

# ON-SITE

SPRINGFIELD NEWSLETTER ISSUE 26 June 2010

## Confidence Grows As Sun Begins To Shine

WITH the arrival of summer a cautious confidence is returning in the wake of May's General Election.

As ever our sales team is pressing hard for clients and being rewarded by customers keen to invest in a Springfield home.

And even though we still need to approach the future with some caution, the current trend is encouraging.

Even though recession and general uncertainty continues to plague the country, 2010 will be another busy one for Springfield with new projects coming on stream and our ambitious move into Perthshire and the Central Belt under way. This growth will require considerable investment to ensure our continuing success.

And as part of that busy year we're now making a start on the new Forres Hydrotherapy Pool building.

Remember page 4 is a space you can use free of charge for whatever you want to promote. You can advertise something for sale, highlight a charity or announce association or club news for FREE.

To be included just contact Julie McPherson at head office on [julie@springfield.co.uk](mailto:julie@springfield.co.uk). 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.

### Back Black!

ONE of our bricklayer squad, Michael Black, who has been with us for five years and is currently working in Forres will be smiling all the way to the supermarket this month after winning our monthly draw for a £100 Tesco voucher. Careful how you spend it Michael!

## High Praise at Waulkmill



The keys of the door! Springfield director Tom Leggeat (left) looks on as Grampian Housing Association's clerk of works Bob Thomson accepts keys to the first 45 affordables at Waulkmill. Photograph courtesy of the Northern Scot.

OUR reputation for building the finest quality affordable homes in Scotland was back in the headlines last month when Springfield Properties officially handed over 45 properties to Grampian Housing Association in Elgin.

The homes marked the first phase of our new development at Waulkmill and is a significant milestone for Springfield who have delivered 350 affordable homes in Moray since 2002. By the end of this year that impressive total will grow as we expect to deliver another 202 affordable homes in the local area, subject to funding provision. The handover not only marked a milestone for us, but reinforced our position as the provider of top quality affordables that are in heavy demand wherever we build. Attention to detail, interesting and varied home designs, environmental responsibility and great value are the cornerstones of Springfield's homes and their success is a tribute to the entire workforce. Projects for completion during 2010 include nine homes in Elgin, 49 in Buckie and 58 in Forres for

## Affordables Boost Our Reputation

Grampian Housing Association, 48 new council homes in Elgin, 36 homes for Langstane Housing Association in Elgin and Keith. Our director of affordable housing, Tom Leggeat, said: "The homes at Waulkmill have been built to exacting standards for Grampian Housing Association. "All the Waulkmill homes are very energy efficient with air source heat pumps and outstanding insulation to maintain internal temperatures. We construct our affordables using sustainable materials like larch cladding and are very conscious of the environmental impact of our homes." The Phase 1 handover received £4.25 million of Scottish Government funding. Scottish Housing and Communities Minister Alex Neil had high praise for Springfield's work in relation to the handover and said: "Providing more affordable homes for people in

Scotland is a top priority for the Scottish Government. "We've made available over £4 million – more than half of the funding for this development – to help build these 45 new homes in Elgin.

"The new development is clearly good news for people who want high quality and energy efficient homes at affordable prices and for those working in the local construction sector.

"I am pleased to say that the Scottish Government will also be supporting Springfield affordable home developments to the tune of over £30 million in Elgin, Buckie, Forres and Keith." Our strategic approach has seen Springfield Properties develop an expertise in the delivery of affordable homes that has allowed us to lead the process by being more than simply the building contractor.

At Waulkmill we have delivered the entire package from land search and purchase to final completion.

This unique approach has added value for all the stakeholders involved and, more importantly, has had a major positive impact on the choice and availability of affordable housing in Moray.

Mike Allan, director of development for Grampian Housing Association, is delighted with the first phase handover.

He says: "We are delighted to be continuing our successful partnership with Springfield Properties.

"By delivering quality, affordable homes in Moray, Grampian Housing Association is confident that it is contributing to addressing housing needs in an area of where there is high demand whilst also creating sustainable communities where people want to live."

As we continue to press ahead with our expansion into Perthshire and the Central Belt this level of affordables success stands us in good stead for the future.

## Devine Win For Gerry



TOP scoring site manager and keen golfer Gerry Devine is right on par for this month's Site Manager of the Month award.

The win delivers a £150 Tesco voucher and means Gerry is in the running for our ultimate prize – a long-weekend for two in New York.

*Our June Site Manager of the Month – Moravia's Gerry Devine.*

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 – good site housekeeping, programme delivery, health and safety issues, customer focus, attitude and approach, presentation, initiative, working environment, maintaining product quality and, not least, leadership.

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.

Gerry is in charge of one of the most dynamic sites in the group which will provide badly-needed accommodation in Elgin with 28 private apartments, two dozen two-bed homes and four three-bed homes.

Well done Gerry.

## The Runner Up Is..!

OUR Runner Up Site Manager of the Month competition has been picked up by Alan McWilliam who is in charge of the important Waulkmill affordables site.

Alan wins a £50 Tesco voucher prize to thank him for his efforts.

His busy Waulkmill site in Elgin recently figured in a major handover story as 45 new homes were officially transferred from Springfield to Grampian Housing Association.

Alan 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 and that's in addition to the 350 we have built since 2002.



*Runner up in the June Site Manager of the Month competition is Alan McWilliam.*

## Springfield Site Profile 7 – BALNAGEITH ROAD

# It's Ryan's World

THIS month's Site Profile turns the spotlight on a really busy Forres development that's looked after by Springfield's youngest Site Manager and Runner Up in May's Site Manager Award.

Technically Ryan MacKenzie is in command of MVPI 3 – but the site is far better known as Balnageith Road.

Located on the south-western outskirts of Forres between existing local authority homes and our completed mixed affordables and private development at Knockomie Rise, the Balnageith Road site will provide the Royal Burgh with more than 100 affordable homes by 2012 once agreement has been reached with funding bodies on a proposal for Phase 2 and a possible 53 more affordables.

Currently Ryan and his hard-working team are busy on Phase 1 of the contract which will deliver 58 affordables by November this year.

"It's quite a challenge," said Ryan. "We have to keep up with a rigorous schedule but my guys are dedicated and get on with the job.

"As always I like to be kept on my toes and there's nothing more satisfying than meeting deadlines and delivering quality. That's what this site is all about."

Ryan's got plenty of experience with Springfield sites having managed several major projects including Knockomie Rise, Coopers Court at Craigellachie, a flatted development at Lossiemouth, The Paddock at Alness and homes at Linkwood in Elgin.



*Site Manager Ryan Mackenzie says Balnageith Road is a challenge he enjoys.*

Balnageith Road has not been without its challenges.

The high water table in this part of Forres has meant a lot of necessary upbuilding before roads and foundations could be laid. It was a long and time-consuming element in the development of the site that had to be completed and left to settle before work proper could start on MVPI 3. Ryan and his team of 50 staff and subbies have also had to cope with a large holding lagoon full of water that is due to be released back into the drainage system in June.

The lagoon is an interesting feature of the site that triggered a few comments

and questions from local people – all of which were explained by Springfield to allay any fears to show that the practice was sound and sensible so that ground drainage will work efficiently once the site is established.

The site embraces the health and safety need to provide walkways for construction workers which ensure they follow set safe routes to and from active construction areas. A challenging demand on such a fast moving site and one which Ryan takes very seriously keeping the safety of his site workers always to the fore.

## Super Cisca

Our super fit sales executive, Cisca Cameron, has just competed in the Edinburgh Marathon and fought unseasonal heat and blisters to complete the 26 mile course in the fantastic time of three hours and thirty nine minutes. Cisca is taking her success in her stride and says it's just another step towards her sub three and a half hours goal. Well done Cisca and we all believe you'll reach your goal this year!

## Karen's Record Hopes

OUR acquit accounts manager has a new record in her sights.

Karen McBeath is heading for Glasgow on June 18 to compete in the 2010 British Gas Masters Swimming Championship and hopes to capture the 200 Metre Front Crawl Long Course record.

Last November Karen snatched the 200 Metre Front Crawl Short Course

record in a magnificent 2 minutes 19 seconds.

Now there's a new goal in her life and it's to cover the Long Course in under 2 minutes 22 seconds and clinch that award to give Springfield's swimming star a great double.

Good luck Karen!

## Wilderness Walkers Step Out for Charity

WHEN it comes to accepting a challenge on and off the job Springfield staff are not slow to respond.

On May 15 a hardy troupe of Springfielders set off from Bonar Bridge on the Scotland Coast to Coast walk in aid of Macmillan Cancer Support.

It was no mean undertaking but the participants were determined to do their best for this important charity and keep the good name of Springfield to the fore as part of the overall task.

Stepping out with the rest was Sandra O'May, Jane Innes, Stan Scott and four friends they had "persuaded" to take part in the gruelling stroll across the girth of Scotland.

You'll be delighted to hear they all finished the challenge – eventually.

The group raised over £700 for the charity and are full of praise for the hard working volunteers who organised the walk.

"The whole set up was really professional," said Jane. "The Community Off Road Action Group (COTAG) patrolled the route and manned check points along the way ensuring everyone was safe. And at the fifteen mile mark on the second day, the Second Keith Scouts were dishing out soup, hot drinks and drams and applying blister plasters to sore feet - I've never been so pleased to see a Boy Scout!"

The COTAG volunteers use privately-owned 4x4 vehicles to help the community in general. They offer their services to the police, fire and ambulance authorities and do a magnificent job helping people get to inaccessible places in conditions of flood or snow or assisting emergency services at times of crisis.

You can learn more about COTAG and their good works by logging on to [www.cotag.net](http://www.cotag.net)

The Coast to Coast walk was a two-day affair that was classed as a Wilderness Challenge.

The 36 miles from Ullapool to Bonar Bridge, covering 15 miles on day 1 and 21 on day 2, and covering some of the most beautiful scenery in the Highlands. There were a few raised glasses in the mini bus on the way home.

## Recognising Excellence

SPRINGFIELD Properties' expertise in the provision of affordable homes was recognised late last month at the annual awards ceremony staged by Homes for Scotland in Edinburgh.

Around 600 senior figures from the country's home building sector gathered for what has become the biggest industry event this year.

And with fragile confidence creeping back into the housing market, the theme of industry Homes for Scotland's annual event was an appropriate one – "Planning for Recovery".

The organisation's new chairman, Gerry More, highlighted that new home output during the year would struggle to exceed 12,000 units. This is less than half pre-credit crunch levels and less than half of what is required to simply "stand still" in response to the 18,000 new households that are formed and the 11,000 homes that are demolished in Scotland each year.

He said: "It will take bold and visionary steps in policy, activity and investment patterns by all of us to climb out of this slump with all parties, both public and private, working closely together in a way never seen before."

The audience also heard Housing Minister Alex Neil set out key themes for future housing innovation and confirmed that the Scottish Government



A Commendation Award for our Affordables was presented to Springfield's Tom Leggat at the annual Homes for Scotland Awards.

## Homes for Scotland Commends Springfield

would lobby against any proposed introduction of VAT on new homes by Westminster.

Recognising best practice in the industry, host, BBC Radio presenter and comedian, Fred MacAulay brought proceedings to a close by unveiling the winners of this year's Homes for Scotland Quality Awards, which focused on a range of issues fundamental to recovery.

A total of seven categories were considered by the independent judging panel, chaired by Brian Frater, head of planning and building standards at Scottish Borders Council and chairman of Heads of Planning Scotland.

Springfield's commendation award was sponsored by NHBC and was accepted on our behalf by Tom Leggat.

## Planting Seeds at Knockomie Meadows

ON May 29 Springfield's newest sales facility opened for business at Forres.

Thanks to our new policy of providing roads and basic infrastructure in advance of homes actually rising on the site, the new on-site sales centre will provide a focus for clients and be more convenient for them to visit.

The new regime will allow prospective clients to get a better overall picture of how the site will look when complete and even give them an opportunity to visit a preferred plot location which will be marked off.

To cope with the level of interest Knockomie



One of the new home designs that we will be building at Knockomie Meadows.

Meadows is expected to generate, sales manager Joyce Napier, has taken on

two new sales assistants to staff the development sales facility.

The site will eventually provide around 90 homes at the south-west of Forres with a mix of houses that will include flats, semi-detached properties and detached homes. The latter will make up the vast majority of units.

The Knockomie Meadows' showhome is expected to be ready for September as construction work continues of the first phase of the project to build around 43 homes.

**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**

## New Faces, New Jobs



*Raring to go! Some of the latest new starts to join Springfield Properties.*

WE have welcomed a number of new staff to the Springfield fold recently.

Among our new recruits is Design Director Andrew Riddle who looks after all aspects of design.

We also have a new Senior Architectural Technician, Gareth Hollis, who comes to us with wide ranging experience in companies working in the Central Belt. Gareth is bringing lots of ideas to the table and is tasked with managing the output of drawings.

Sean Callan is our new Design Engineer who will be designing all the engineering work that we require to prepare our sites for building new homes.

And tasked with delivering very accurate costings for all of our building activities is Eric Holmes, our latest Quantity Surveyor recruit.

On the accounts front Kim Murray from Buckie joins us as an Accounts Assistant while

Graham McKenzie from Forres is our new Purchasing Assistant who joins us from Magnet in Elgin and brings excellent product knowledge which, like all our new staff, gets him off to a flying start.

**PLEASE GIVE BLOOD**



**Blood donor sessions**

### June

01/6/10 Forres, The Town Hall  
14.30-16.00 & 17.00-20.00

06/6/10 Buckie, The Fisherman's Hall  
10.30 - 12.30 & 14.00-16.30

20/6/10 Dufftown,  
Mortlach Memorial Hall  
10.30 - 12.30 & 14.00 - 16.30

### 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



**Interested in supporting young people?**

**Aged between 14 and 25?**

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You'll enjoy loads of new experiences, discover talents you never thought you had, challenge yourself and meet loads of people just like you. Plus you'll do things you love and get a kick out of it. It's a real buzz!

Visit the website <http://www.dofe.org/> for more info.

The Duke of Edinburgh's Award in Moray (DofE Moray) is seeking the help of adults who would be interested in volunteering to support young people through their Duke of Edinburgh's Award.

- Would you be interested in becoming a Group leader and enrolling and supporting a group of young people from your area to participate and complete their DofE Award?

Or

- Do you enjoy the outdoors and would be willing to help support DofE expeditions (Hill walking, Canoeing, Mountain biking/ camping) with a qualified expedition supervisor?

If you are interested you can contact me on:  
Gavin Morgan, DofE Moray Award Officer  
The Moray Council, 01343 813 614  
gavin.morgan@moray.gov.uk