

INSITE

The Newsletter for the



Official Opening Of New Offices At St Asaph Business Park.



Watkin Jones have opened new offices for its Homes & Group Services Divisions on St Asaph Business Park to allow for further expansion of the business. Staff from operations at Wrexham, Bangor and Manchester have been brought together at Ty Matthew to allow for continued growth and efficiency of the business. St Asaph fits in well with the regions we operate in, as the A55 Expressway allows good access across North Wales and into the North West. The 11,000 sq ft offices, were built by Watkin Jones for Wrexham-based Carlton (North Wales) Ltd. Watkin Jones has occupied them on a tenancy agreement .

The building is named after Matthew Watkin Jones.

First Six Months Figures



The Watkin Jones Group had a strong first six months trading result. Sales for the Group amounted to £21.7m, as compared to £17.7m for the same period last year. Operating profit was above the Group's budget at £1.9m, representing a return on sales of 8.5%. Good results were reported by all the Divisions, with the Construction Division delivering sales of £6.6m, the Student Accommodation Division £8.6m and the Homes Division £6.1m. All Divisions are reporting profit margins in line with budget. The Group's balance sheet also showed an improved position at the half year. The cash balance stood at a healthy £5.5m, whilst the development land bank amounted to £9.0m at cost and development work in progress was £16.7m. The latter primarily reflects the cost of the current Homes developments, particularly Jutland House, which will be sold in the second half of the year. Based on the Group's current performance and with the benefit of nearly all the Homes sales for the second half year secured, the Board remains confident that the budget results for the full year will be achieved.

Bryn Terfel Visits Site



The Creative Enterprise Center in Caernarfon is a project which has arisen from the resurgence of this area of North Wales in the creative industries, together with a perception of a need for a contemporary, flexible and medium sized performance space in the town. The building is effectively a hybrid between theatre / rehearsal spaces and small offices spaces aimed at young creative companies. The essence of the idea is that whilst theatres generally spring to life in the evenings, the office side of the building is a daytime activity, and that putting these two functions together, both of which involve creative people, will ensure a building that has an intensity of use all day and evening. At the heart of the idea of the building must be the idea of communication between those working in the building, both amongst themselves and between themselves and visitors. Local opera star Bryn Terfel is heavily involved with supporting the project.

Health & Safety



Watkin Jones promotes a health and safety culture within all sections of the organisation. Striving to achieve the best health and safety standards possible. In order to achieve this, the safety department visits sites and workplaces on a regular basis, offering advice and support to all employees. Carrying out regular audits and reviews advises on changes in legislation and carries out regular safety initiatives within the organisation.

Training is a high priority within the organisation and training requirements are constantly monitored and reviewed to ensure employees are competent in the duties they are asked to carry out. We are pleased to report accident rates are progressively being reduced over the last few quarters. We believe that our induction, education, tool box talk procedures, training programmes and stressing the importance of good house-keeping have all helped in the reduction of accidents within the organisation.

By setting ourselves new goals and carrying out new initiatives the aim is to constantly improve our safety standards

RECENTLY COMPLETED



Retail Units, Llangefni



Plumb Centre, Colwyn Bay



TESCO Porthmadog



Marine Centre, Pwllheli




Current Developments



Glan Y Fenai, Menai Bridge

-  Paradise Wharf, Manchester
-  21no 3&4 bed houses at Llandegfan, Anglesey
-  22no 4 bed houses at Summerhill, Wrexham
-  23no 1&2 bed apartments at Mauldeth Rd, Manchester
-  58no 1&2 bed apartments at Barton St, Manchester
-  12no 2 bed apartments at Glan y Fenai, Menai Bridge

Forth Coming Developments

-  Apartments, Warrinton
-  Houses, Llys y Nant, Ruabon
-  Apartments, Gorse Stacks, Chester

Don't forget to visit our WEB site for the latest development details :-

www.watkinjones.com

New Contracts

Retail Units, Bangor
 Tywyn Railway Station
 Doctors Surgery, Bontwnnog
 New Apartments, Llandudno
 Tesco, Hereford



Tywyn Railway Station

Student Accommodation



Arkwright Hall, Bradford. Completed 2003

NEW FOR 2005
 Newcastle 281 Bedrooms
 Preston 298 Bedrooms
 Lincoln 223 bedrooms
 Nottingham 256 Bedrooms+ 60 app
 Holly Bank, Chester 50 bedrooms

Being Built For Completion in September 2004

Webster House, Huddersfield 495 Bedrooms
 Aspley Mill, Huddersfield 257 Bedrooms
 Thornton Road, Bradford 400 Bedrooms

New Staff & Promotions

New Staff

Steven Williams - Asst Customer Care	Diane Evans - Sales Manager
Miles Littlewood - H&S Advisor	Neil Jones - Site Engineer
Mark Roscoe - Sales Director	Mike Sullivan - Senior Estimator
Nerys Price - HR Manager	Sain Preece - QS Administrator
Kelly Lovitt - Accounts Supervisor	Linda Wells Receptionist
Jayne Newell - Accounts Assistant	Katie Mooney - Liaison Officer
Mathew Davies - Technical Manager	Llyr Edwards - Q Surveyor
Stephanie McLogan - Site Sec	

Promotions

Leah Owen - Training Manager	Retuning To Watkin Jones
	Gary Collinson - Snr Q Surveyor
	Peter Fitzpatrick - Snr Q Surveyor

New Sponsorship Deal



Watkin Jones Homes have helped out the Abergele Colts Under 9's this season by purchasing a new team strip.