

ON-SITE

SPRINGFIELD NEWSLETTER ISSUE 27 July 2010

Nothing New About House Building!

THIS month's 27th On-Site can prove there's nothing new in what we have been doing in Moray.

Archaeologists have uncovered evidence of settlements going back many thousands of years in and around Forres where Springfield is building new homes.

Painstaking records are being taken of Iron Age finds on the site of the Knockomie Meadows/A940 roundabout before we can continue constructing the feature.

As summer advances all of our sites are busy and making the best of the weather as management continue to move ahead with cautious optimism in the light of the difficult economic situation that is facing everyone.

However we are continuing to press on with our expansion into Perthshire and the Central Belt as new challenges and site opportunities emerge.

Closer to home we're making good progress on the new Forres Hydrotherapy Pool building.

Our four-page format is available to you for advertisements. Page 4's advertising space is for you!

Remember 'On-Site' is your newsletter. If you hear of something you think could be of interest contact us by calling Jane Innes at the Head Office or drop her a line at Pentland House.

Winning Way!

It's Mike's Win!

THIS month's lucky draw winner is Michael Hay – an apprentice joiner at the workshop where we make our timber kits. Michael wins a £100 Tesco voucher that should make this month's shopping a little easier on the pocket. Well done!

A 'Capital' Move

EVEN though times are uncertain and caution has to be exercised, Springfield Properties are making plans for the future.

Recently we completed our purchase of a part-built residential scheme at East Mains Road in the Joppa area of Edinburgh.

The development comprises some 40 flats in a two-acre mature site on the eastern side of the city. The two blocks of 17 & 23 flats have appealing elevations and a high quality external finish and each block houses fabulous penthouse apartments.

The Edinburgh acquisition is a significant one for Springfield who are proudly based in Moray and will continue to manage our business from our new headquarters in Elgin.

Graeme Reay has been appointed to work with Dave Main to project manage the completion of the flats and has already been approached by a number of contractors keen to be involved in finishing the build programme.

Springfield Properties will sell our flats in the open market and we are already preparing marketing material.



Springfield Nets Toehold In Edinburgh's Heart

The flats comprise one, two and three bedroom properties with lifts, private car parking and landscaped gardens.

We have been planning to buy a development in Edinburgh for a number of months and this is the first property that met the requirements in terms of location, transport links, local amenities along with the general size of the flats.

Springfield believe the market is starting to move and there is no doubt a demand for good quality properties in this location. We have been approached by a number of people keen to purchase flats from us.

This is our first purchase in the Central Belt and we are actively seeking our next.

Head Office Move Imminent

AT last we're on the move!

Starting on July 7 the 40-plus staff at Springfield's current Pentland House headquarters begin a major 'flit' to our impressive new head office at Alexander Fleming House at Southfield.

Chairman Sandy Adam is delighted with the imminent move.

He said: "It's a spectacular location for Springfield Properties and I'm pleased the

straw poll we conducted to see what it should be called came up with a Scottish scientist who has transformed how we live our lives."

Sir Alexander Fleming discovered antibiotics – a medical advance that has saved millions of lives around the world.

We will complete our move by July 12 when we will be back in business at our new HQ address – Alexander Fleming House,

8 Southfield Drive, Elgin, IV36 6GR. Our telephone numbers remain the same.

Springfield Properties will occupy two wings on the new building's upper floor while Northern Asbestos Services will occupy part of the lower floor.

Pentland House will be vacated by July 13 and is due to be demolished to make way for the planned Elgin Flood Elevation Scheme.

Ryan Takes Top Slot!

LOOKING forward to his £150 Tesco voucher prize is July's Site Manager of the Month, Ryan MacKenzie.



Ryan is the youngest site manager in the company but has plenty of experience with Springfield sites having managed several major projects including Knockomie Rise, Coopers Court at Craigellachie, a flattened development at Lossiemouth, The Paddock at Alness and homes at Linkwood in Elgin.

Site Manager of the Month for July – Ryan MacKenzie of Balnageth Road.

Today he is in charge at Balnageth Road in Forres where he and his team have a busy workload delivering the scheme's first phase of 58 homes.

Like the other winners in the monthly Springfield competition, he had to satisfy 10 criteria laid down by the judges that reflect the skills needed to manage a site efficiently.

It's not as easy as you might think and means our Site Managers have to juggle many different demands to be sure of ending up with a formula that works.

Not only does Ryan's win bring him that Tesco voucher but it means he is in the running for our ultimate prize – a long-weekend for two in New York.

Congratulations Ryan.

Delving Into Our Past



Archaeologists recording Iron Age finds at Forres where we are building a roundabout close to Knockomie Meadows. The black areas indicate a large food store (foreground) surrounded by house post-holes and palisade fences.

OUR latest residential developments in Forres are nothing new – human habitation has been going on in and around our new Knockomie Meadows site for thousands of years.

We've always known that archaeological examinations of the area to the south west of Forres have generated some interesting evidence of historic settlements – but in June land that is occupied by Knockomie Meadows and on adjacent areas has excelled itself in throwing up proof of Iron Age settlement use.

Edinburgh-based AOC Archaeology project manager Martin Cook spoke to 'On-Site' last month as he and his team sifted through trenches dug in fields close to Knockomie Meadows.

"We've known for a long time that it's a very prolific area for archaeological finds," he said, "but what we are getting evidence of now is really very exciting.

"We know already of another large souterrain food store pit nearby, but when we examined the trenches near the site of a roundabout we found evidence of another, larger one."

Martin described this find and others associated with the Knockomie area as "nationally significant".

The finds point to late Iron Age occupation around 600AD with a large souterrain or food storage pit surrounded by post holes indicating round houses in addition to palisades that would have been used to fence off specific areas.

The entire area around the Knockomie Meadows site and beyond suggests it was occupied throughout history with evidence of Neolithic, Bronze Age, Iron Age and Roman settlements.

Previous excavations in 2007 and 2008 by AOC, who are conducting the dig on Springfield's

Archaeologists Uncover Iron Age Evidence at Knockomie

behalf, in a field adjacent to the current site uncovered remains indicative of people living in the area over 2000 years ago. These included a souterrain – an underground storage passage – and several structures thought to be granaries. The floors of these latter features were raised up on posts to stop vermin and moisture getting to the grain. A cluster of postholes was also found, thought to be evidence of a multi-phase structure, possibly a roundhouse.

Based on the presence of archaeological remains in close proximity to the present site, archaeological works were recommended by Moray Council's archaeological advisors, Aberdeenshire County Archaeology Service (ACAS), who also produced a project design. AOC Archaeology Ltd was commissioned to undertake these works from May 2010. ACAS is working closely with AOC

Archaeology to analyse the remains.

Andy Heald, deputy managing director for AOC Archaeology told On-Site:

"It is really exciting to be able to excavate an really important Iron Age settlement in this area. We can gain a real insight into how communities would have lived and some of the activities they would have carried out." The archaeological excavation of the site is continuing.

We are delighted to have the archaeologists recovering and recording the area's early settlement history, before covering up the site. These excavations, prior to construction, is a standard procedure triggered by an archaeological survey which was carried out as part of the site's planning permission. It ensures that Scotland has a clearer picture of the previous land use by humans.

The costs involved in the archaeological dig are met by Springfield.

It's Alan...Again!

WAULKMILL affordables site manager Alan McWilliam knows how to keep up his form – he was Runner-Up in last month's Site Manager of the Month contest and has done it again for July! For the second month in a row Alan wins a £50 Tesco voucher prize to thank him for his efforts.



Runner up in the July Site Manager of the Month competition is June's winner, Alan McWilliam.

Elgin's Waulkmill site figured in a major handover story last month as 45 new homes were officially transferred from Springfield to Grampian Housing Association.

The double winner enjoys his responsibilities and he and his team work hard to deliver affordables at the highest possible level – a sector of our market that has ever-growing importance.

By the end of this year Springfield Properties will have delivered no fewer than 202 affordable homes.

Shortlisted Again!

ONCE again Springfield Properties figured prominently in the annual Homes for Scotland Awards that were announced in Edinburgh on June 17.

We were shortlisted in two categories for properties in Elgin – the Apartment of the Year category for our Moravia Apartments development and the Community Partnership

category for our highly-praised Glassgreen Centre.

Company representatives travelled to Edinburgh for the awards announcement and although there were no category prizes this year our developments were listed as prominent Scottish projects.

Cisca Hot Foots It To The Tape!

SHE says it herself – Cisca Cameron is stubborn! But that's just as well because our plucky house sales executive from Forres needs that kind of determination, not just in her job, but when she takes to the road running. Cisca, a dedicated member of Forres Harriers, ran in last year's Edinburgh Marathon and clocked up a creditable 3 hours 58 minutes and 35 seconds despite having to bear temperatures of up to 24 degrees. This year she thought there was little chance of 'Auld Reekie' delivering the same level of heat and decided to try again and beat her time over the 26-mile course. Guess what?

The 2010 Edinburgh Marathon was the hottest on record and hit a liquid evaporating 25 degrees – but Cisca's stubbornness stood her in good stead and she stayed with it for every yard to finish in a personal best time of 3 hours 39 minutes 01 seconds.

That was an excellent result as her target was to beat 3 hours 40 minutes.

"Wow, was it hot!" she told 'On-Site'. "But the water stations were brilliant and I drank every drop or drenched myself with whatever I could get my hands on.

"The first 6 miles were OK because it was overcast and cooler, but by the time I was at the 10-mile stage it was really hotting up. I must have run 20 miles in 25 degrees of heat, but I was determined to finish."



House sales executive Cisca Cameron finishes the gruelling and hot Edinburgh Marathon on May 23.

"I enjoyed it, despite the heat," she added. "The atmosphere was great. I think an impressive 9400 runners finished the event". She had applied for this year's London Marathon, but failed to get a place. But with an excellent two-year run at Edinburgh and a great time this year, that came at the cost of some sunburn, she hopes to secure a place in the 2011 London Marathon.

We expect to be reporting Ciscas London result next year.

Good luck, and well done!

Splashing Out For FAST!



The Springfield Properties' sponsored Forres Academy Swim Team set off for their competition date in Glasgow.

SPRINGFIELD Properties were in the swim with a FAST group of youngsters in mid-June when we oiled the wheels to help them attend a vital competition in Glasgow.

As we are constructing the new Forres Hydrotherapy Pool immediately next door to the Forres Academy Swim Team's pool in Forres, it seemed appropriate for us to get involved in helping get the team to Glasgow's Tollcross Pool.

Our contribution towards the cost of hiring a bus for the near 400-mile round trip from Forres Academy to Glasgow on June 16 helped the group – and may have eased their early start when they boarded the bus at 4.30am!

The 15 FAST members were in the Tollcross Pool by 8.30am that morning getting warmed up for the Scottish Schools Relays contest.

Five teams represented Forres Academy at the competition this year - S2 Girls, S3/4 Girls, S3/4 Boys, Open Girls and Open Boys.

Academy Keep On The Road And In The Swim

The students attending the relay competition ranged in age from 13 to 18 and the age of the training group ranges from 11 to 18.

The school is the only secondary in Moray with a dedicated

swimming team. They train on Thursday mornings between 7:15am and 8:15am and attend two major annual meets - the Scottish schools championships in January and the Scottish Schools Relays in June.

Each team competed in at least two races, the freestyle relay and the medley relay.

They were hoping, as in previous years, to make the finals and had their fingers crossed that at least one of the teams would bring back a medal.

STOP PRESS!

Swim team results

Despite their early start the Forres Academy swimmers did themselves, their school and Springfield Properties proud.

With many of the swimmers achieving personal best times in their leg of the race, their outstanding performance resulted in them qualifying for 8 out of

10 finals and being 1st reserve in the other 2.

Although no medals were taken back up North on this occasion they did narrowly miss out in the S3/4 Boy's medley relay, with the team finishing in 4th place.

A huge well done to all the swimmers.

Advertising here is free!

If you have a personal ad or you want to advertise an event or charity or service or raise the profile of a club or organisation contact **Julie McPherson** our receptionist on **01343 552550** or at **julie@springfield.co.uk**



No more Victims



Victim Support Moray

Provides free confidential emotional and practical support to people affected by crime
Tel/fax Elgin 544 607 – for an appointment or to become a volunteer



Patient Story: *Rose Gill*

Rose is a healthy, happy three year old, bubbly, energetic, full of life. It's hard to imagine that just over two years ago Rose had Meningitis. Mum, Karen is so grateful to the anonymous blood donors who played a vital part in her daughter's recovery that she hopes to inspire others who read her story to pledge their support and give blood.

Rose fell ill just at the beginning of New Year 2008, just 3 weeks after celebrating her first birthday. Karen noticed that her little girl was cold and shivery. Later that day Rose was sick, but still looked reasonably alert. By teatime, her symptoms had not improved and her concerned mum was growing increasingly worried.

Karen explains, "As a mum and an employee of NHS 24, I am very aware of the symptoms of Meningitis so I checked for any signs of a rash. When the glass test was inconclusive, I telephoned NHS 24 for advice. They recommended that Rose be taken to GDocs for a check up. The doctor diagnosed a viral infection but recommended that I take Rose to Accident &



Emergency for a second opinion." Rose was then violently sick alerting everyone that this might be something more serious.

By midnight that same evening, Rose was on life support, her blood pressure over 40/15. Karen continues, "Rose was transported by blue light to Edinburgh for specialist care, by the time I arrived at the Royal Sick Children's Hospital, her condition had deteriorated substantially - Rose had gone into renal failure."

Little Rose spent the next 5 days on the critical list requiring full kidney support, heart medication and numerous transfusions of platelets, fresh frozen plasma and red cells to help fight the septicaemia in her blood stream.

Karen explains, "I hope that seeing Rose so full of life will show potential blood donors the real difference they can make. Just one hour of their time could quite literally give someone else a lifetime."

PLEASE GIVE BLOOD



Blood donor sessions

July

- 11/7/10 Banff, Banff Academy
10.00 - 12.30 & 14.15 - 16.30
- 13/7/10 Nairn, The Community Centre
13.30 - 16.00 & 17.00 - 20.30
- 18/7/10 Huntly, The Gordon Schools
10.00 - 12.30 & 14.15 - 16.30
- 25/7/10 Keith, Grammer School
10.00 - 12.30 & 14.15 - 16.30

August

- 3/8/10 Forres, Town Hall
14.30 - 16.00 & 17.00 - 20.00