



Newport

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## *Real Progress on the Ground*

Council Leader Councillor Bob Bright



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**Newport has entered one of the most exciting and dynamic phases in its history.**

**N**umerous development projects are now evolving rapidly across the city, creating a totally new environment, bristling with opportunities for employment and leisure, business and pleasure.

Together, these developments have given a tremendous confidence boost, both to the citizens of Newport and to the investors taking a stake in the future of our city.

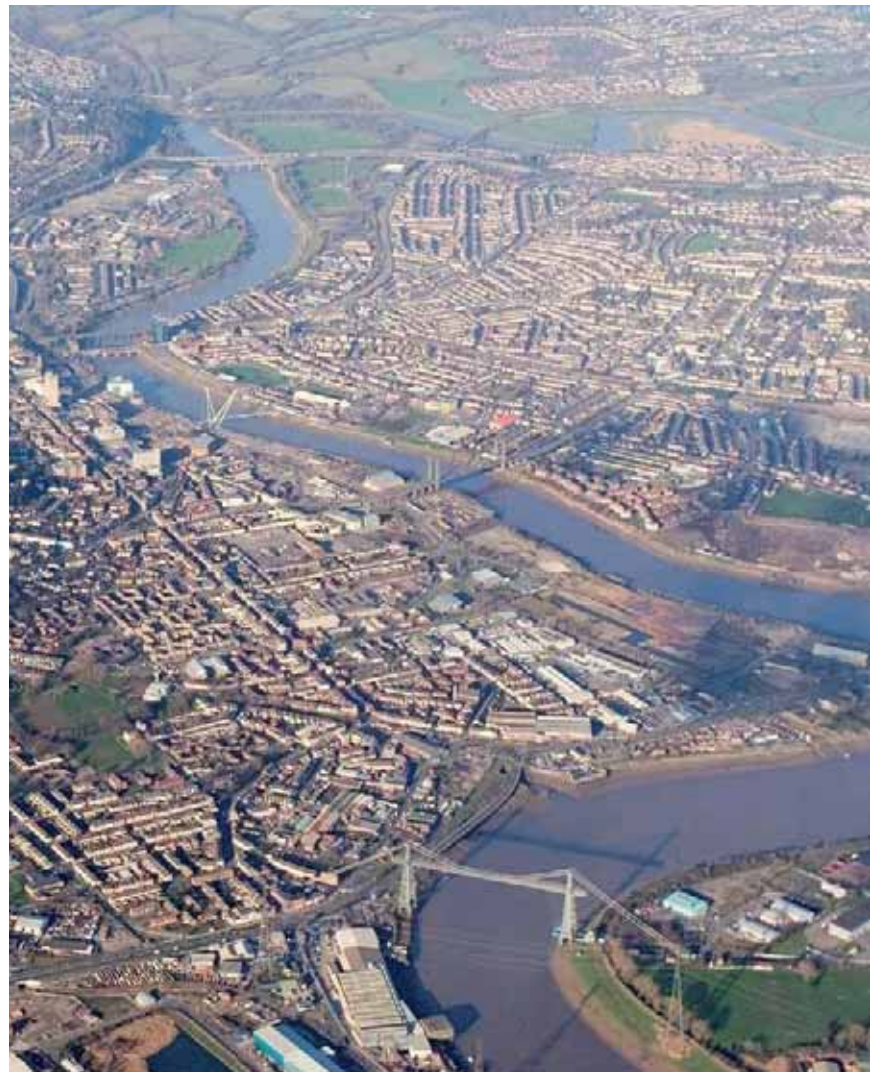
The productive partnership between

Newport City Council, Newport Unlimited, the Welsh Assembly Government and the private sector continues to add powerful momentum to this ambitious programme of urban renewal.

This effective collaboration achieved the beginnings of a visible transformation that will enable Newport, within a few years, to present a radically different and more impressive city to the world.

The coming decade will see unprecedented change for the city. It will bring high quality jobs, world-class facilities, a vibrant riverside environment and a new international reputation of which we can all be proud.

Newport Ariel



Councillor Bob Bright



## *Moving into Delivery Mode*

Grant Watson, Chairman of Newport Unlimited



Grant Watson

Since its establishment four years ago, Newport Unlimited has been preparing the way – through land assembly, site preparation and investment agreements – for physical change on a major scale.

**D**uring the past year, residents, visitors and potential investors alike have been able to see tangible evidence of what that change will actually mean.

Large and high profile sites, such as Old Town Dock and George Street, have been cleared and prepared for development, including modern city centre offices, new homes and leisure facilities for the city. The new iconic Newport City Footbridge over the River Usk signals the start of major

improvements throughout the riverside in central Newport.

In addition, major investors, such as Modus Corovest and UBS, have moved ahead with their multi-million pound city centre plans, and the University of Wales, Newport has secured support for its innovative riverfront campus.

At the same time, previous investments in state-of-the-art business parks to the west of the city have been bearing fruit. Major new employers have been moving in and creating thousands of high quality jobs.

Newport's vision is to transform the city, build on its strength and to be recognised internationally as a city of real opportunity. The impressive progress made so far in reshaping the city centre and surrounding areas assures us that we are well on the way to making that vision a reality.

River front



## *Newport - the City at the Heart of the East South Wales Economy*

Huw Jenkins

**The City of Newport, set midway between Cardiff and Bristol, is one of the newest of Britain's 66 cities and with a distinguished historic past.**

The Romans realised its naturally strategic position. For 300 years the Romans controlled the whole of Britain with just three legions, placed strategically at York, Chester, and Newport. Their Caerleon fortress was 2 miles upstream on the River Usk from the modern day centre of Newport but as ships became bigger a "new port" needed to be created downstream and the name stuck.

In the 18th and 19th century Newport rose to international prominence again as the port through which all of the iron and coal, and subsequently manufactured steel, from eastern South Wales reached the World, including that from Blaenavon which has been given World Heritage status by the UN in view of its significance to World industrialisation.

And World-wide recognition comes to the City of Newport again in 2010 when the Celtic Manor Resort at Newport hosts the 2010 Ryder Cup golf tournament - the fourth most watched sporting event across the world.

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The City is reinventing itself at a fast pace. By the time the Ryder Cup Golf Tournament comes to Newport in 2010 more than £100m from the public sector and over £1 billion from the private sector will have been invested in the City's redevelopment with a second £1 billion



John Burrows

expected before 2015.

To co-ordinate and promote the transformation of the City, the Welsh Assembly Government and Newport City Council created an Urban Regeneration Company, Newport Unlimited, with a brief to reinvent the City as the economic engine for eastern South Wales.

Since its formation in 2003 Newport Unlimited, working closely with the private sector, has influenced and guided a set of integrated investments bringing together a balanced mix of ingredients for a vibrant and thriving city. In the next five years the City's population will grow to over 150,000 as 10,000 new residents move into a range of new housing in walking distance of the centre. This differentiates from trends in many other city centres where people continue to leave.

Newport still has a major port downstream and the River Usk continues to run its natural course through the middle of the city. The waterway is the defining natural feature of the landscape which is embraced in new plans. One public project has been the creation of an iconic footbridge and cycle bridge suspended over the river from massive masts. This feature creates a key link bringing communities on both sides of the river closer together and creating a larger city centre. The project an award winning

showcase for local company, Rowecord Engineering, who manufactured the steel bridge in their works next to Newport's World famous Transporter Bridge.

Newport has six bridges in the City Centre. The historic Transporter Bridge, one of only seven in the World, was completed in 1906. This Grade One listed building spans the wide gap across the low lying banks at the mouth of the river. Conventional bridge building was not practical at this point owing to large tidal movements, Newport has the highest tides of any city in the world, so a suspended ferry system is intergrated into the design.

The reinvented Newport will not only be a showcase of glittering new architecture and new developments but will sit side by side with more than 400 listed buildings and preserve a rich heritage with inherent character.

Just as Paris has a "rive gauche", so too Newport will have a Left Bank, home to the Riverfront Arts Centre and the brand new £50m campus for the University of Wales Newport. The campus will house the acclaimed School of Art, Media and Design together with the Newport Business School, accommodating over 3,000 students.

Another project underway is "boulevarding", making the roads in the City more attractive pedestrian-friendly.



Friars Walk

Over £300m is being invested in massive improvements to the retail core in Newport with 750,000 ft<sup>2</sup> of new or improved retail space. This work will complement the tree-lined and pedestrianised Victorian shopping core of Commercial Street. The new developments includes Modus's Friars Walk Shopping Centre and their City Spires development, and UBS's refurbishment of the Kingsway shopping mall and a major new top quality car park.

John Burrows, Chief Executive of the urban regeneration company, Newport Unlimited, said: "This development plan is about making the most of Newport both for the city itself and for the wider region, Wales and the UK. Newport has a stunning location environmentally and strategically, and as the centre of a very

large and skilled labour market of South Wales and Severnside. The City has a major contribution to make to the Welsh and UK economy"

A recent survey by the Royal Bank of Scotland covering over 200 towns and cities in the UK ranked Newport in the 'top 20 most desirable UK towns or cities to live in'. The survey took into account several factors such as the availability of leisure-time facilities but crucially the relationship between average income and the average cost of housing – and in this respect Newport fared extremely well making it a great place for people to get on the property ladder.

Coupled with excellent transport routes, to be improved still further with the construction by 2013 of the new M4 around the south of Newport, the region

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is well equipped to deliver people and products without the congestion that blights Britain's largest cities.

The location is attracting big business. The Office for National Statistics (ONS) has recently made that decision to relocate its UK Headquarters from London to Newport. A key factor in reaching their decision was the size of the potential labour pool and with 1.5 million people living within a 45 minute drive

# Newport Unlimited

time of Newport City Centre it's not difficult to see why. Surprisingly, very few cities in the UK, outside London, can match that figure either because they are not as large as the combination of Cardiff/Newport/Bristol or because their city centre congestion is greater.

The region is not new to central government, Newport is also home to the Headquarters of the UK Intellectual Property Office, the operating name for the Patent Office, which moved here from London in 1991, and recently the HM Prison Service established its National Shared Service Centre for England and Wales at Newport.

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Significant new employers within the private sector include financial services, insurance, defence and research industries and many new office based industries. Whilst office based service industries are the staple diet of the new business parks growing up around Newport, the City is still able to attract manufacturing companies. The Quinn Group from Ireland has made two major investments. In 2005 it established its European headquarters in Newport when it acquired the former LG Phillips facility to create the world's largest domestic radiator manufacturing plant - an investment of £135 million creating 460 jobs – and at the start of 2007 Quinn announced a further investment of £67m creating 340 jobs in a new manufacturing plant to produce next generation insulation products for the building industry.

Quinn's insulation products plant could have been located anywhere in the UK or Europe but Quinn opted for Wales. Liam McCaffruy, Quinn Group Chief Executive



said "A highly skilled and motivated workforce is essential for our continued success and as a Group we are committed to invest in the latest technology throughout our operations. Our experience at Newport has encouraged us to co-locate this new plant here and we are confident that this winning combination will enable us to make inroads into the UK and European markets."

A recent report by Experian identifies the towns and cities in the UK which are set to show the most robust economic growth between now and 2020. Newport came 7th out of 25 overall, and the endorsement for the region, in which Newport is centrally placed, is even more significant with Newport's neighbouring cities of Cardiff, 10 miles to the west, and Bristol, 20 miles to the east, being placed 5th and 10th respectively.

Newport is also attractive to investors and employers looking to recruit bright young people as there are seven universities within 25 miles of the City of Newport.

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Rank	Output Growth	2006-2020
1	Reading	3.4
2	Inner London	3.3
3	Peterborough	3.3
4	Milton Keynes	3.2
5	Cardiff	3.2
6	Edinburgh	3.0
7	Newport	2.9
8	Outer London	2.9
9	Northampton	2.8
10	Bristol	2.8
11	Brighton & Hove	2.8
12	Swansea	2.7
13	Portsmouth	2.7
14	Leeds	2.7
15	Bradford	2.7
16	Nottingham	2.7
17	Chelmsford	2.7
18	Bath	2.6
19	Ipswich	2.5
20	Birmingham	2.5
21	Bournemouth	2.5
22	Plymouth	2.5
23	Southend-on-Sea	2.5
24	Glasgow	2.4
25	Manchester	2.4

# Newport Unlimited

Rodney Parade



## *Busy Freight Port in Newport*



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The proximity of the Port of Newport to the industrial heartlands of the Midlands, South Wales and South-West England provides a key gateway for businesses engaged in international trade. Newport, operated by Associated British Ports (ABP), is linked to the national rail network and has regular services transporting metals, minerals and scrap. The port's deep-water berths and its ability to handle a diverse range of cargo have supported growth in recent years. In addition, Newport is well placed to accommodate cruise calls for the 2010 Ryder Cup event hosted in the city.

...bulk products, including coal and other minerals, are another mainstay of the Port of Newport's business...

Steel imports have exhibited significant growth in recent years with the establishment of regular Far-East services to the port; Newport handled 1 million tonnes of steel products in 2007. The port has increased the availability of covered storage to cater for this demand and to accommodate plywood and other board products that have arrived on the back of these deep-sea services. Exports of steel coil for long-term customer Corus Strip Products also remain a key traffic.

Bulk products, including coal and other



# Associated British Ports



minerals, are another mainstay of the Port of Newport's business. The coal terminal has benefited from investment in recent years to improve the stockyards and increase rail capacity, with the terminal able to accommodate two vessels of up to 40,000 dwt simultaneously. On-site blending, screening and other processes are undertaken by Hargreaves Industrial Services, before onward distribution to generators and industrial users. Industry-accredited warehouses are available for the handling of animal feeds and other agribulks and there is available capacity in both covered and open storage at the port's bulk terminal.

The port is a leading centre for forest-product imports, with a number of key market players based at the port. Open and covered storage spaces, for timber and board products, are available at the

port's dedicated forest products terminal, which is able to offer handling and onward distribution on behalf of its customers.

Export of re-processed metals have continued to increase in recent years. A deal with SIMS Recycling Solutions to develop a 'waste electrical and electronic equipment' facility was signed in 2007. Combined with the existing terminal, which features the world's largest industrial shredder, Newport could become one of the world's leading recycling hubs.

The port can offer land for the development of tailored facilities to suit the needs of customers. The port is also renowned for its stevedoring service, with the ability to handle all forms of cargo, and there remains available capacity to support new forms of trade.

