

ON-SITE

SPRINGFIELD NEWSLETTER ISSUE 6 CHRISTMAS/JAN07

On Target For 2008

OUR sixth 'On-Site' of the year takes a Festive view of Springfield Properties at the end of another eventful 12 months.

The firm has continued to expand and received its second Sunday Times Virgin Atlantic Fast Track 100 accolade by being recognised as Britain's 54th fastest-growing private company.

That's a fantastic honour – and it's all thanks to you.

We're still growing and fast becoming a major force in Scottish home building with an enviable reputation for delivering high quality homes that are environmentally sound and designed to create a community.

With your help the next 12 months will see more of the same from Springfield – more growth, more innovation and more for Moray and Scotland.

Remember, this is your newsletter. If you hear of something you think could be of interest, we want to hear from you!

Contact 'On-Site' by calling Jane Innes at the Head Office or drop her a line at Pentland House.

Wheel Cheer!

THE chairman of the Elgin-based Historic Wheels Club spun some Christmas magic for the Moray Hydrotherapy Pool Trust when he presented them with a cheque for £3000.

Fochabers-based Murray Hendrey handed the cash to Trust Patron, Lady Moray and the Trust's chairman Mrs May Taylor.

The windfall will be added to the £230,000 raised to date to meet the running costs of the new hydrotherapy pool which Springfield will build in Forres free of charge as soon as Moray Council issues planning approval.

Mrs Taylor says the Trust were delighted with the unexpected Christmas present from the car club and are looking forward, like us, to 2008 when they hope to see a start on construction.

ANOTHER BUSY YEAR



Managing director John Main - another Fast Track 100 entry and delighted with Springfield's 2007

Dear All

The past 12 months added up to yet another busy year for everyone at Springfield – and for me it has been the first full year in my role as Managing Director.

Springfield continues to grow as a company and just recently was featured in the Sunday Times for the second year as being one of the UK's fastest growing companies. Indeed this year we were the fastest growing housebuilding/property development company in Scotland which is a real credit to the team effort displayed by Springfield employees.

One thing that continually impresses me is the loyal and hardworking workforce that we have in Springfield. The quality and commitment of our team never ceases to amaze me and I'm always heartened to hear and read the numerous positive comments our customers make about our staff and our product.

Over the past year we have continued with our strategy of identifying and acquiring good quality development opportunities. This has enabled Springfield to grow geographically, especially over the last six months

Words of Appreciation and Thanks from our MD

in Highland where we have opened up new sites at Inverness and Alness which are currently performing well ahead of sales expectations.

Springfield has continued to develop links with housing associations to enable the delivery of affordable housing in the communities where we are building. In 2007 Springfield delivered a total of 101 affordable homes working in partnership with Communities Scotland, and for the first time in the company's history Springfield secured a competitive tender contract for the delivery of more affordable housing for Moray Housing Partnership on a site in Elgin.

As most will now be aware Springfield has also started on site with our first commercial project at Southfield in Elgin where the construction of the retail side of the development is well underway. Contracts have also been concluded for the delivery of office buildings, pre-school nursery and a 50-bed nursing home which will firmly

establish Springfield as a serious player in the delivery of large scale mixed use commercial projects during the coming year.

The housebuilding outlook remains extremely positive for Springfield.

In 2008 the company will open up new sites in Braemar, Macduff, Portsoy, Buckie, Elgin and Forres with more exciting development opportunities in the pipeline still to be announced.

Our outlook remains extremely positive and we are well placed to respond to opportunities as and when they present themselves.

Finally, let me take this opportunity to wish you and your families a heartfelt Merry Christmas and a Prosperous 2008 – and thank you for helping make our company the success it has become.

All the best
John

Helping The Planet

WE will be stepping up our environmental protection programme in the new year as Springfield pushes ahead policies to minimise waste and maximise recycling.

There will be a more detailed explanation of our new Environmental Policy in the next issue of 'On-Site' but here quantity surveyor Tom Leggeat gives an early view of what will be involved.

He says Springfield recognise the impact our industry is having on the environment and has formulated a policy that will further protect the planet and avoid pollution.

Springfield have been environmentally conscious for many years. We already recycle glass, cans, paper and card generated at Head Office and plan to extend those activities to main sites soon.

We have started utilising the Glassgreen stores for material distribution – it's proved to reduce wastage and improved on-site management which in turn makes for tidier, healthier and safer working environments.

Waste minimisation techniques are being adopted to ensure non-sustainable resources are not wasted. To this end we will continue our practice of some years to separate waste on-site for recycling which cuts the volume of unnecessary material sent to landfill.

SUSTAINABLE

Springfield is also promoting the use of environmentally sustainable materials at our sites and we are actively investigating alternative environmentally-friendly fuel and power sources for our vehicle fleet.

Additionally Springfield will promote sustainable sources of energy provision at several developments including the use of solar power and ground source heat pumps.

Overall, as a responsible and environmentally aware builder, we will ensure that all aspects of our new and existing contracts are environmentally sound in terms of methodology, processes and equipment so that negative environmental impact is avoided.

And finally we are investigating ways of improving the environmental performance of our key suppliers and contractors.

This is an outline of what will be included in the Springfield Environmental Policy – it's an important aspect of our work and something we intend to ensure reduces waste and does everything it can to protect the environment we all value so much.

Look out for more Environmental Policy news in the coming months in 'On-Site'

SPRINGFIELD'S ON-SITE

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COMPETITION (FOR THE CHILDREN)

CHRISTMAS is here so this month's competition is strictly for the younger members of staff families.

So come all you younger readers try your luck with the Christmas Crossword below and three lucky winners will each receive a super £30 voucher to spend at Junners toy shop in Elgin.

It's easy!

Get Mum or Dad to return your finished entry to Jane at Head Office by Friday 11th January 2008 – and remind them to include your name and home telephone number.

Across

1. Pretty baubles to hang on the Christmas tree.
3. Guardians who announce the good news.
6. Wrapped with love.
7. Jolly old Saint _____.
8. Dasher, dancer, prancer, vixen, _____, cupid, donner, blitzen
9. Warm snacks for Santa.
11. Sweet and red and white.
12. We wish you a merry _____.

Down

2. Keeper of the flocks.
4. House made of sweet treats.
5. The _____ were hung by the chimney with care.
10. Bright light marks the way.

Last Month's Winner is...



WE asked you to come up with an electrifying caption for a photograph of a sparky connecting up one of our sites to the mains – in torrential rain.

The winner for Issue 5 was Heather McIntyre who came up with: "Marketing manager goes mental when she see's Springfield broly is not being used" Well done! A £50 M&S voucher is heading Heather's way.

Perfect Poetic Prose

WHEN Springfield sponsored the Moray Magic Poetry Competition recently we were unprepared for the volume and quality of the entries from 20 local primary schools and 500 poems.

Youngsters were asked to think about where they live and write about an aspect of their home area – something that makes Moray a special place for them.

A booklet with the winning and commended poems is available at Elgin Library – but like the judges we thought 11-year-old Emma Streatham of Burghead Primary School deserved special mention for her effort.

Here it is:

BURGHEAD

Burghead is full of tourists

Following The Clavie up
the road to the hill,

The Clavie spitting red,
gold and orange sparks,
It lights up the streets
as the black figures carry it.

They push into the
already blackened stone,

The flames dance as
they chase the evil spirits.

People fight through the
crowd to get a bit of burnt wood.

The smell of oil, tar
and smoke mingled together,

And as the colourful flames die out
Burghead will have another safe year

Our Starter for Two...

THE new year will see Springfield making a start on two important projects in Elgin.

Early in 2008 construction teams will be moving in both on the site of our 60-unit Moravia project in Pinefield and at Dunkinty where demand for the nine large luxury homes we plan for the secluded location is expected to be brisk.

The Moravia development will deliver a mix of private and rental homes – mainly two-bedroomed units but with some single bed flats.

The majority of the private apartments will have a balcony feature and some will also have en-suite facilities.

Demand for this development in home-hungry Elgin will undoubtedly be high.