

ON-SITE

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Springfield In Ground Breaking Funding Initiative

A LITTLE piece of Springfield's past has slipped into history with the completion of demolition at our old office site on Elgin's South Street.

But out of destruction comes new life as the site is being transformed and 14 new apartments are rising on the site and are selling like hotcakes.

That's good news as we head toward Spring and renewed confidence in the market at a difficult time for the entire construction industry.

But as you'll see in this month's lead story Springfield are still to the fore on a Scottish front as part of the innovative new Resonance funding scheme that is helping bring together organisations who together are boosting the availability of affordable mid-market homes for the stretched rental market.

Difficult times in the Scottish house-building industry will continue and Moray has had a particularly cruel blow with the loss of RAF Kinloss and a continuing threat to the future of RAF Lossiemouth.

This will inevitably give our sales team a growing challenge but they are rising to that situation and pressing ahead. Springfield is fighting back and doing all we can to maximise opportunities and progress where we can in the North and South of the country.

Our land bank is growing fast and we continue to outperform other builders.

Remember 'On-Site' keeps you up to date with lots of Springfield news. It is your newsletter and 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 Alexander Fleming House.

Lucky Leith!

THERE'S good news in our monthly draw for a fork lift driver currently working at our Moravia site in Elgin.

The winner of the March prize of a £100 Tesco supermarket voucher is lucky James Leith – one of our plant operators who has been with Springfield since 2009.

Well done James – a great win, but it won't need a fork lift to pick it up!

Partnership Success

SPRINGFIELD Properties has played a leading construction role in a new Scottish Government-backed funding model that will make affordable homes more accessible to people caught between high private market rents and an inability to buy.

Because of the Elgin-based firm's reputation for delivering quality homes on time, Springfield were chosen as build contractor for the scheme of 15 flatted homes at Moray Apartments near Portobello in Edinburgh which were handed over this week.

Springfield Properties chairman, Sandy Adam, attended the event and said: "I am delighted that Springfield was chosen as build contractor on this successful pilot project. Constraints on Government funding for the foreseeable future mean that we need innovative ideas to drive private finance into affordable housing and I am confident that the Resonance funding model will deliver thousands of homes to Scottish cities.

"It protects jobs and skills in the Scottish construction industry and that's vitally important.

"We have begun our next project under the scheme for 18 apartments at Brunstane in Edinburgh and plan to increase our involvement over the coming months."

Housing and Communities Minister Alex Neil has backed the new initiative that could eventually see hundreds of affordable homes available for mid-market rent.

The Resonance funding model, brainchild of property specialists Rettie and Co, is designed to kick-start activity on mothballed building sites. The initiative uses a rental guarantee backed by the City of Edinburgh Council that enables housing associations to unlock private finance to support the development costs.

The Minister said: "Addressing serious housing pressures across the country presents a formidable challenge in a climate of increasing financial constraint.

"Rental guarantee models, such as Resonance, have the potential to help local authorities meet housing need in their area by providing medium term affordable housing for mid-market rent.

"If replicated across the country it has the real potential to deliver significant numbers of homes for mid-market rent.



Springfield Properties' chairman Sandy Adam (left) with Scottish Housing and Communities Minister Alex Neil (second right) at the launch of the Resonance Funding Model along with other attendees in front of our Moray Apartments development in Edinburgh on March 9. Standing centre is Mr Mehdi Stuart, the apartments' first tenant, flanked by Rettie & Co director Matthew Benson (second left) and Ewan Fraser chief executive Dunedin Canmore Group (extreme right).

Unique Model Will Boost Affordables

"I am delighted that the City of Edinburgh Council and Dunedin Canmore are exploring imaginative approaches with forward thinking commercial organisations to deliver much more affordable housing."

Recognising Excellence

FOLLOWING various examples of employees delivering outstanding work throughout 2010, we have decided to roll out a company wide Employee Recognition Scheme that started on March 1 this year.

The recognition scheme has been established to ensure exceptional employees are recognised for demonstrating and building on the key values of Springfield which include:

- Excellent Customer Service.
- Adding Value.
- Commitment.
- Teamwork/Sharing Knowledge.
- Creativity.

Watch out for any recognition scheme announcements and remember... it could be you!

Blood Dates

HERE are Scottish Blood Transfusion Service dates for forthcoming Moray sessions.

Forres Town Hall

April 5 (2.30pm - 4pm and 5pm - 8pm)

Lossiemouth Community Centre – May 5

Elgin Town Hall

May 26 (12pm - 3.45pm and 5pm - 7pm);
May 29 (10.45am - 12.30pm and 2.15pm - 4.30pm);
May 30 (12pm - 3.45pm and 5pm - 7pm).

Committee Needs Construction Representative

OUR next employee representatives meeting is due to take place on Wednesday, March 30 – and while it's going well we still need to recruit a sixth member to represent the Construction side of the business.

Current members are scaffolder Robert Thomson, site manager Gerry Devine (Central Belt), civil engineer Brad MacLeod, civils labourer Duncan Wilson and marketing and communications manager Jane Innes.

It's important for every part of the Springfield organisation to have a voice in this group.

The duties are not onerous and meetings take place at least once every two months.

If you have anything that you would like to be brought to the attention of management it's vital to speak to your employee representative before the next meeting – and if you are in Construction why not consider joining the group and representing your colleagues?

The main aims are to:

- 1: To pass on information to our staff more effectively.
- 2: To discuss any significant developments affecting the business.
- 3: To provide a forum to address any issues and concerns of employees.

We would also like to find out what information the workforce would like to have fed back so that everyone can be kept informed. Please let us know what you need to know either through your representative or by calling Heather Henderson at the office.

And if you would like to join the group as a Construction representative Heather would also like to hear from you.

Central Success

EXCITING news from the Central Belt. Our Edina Apartments development in Edinburgh has sold out with all 23 homes finding owners.

Meanwhile we are about to open our new Central Scotland operations office in Stirling.

The office will look after Springfield's sites in the south and is expected to open in May.

Look out for more on this in next month's On Site.

The First of Moray's Many!

THE first of 48 homes built for Moray Council by Springfield Properties were handed over by the end of March.

It was an historic milestone for us and the local authority as the new homes at Linkwood in Elgin are the first new council houses to be built for Moray in around 20 years.

For site manager Alan McWilliam and his team it was a significant step.

"Despite bad weather everyone on the site pulled their weight and we finished on time," he told On-Site.

"We handed over the homes in batches of 12 – one batch every week. The first was houses, the second all flats and two other handovers completed before the end of March made up the final mix of houses and flats."

At its peak the Linkwood Moray Council site employed 90 people and averaged between 50 and 55.

"The team worked really well to get this done on time," the site manager added. "I'm really pleased with their performance."

The homes on the MC48 site have been completed to a high standard. The mix of houses and flats are of the best quality and equipped with air source heat pumps and underfloor heating to maximise heating and



New Moray Council tenant, Sandra Watt, receives the keys to her high-efficiency semi-detached home built by Springfield, from Cllr Eric McGillivray at Linkwood in Elgin.

Linkwood's 48 Council Home Handover Completed On Time

minimise running costs for tenants.

These are the first of 172 homes Springfield Properties is building for

Moray Council.

Elsewhere in Moray we will be building 30 new homes for the local authority in Buckie, 80 in Elgin and 14 in Keith.

Southern Comfort!

OUR Edinburgh properties are selling well with a second sales office opening to meet demand as one development is about to sell out and another opens.

It's all good news from our South operation.

Edina Apartments are sold out and our 16-home development at Holmes Park in Broxburn has just opened the doors of its sales cabin to the public.

The Broxburn site was bought last year with three homes part-built and 13 to be built out to existing plans.

With four already under her belt at that development and with the excellent performance at Edina, our sales manager in the South Tricia Malek is keen to get on with marketing Holmes Park which will appeal to families.

Tricia is delighted with the way things



The Archerfield 5 bedroom house type features at Holmes Park Broxburn

are going in the South and tells On-Site: "Springfield is focused on selling high quality homes at prices that represent excellent value.

"This coupled with a 'can do' approach to client requests is proving a real winner with clients and I'm looking forward to the day that we start to market Springfield-designed homes down here."

New Life For South Street

IT served us well – but now it's gone.

Springfield's old offices at the west end of Elgin have been demolished and the site at South Street is being transformed into a desirable housing development that's been attracting a lot of interest.

We are building 14 apartment homes on the site close to the town centre – and as soon as word got out buyers began approaching us.

Today they are selling like "hot cakes".

Kits are due to arrive on site any day with the first clients expected to move in to their new home by the end of October

We first moved in to South Street in 1996 and stayed there for 7 years before moving up to Pentland House in 2003.