on www.livinglevels.org.uk/

Here at Glan Llyn, we are working with The Living Levels Partnership to recapture, enhance and celebrate the Gwent Levels. They are currently undertaking projects to promote the wide and varied history of the Gwent Levels.

Further details of this, and ways you can get involved will be provided in future Glan Llyn newsletters.

However, in the meantime, please have a look at their website which provides more information about initiatives they are working on.

Looking For Bumblebees On The Levels – Can You Help?

The Levels provide a unique and diverse habitat for a range of bumblebee species, including one of the UK's most threatened bees, the shrill carder bee, (*Bombus sylvarum*). The Bumble Bee Conservation Trust has many committed volunteers who have recorded bumblebees or undertaken monitoring transects on The Levels over recent years.

This summer however, the Pollinating The Levels project is teaming up with Bumblebee Conservation Trust to provide a program of support and training for both new and existing volunteers.

There will be opportunities for a monthly catch up to discuss identification difficulties, discuss photos and share tea and cake, even if online! We will also be holding regular field days (Covid restrictions allowing) for volunteers to practice their skills in the field.

If you'd like more information on joining the Bumble Bee Conservation Trust this summer, whether as a beginner or more experienced recorder, please contact Clare (Clare.Flynn@bumblebeeconservation.org) or Elinor (Elinor.Meloy@spb.org.uk)

Working Group

We are keen to work together and encourage any residents who have an interest in the community at Glan Llyn to become members of a newly formed working group.

Glan Llyn Management Limited will hold regular meetings with the working group, together with local councillors and other stakeholders in order to provide a platform for open and productive discussions on the management of Glan Llyn. We will of course share any updates and news with you all in future newsletters.

You will shortly receive a letter to invite you to join this working group, which hopes to ensure everyone has a voice. If you would like more information, please contact your Development Manager, John.

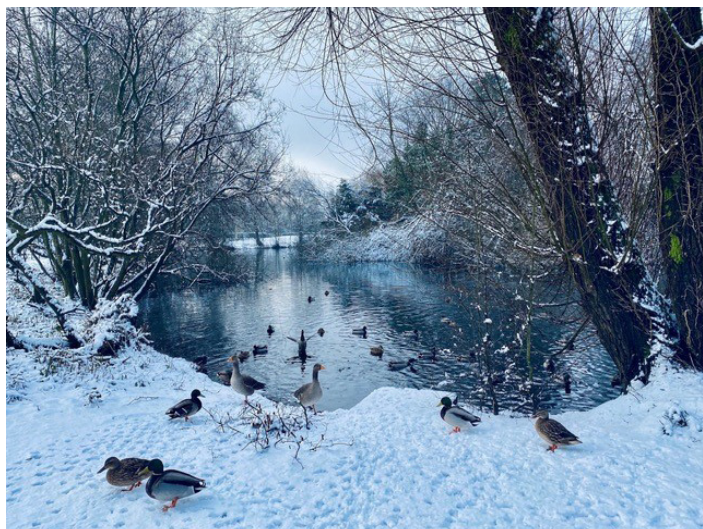
Foodbank Distribution

On behalf of Glan Llyn Estate Management Company Limited we would just like to thank everyone who donated to the foodbank appeal.

We would also like to thank St Modwen Homes for volunteering to be the collection point for this initiative. Your donations will make a huge difference, and will help the families who are most in need during this difficult time – so thank you!

Glan Llyn Photo Competition

Thank you to all of those who entered our Winter photo competition, and congratulations to the winner, Anita Qin, who sent this wonderful photo of the wildfowl on the Western Pools.



Easter Event

On the weekend of the 3rd and 4th April, an Easter bunny hunt was held throughout Glan Llyn. Keen explorers were given 10 bunnies to find and confirm their names.


Winners were chosen and prizes were given out but thank you to all those who took part, it was great to see so many get involved.



Upcoming Events

We are aware that many of you are very keen gardeners and there are many beautiful gardens flourishing within our community.

We would like to take the opportunity to celebrate your hard work this coming summer and are keen to create a way to share these creations with the wider community.

Further details to follow on this event, once further clarification has been obtained on f  coming government Covid restrictions.