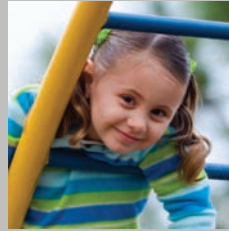


working together to



create new communities

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Pictured:  
1. Regeneration project at Trencherfield Mill, Wigan  
2. Flats at Donald Dewar Court, Aberdeen for Castlehill Housing Association



# quality and innovation

Stewart Milne Partnerships can provide a 'one-stop-shop' for public and private sector bodies in delivering sustainable urban regeneration and quality social housing projects.

Stewart Milne Partnerships is part of the Stewart Milne Group, one of the UK's leading builders with a reputation built over 30 years for delivering quality, innovation and expertise.

The company brings financial investment, regeneration expertise and a wealth of experience to enable whole scale regeneration programmes to take place. We work with local authorities, RSLs (Registered Social Landlords) and public bodies to achieve ambitious targets. We have delivered holistic housing projects involving:

- Re-fitting of void properties
- Facelift programmes
- Streetscape re-design
- Community engagement
- Constructing multi-tenure social housing

We also build new housing developments on surplus public sector land, all achieved through flexible management, sustainable solutions, masterplanning and by placing the needs of the resident community first.



Grampian Housing Association, Newmachar



We aim to deliver quality designs to complement local environments and create attractive settings for homes, schools, hospitals and a range of community mixed use buildings. Our expertise, design excellence and technical know-how along with our team approach is welcomed and sought after from the outset of a project through to completion, inspiring good communications to deliver projects on time and to agreed specifications.

**We have won several prestigious awards, the latest include:**

**Wigan Council Urban Design Awards winners - 2008 for Trencherfield Mill regeneration**

**Urban Design Award in the category of conservation refurbishment**

**Aberdeen Civic Trust Award- design award - 2007**

**Aberdeen Civic Trust Award- designing places to live award - 2007**

**Civic Trust Aware - construction commendation 2007**

We are committed to a sustainable approach within our business processes and with the use of select raw materials, innovative design, new manufacturing technology and efficient construction processes, we have produced the ultimate environmentally friendly solutions.

The highest standards of care, safety and service are built into all the Group's operations. We have achieved BS EN 9001:2000 and OHSAS 18001:1999, the Occupational Safety and Health International Management System standard that controls and improves key processes.

*"We recently achieved a second green flag award from the Eco-Schools Programme and are committed to doing what we can to improve the environment. The Eco Schools programme encourages working with the local community and this was a perfect opportunity for us to show our pupils how planting trees in our local area improves our quality of life."*

Christina Radcliffe, St James CE Primary School



Grampian Housing Association, Donald Dewar Court, Aberdeen



Hillcrest Housing Association at Abercromby Place, Blackford



St James CE Primary helped with the planting at the Trencherfield Mill Regeneration project

# regeneration and revival

Fundamental to the success of our projects is our relationship with our partners and local communities.

The redevelopment of Trencherfield Mill, Wigan is a typical example of a successful regeneration. In partnership with Wigan Council, the Northwest Regional Development Agency, the local community and several funding bodies and regeneration agencies, we worked with planners and conservation officers to retain the mill's original feature and sympathetically restore and enhance the original elevations and brick facades. The project has won a number of awards including the Urban Design Award and the Built in Quality Awards for housing.

Ongoing community work has involved a neighbourhood event to celebrate the mill's centenary with art and literature commissioned to mark the occasion. We have also worked with local schools in a tree planting ceremony to mark the centenary as well as supporting the Wigan Jazz Festival.



Regeneration project , Trencherfield Mill, Wigan



*“The completed refurbishment of Trencherfield Mill is a significant milestone in the regeneration of the Wigan Pier Quarter. In the past Trencherfield Mill was a major source of employment and as such was at the heart of the community ...the redevelopment marks a new beginning for the Mill, once again at the heart of the community.”*

Council Maggie Coghlin, joint chair of the Wigan Pier Quarter Consultation Group



We are a key partner in Reviva, a joint venture urban regeneration company alongside Irwell Valley Housing Limited, Manchester Methodist Housing Association, Mosscares Housing and Manchester City council.

We work with communities to renew and revive neighbourhoods, including:

- Facelifts to existing homes and buildings including repairs and cleaning to bricks, fascias, boundary walls and flagging to gardens
- Redesign of streetscapes and making places that complement facelift programmes, improving and integrating car parking facilities and focusing on the environment to benefit the community

A liaison service for managing empty properties, with a team that focuses on providing satisfaction to clients and meeting deadlines within budget.

Real engagement with each community is crucial to our success. Throughout each project, in conjunction with our partners, we aim to:

- Build trust and respect
- Provide an honest transparent partnership
- Ensure that local skills are identified and used to their full potential
- Build confidence in local neighbourhoods
- Support residents throughout the process
- Create long lasting sustainable homes

*"I speak on behalf of many of my neighbours when I say we are delighted with the way the facelift scheme is progressing. The quality of the finish has been commented upon by many, including the Manchester Evening News. The scheme has made a huge difference to how visitors and residents alike perceive the area, and you have created a legacy for another 100 years for countless future residents of this area."*

Levenshulme resident

*"Just a short note to let you know how pleased we and our neighbours are about all the work that has been carried out on our properties. The standard by all trades has been extremely good. Everybody has been very polite and courteous."*

Newton Heath resident



*"Overall the scheme has worked very well. Thank you for listening to us and allowing us to make changes that I think have helped make a positive difference to the scheme."*

Manchester resident

# delivering success

Our innovative systems were ground breaking in developing the affordable homes, built in Peterhead for Tenants First Housing Cooperative.

The development follows the innovative principles of Modern Methods of Construction which entails a high level of off-site factory based manufacture. Tenants First Housing Cooperative, our client, wanted to demonstrate the use of MMC while delivering value for money. We worked closely with them to meet their objectives:

- Increased off-site fabrication (MMC)
- Improved Quality
- Reduced build programme, early client handover
- Reduced H&S risk

Our solution was to complete higher levels of fabrication in the factory which significantly reduced the site build programme, providing greater efficiency and reducing cost. The advanced build panel system that was produced offered better air tightness of  $6\text{m}^3/(\text{m}^2\text{h})$  providing better insulation. The installation for follow on trades was vastly simplified with no delays due to weather conditions and considerable reductions in movements of materials on site, increasing safety and being kind to the environment.



Regeneration at St. Peter Street, Peterhead for Tenants First Housing Cooperative

# regeneration

## muirton, perthshire : a case study

Our involvement in the regeneration of Muirton in Perthshire is an exciting opportunity to contribute to a major regeneration that will change the face of Muirton.

The Local Authority along with Perthshire Housing Association embarked on a major redevelopment programme to:

- Re-invigorate the local neighbourhood
- Provide housing and amenities suitable for families
- Encourage a sense of ownership
- Create a community and improve the quality of life for local people
- Change the current post war housing to meet the aspirations of local people

A masterplan was developed to ensure a comprehensive strategy.

As a Partnering contractor to Perthshire Housing Association, we worked as part of a team to develop Phase 1, based on the Masterplan and output specifications and house types. This phase comprised 57 high spec family homes and was procured on a design and build basis. Innovations included a district heating scheme and a car-safe “home-zone” layout. The transformation is dramatic and already there are signs that the objectives are being achieved.

In development terms however greater benefits are being enjoyed in Phase 2 where we are building a further 70 homes. Our team approach and excellent client relationships mean smooth project management and on time delivery. The contract structure, PPPC 2000, ensures that all parties have the incentive to implement efficiencies and improvements.

A further 290 Homes are scheduled to be built over the next few years. These include 90 “Private” houses - giving the opportunity for even greater participation by us and the local community.



Perthshire Housing Association - Regeneration at Muirton, Perth, Phase 1 *Photo courtesy of HTA Architects*

# experience and engagement

We have been developing public sector housing for over 30 years through design and build, section agreements as well as partnering and advance technology pilot projects.

We have delivered successful projects in social housing for over 30 years originally with Local Authorities and since then with a full range of RSL's Joint ventures with LAs and HAs have delivered multi tenure housing including the first GRO Grant development in NE Scotland (providing low cost housing for sale).

Thousands of homes have also been delivered to RSLs through conventional contracts, design and build to deliver social housing along with mainstream developments to satisfy Planning requirements.



*"We are so proud of the improvements and the difference it has made to our homes on Berry Brow and also the area where we live. We 'THANK YOU' for all the hard work and effort and patience that has been needed to complete this scheme and make Berry Brow how it looks today, FANTASTIC. Thank you all very much."*

Residents of Berry Brow,  
Clayton Bridge, Manchester



Castlehill Housing Association, Blackburn

We work in other community related projects, requiring a significant engagement with all stakeholders and the broader local community and increasingly through partnering and advance technology pilot projects.

### **21st Century Education**

From the most modern 21<sup>st</sup> century schools to redeveloping older schools for modern use, our aim is to create inspiring places to learn that suit modern teaching practices and engage students of all ages while meeting the needs of local councils in terms of budget, quality and timescales.

### **Eco Friendly Homes**

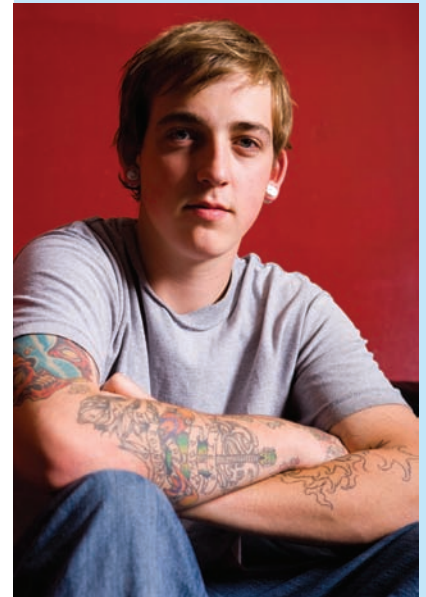
We are not new to designing and developing eco friendly homes and have been working with RSLs over many years to address this agenda.

We design in conjunction with Housing Associations to include a range of cost effective features including:

- Combined heat and power plant serving all houses.
- Single skin highly insulated outer wall finished externally in timber
- Solar shading
- Flexibility in interior layout and features to accommodate changing life patterns
- Passive stack ventilation

In addition to full construction of the developments, we design and plan each house type, and the overall sense of place as well as working with utilities and local councils to obtain approvals. This informed comprehensive approach, delivers solutions that exceeded objectives and ensure smooth operation of the project from start to finish.

We have a team of qualified architects, planners, project managers and construction managers who work together to assess requirements, adjust designs to provide not just great places to live, but developments that are easy to maintain and achieve overall best value for our clients.

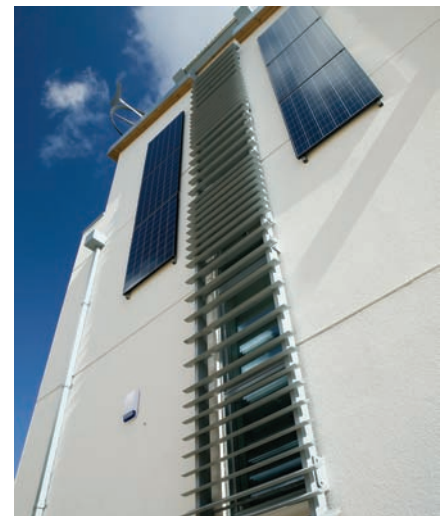


# leading the way in sustainable development

The Sigma® Home : Underlining our position at the forefront of research and development for the future in an environmentally aware era, we have undertaken a journey to create low-zero carbon homes, for mainstream sustainable development.

The innovative and award winning Sigma® Home, unveiled in 2007 was the UK's first five star rated home under the Government's new Code for Sustainable Homes. The pioneering £1m R&D project features open plan, flexible layouts, a small terraced building 'footprint' ideal for high density urban living with extensive use of offsite technology, and advanced build processes. Sigma® has an in-built grey water recycling system and rainwater collection, which reduces water consumption to 80 litres per person per day, while super fabric insulation at  $0.15\text{w/m}^2\text{k}$  and an air-tightness range of  $1\text{-}3\text{m}^3/\text{m}^2/\text{h}$ , reduces the home's carbon footprint. Lighting, hot water and space heating are provided by solar thermal, photovoltaic roof panels and roof mounted wind turbines, providing a 100% improvement on carbon emissions, over the current building regulations. The smarter build process and use of modern methods of construction, enabled construction in just 10 weeks from commencement to completion, compared to the traditional timescale of 24 weeks, using conventional methods.

We worked with Oxford Brookes University to test and monitor key aspects of the home's performance including occupancy evaluation to measure home users' behaviours and thermal comfort levels, during four occupation periods, across each season. This cutting edge research provided continued learning that enables us to utilise all our experience in building for the future. Our Sigma® Home has a 5 star certificate and has won several awards including the HBF Best Innovation in Housebuilding Award 2007. We'd be happy to show you around!



# our communities

The communities in which we operate are a vital part of our culture and ethos as an organisation. We aim to support and nurture our communities to provide safe, welcoming and enjoyable places to live, learn and work.

As part of our ongoing support for our local regions we contribute to many initiatives to improve learning, standards of living, our local environment and opportunities for young people.

From street football initiatives with local police departments and projects to encourage youngsters to get involved in sport, regardless of ability, our involvement in leisure promotes sport as a leisure activity that encourages exercise, healthy living and community engagement through opportunity, training and fun.

The Stewart Milne Group has always supported development of young people in all aspects of their lives including sport. We work with the Youth Development Academy of Aberdeen Football Club to develop the potential and nurture young players for the future. We also work with local police to support street football as a way to encourage sport amongst all youngsters for health and leisure. Developing their skills and giving these youngsters the experience of playing at the highest level to be the 'best they can be' links into the ethos of the Stewart Milne Group and also of investing for the future.



# leading edge technologies



Perthshire Housing Association - Regeneration at Muirton, Perth  
CGI of Phase 2, The Crescent

We have embraced technology across the Group such that it is now a key facet in all aspects of our operations.

As we develop new strategies and continue to develop our products and service, new technologies will be ever more important in helping us to deliver to our clients effectively.

From the most simple to the most complex process, state of the art systems, software and hardware are being adopted, integrated and further developed.

In our manufacturing divisions, tailor made software solutions dovetail with CAD CAM design and manufacturing facilities to develop and produce end products to a high tolerance while providing exceptional quality. Such processes are underlined with leading edge communication technologies and sophisticated internet-based systems.

This not only furthers our goals of seamless service but also maintains consistent quality across all our divisions.



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