

Antler House, Kielder Close, Hainault

Kielder Close was handed over to London Borough of Redbridge on 29th September 2020.



This project is part of the reclamation and redevelopment of underused spaces within the London Borough of Redbridge adding much needed properties to their social housing stock. The development comprises 10 two-bedroom flats all with private balcony outdoor space, communal landscaped gardens, and parking for 23 cars including charging facilities.

The development was upgraded to Gold Standard in Secure by Design with zero added cost to the client and achieved level 4 Code for Sustainable Homes.

Excellent work by our project team **Nigel Taylor, James Betts, Tim Saunders** and **Jason Harvey**

LABC Building Excellence Award 2020

Winner of the Best Individual New Home category

Congratulations and very well done to our Project Team – **Jake Betts, Steve Hart** and **James Doubleday.**



Get in!

If you have any photos or news that you would like to share with your colleagues in the next edition of ASPEN TEAM TALK or have any comments or suggestions about the content or format of ASPEN TEAM TALK please email: ashley.halls@aspensbuildltd.co.uk



INVESTORS IN PEOPLE®
We invest in people Gold

We did it!
Officially accredited by Investors in People.
Because we make work better.

We are thrilled to have achieved We invest in people gold accreditation!

We want to thank you all for your contribution and dedication to the business. This is a great achievement for all of us.

Only 17% of organisations achieve gold and at the crux of it, it means that every single person is involved in supporting each other and is doing their best to make work better.

Our We invest in people assessment was a great opportunity for us to hear from you and we've learnt a lot from what you told us and we're using your feedback and IIP recommendations to formulate an action plan to keep improving and keep moving forward to make work better for us all.

We welcome feedback and suggestions for improvements at any time.

Making a difference to society...

#CONSTRUCTLONDON

On 26th November #CONSTRUCTLONDON virtual job fair took place.

This was a collaboration between Construction Youth Trust, National Careers Service, Mayors Construction Academy and West London College.

The aim was to advertise Construction opportunities across London and encourage entry into jobs within the Construction Industry.

Aspen were pleased to support and participate in this initiative.

Re-Accreditation Success!

Aspen Build has gained CHAS and Safe Contractor re-accreditation.

Huge thanks and very well done go out to **Steve Baker** whose extensive work managing the re-accreditation process is much appreciated.



The Construction Youth Trust has partnered with Aspen on CYT projects which support the careers programmes in schools and colleges by facilitating engagements with employers as well as meaningful work experience opportunities for students.

On 18th September 2020 **James Doubleday** was one of the guest speakers in a zoom meeting entitled 'Careers Networking'.

Aspen Build are proud to be a Construction Youth Trust partner.

Think Safe Be Safe



Average overall marks for Health & Safety achieved for each quarter across all sites:

| | | |
|---------|-------|----------------------|
| Q1 2020 | 79.4 | [range 78.3 to 82] |
| Q2 2020 | 79.4 | [range 75 to 81] |
| Q3 2020 | 80.16 | [range 79.6 to 81.3] |

November saw zero NCR 2's, which is great!

NCR 3's to focus on were: Hot works permits; Face fitting for drilling/cutting; out of date COSHH; Plant damage and Temp Works register.

Overall projects are being managed to a good standard ensuring legal compliance so far as reasonably practicable.

Keep up the good work.



Aspen Build – Approved Supplier

Aspen Build have recently been approved as a supplier for Housing, Education Regeneration and General work for the London Borough of Tower Hamlets.

As an approved supplier we will have the opportunity to tender for schemes within the Borough.

This achievement further enhances our profile in the London Boroughs.



aftercare

Snags and defects have been cleared on the first block at Drivers Place, Huntingdon. Thanks go out to the aftercare team for a job well done.

Sean Macdonald, Andy Betts and Peter Seaforth

Training Update

Congratulations to **Gary Higgleton** and **Jake Betts** who have completed NVQ Level 6 Construction Site Management.



Delivering a project to be proud of...

Needingworth

Project Team: **Steve Hart; Chris Balls; Dave Holness; James Betts**

All plots are now watertight with dry lining nearly complete allowing internal 2nd fix works and finishes to progress. Externally plot drainage is being installed along with forming rear gardens and patios. Incoming service mains are currently being installed with meters booked for early December 2020 which will allow testing and commissioning to commence.

The project is due for completion February 2021.



Crowcroft Road, Nedging Tye

Project Team: **Gary Higgleton; Jake Betts; James Doubleday**

Works commenced on 28th September 2020. Initial works comprise partial demolition to Sunnybank, setting out and forming of access to the land West of Sunnybank and temporary access for site deliveries.

Over the next few weeks, the groundwork team will be commencing storm & foul drainage installation for the new dwellings and installation of utility service ducts.

The project is due to complete August 2021.



Hanley Crouch

Project Team: **Steve Hart; Adam Kerridge; James Doubleday**

Following completion of the foundations and ground floor slab at the end of the summer the superstructure is now progressing towards 2nd floor level.

Brickwork and blockworks along with associated steelwork and floor installation are the current works being carried out on site with the intention to be watertight early in the New Year.



Wade House, Violet Hill, Stowmarket

Project Team: **Steve Baker; Gary Fairclough; Richard Julings; Braiden Wiley; Nick Dye**

Wade House continues to make steady progress despite the challenges presented by Covid-19. External Scaffolding is now largely removed, revealing an exceptionally attractive development of varying finishes and features. With scaffolding removed, the external works are now well underway, as we prepare for the construction of the rear feature steel walkway, due on site in December.

We are also making good progress internally with internal spaces now fully formed and finishing trades well advanced. Kitchen and bathroom installations have commenced first Fix Services are complete, with second Fix now underway. We look forward next year to erecting the attached bungalow and completing the external works toward an anticipated April 2021 handover.



Ivy Church Lane Southwark

Project Team: **Nigel Taylor; Gary Rush; Gordon Betts**

The steel frame installation is now complete, and the scaffold has been erected to the South elevation offering access to some breath-taking views of the London skyline. The scaffold to the side elevation and loading bay are being built ready for the installation of the mortar silo and materials hoist in time for the external cavity wall construction to commence at the beginning of next month. Presently the steel Com floor panels are being fitted across the floors working up the building with shear studs welded through into the super structure to secure them prior to the reinforcing mesh being laid and concrete pumped up to each level to form the floor slabs.

Early next year will see the face brickwork progress upward and the fitting of the composite windows and doors to allow the internal work to start.



Biggleswade

Project Team: **Steve Baker, Nick Dye, Adam Cummings**

We have now secured this exciting new project for Chorus Homes, comprising 50 traditionally presented new build apartments, on a mostly derelict town centre site in Biggleswade.

In preparation for an April 2021 commencement, initial site clearance and investigation works are underway toward establishing site conditions in order that the structural and architectural design may be further progressed and confirmed.

We look forward to working once again with our client, together with Calford Seaden LLP as employer's agent, Cavaleri Partnership Architects, and Peter Dann Engineers.



High Road Trimley St Martin

Project Team: **Gary Higgleton, Gordon Betts & James Betts**

This development is the first project on behalf of Flagship Homes who are a very active Housing Association in the East Anglian region.

We will be working alongside Oxbury & Co as the Employers Agent.

This greenfield site will see the construction of 69 dwellings comprising 39 houses, 17 apartments and 13 bungalows of mixed tenure.

Works are due to commence early in 2021.



Timber Construction – A Cleaner Greener Future

A recent study suggests that cities made of wood could store huge amounts of carbon and cut construction emissions.

Shifting away from conventional construction materials and using more wood could be an effective means of making much more environmentally friendly buildings and reducing the emissions associated with large-scale construction projects, new research suggests. However, wood construction is sustainable only if the wood comes from forests that are grown in a sustainable manner.

The combined impact of construction accounts for around one-third of global greenhouse emissions, according to researchers at Aalto University in Finland, and the Finnish Environment Institute. But they show that if 80 per cent of new residential buildings were made from wood - with wood used for the structure, cladding, surfaces and furnishings - altogether the new homes could store up to 55 million tons of carbon a year.

The scientists said about half of the carbon footprint of zero-energy houses occurs before anyone has even lived in them.

When the energy used in housing comes increasingly from renewable sources, the significance of the construction phase of the building's total environmental impact grows even more.

Aspen Build is committed to minimising any adverse environmental consequences resulting from its activities and to maximise the potential for sustainability within its design and build construction projects.

We have extensive experience in delivering timber framed developments; projects complying with the Code for Sustainable Homes Level 4 and projects built to Passive House standards on behalf of clients.

Three examples of which are Drovers, Place Huntingdon - a timber framed development of 75 units on behalf of Chorus Homes; Eastern Gate - a development of 79 units on behalf of Chorus Homes and Purleigh Avenue, Ilford - a Passive House built on behalf of London Borough of Redbridge.

We look forward to continuing to contribute towards a cleaner, greener future.



Drovers Place, Huntingdon



Timber Frame - Eastern Gate, Cambridge



Passive House - Purleigh

The Pipeline

It is an exciting time for Aspen with lots of interesting projects in the pipeline. Watch this space...

Lower Orwell Street, Ipswich

An Aspen New Homes scheme in the centre of Ipswich comprising a large block of flats. We are in discussions with both the planning authority and a local housing provider about the density, design, and tenure.

Wamill Court

Conversion of a care home into 30 residential flats. This development is on behalf of a new client - Dubai Delegates. Anticipated start Q1 2021

Great Staughton

12 residential houses. Client Chorus Homes. Q1 2021.

Banham, Norfolk

43 residential dwellings of mixed tenure on behalf of Aspen New Homes.

Christchurch

9 detached dwellings on behalf of Aspen New Homes