

## Case study

# Sanctuary Housing Social Housing

Sanctuary Housing is a not-for-profit housing association providing housing across the England and Scotland to more than a quarter of a million people, managing 105,000 homes.

As well as providing new build homes they also carry out a substantial amount of reconditioning and retrofit works to their existing estate. Alan Wood & Partners have been working with Sanctuary Housing since 2005 to provide a range of services across their building stock.

**Structural Reports:** We carry out Part and Full Structural Reports of a range of building types from terraced and semidetached properties to blocks of flats. The majority of the housing stock are of traditional construction; although we are well versed at investigating and providing recommendations for repair on prefabricated and framed building structures.

Our building and structural surveys apply our understanding of construction technologies and building pathology to diagnose the cause of either specific defects of a property, or a full report of the property as a whole and make any recommendations for remedial works which we consider necessary.



Location:  
Yorkshire & Midlands



Client:  
Sanctuary Housing



Architect:



Value:  
£various



Civil Engineering   Structural Engineering   Building Consultancy   Geotechnical and Geoenvironmental   Project Management

Engineer/  
Manage/  
Deliver/

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**Project Management & Contract Administration Services:** From inception to completion, we have provided varying levels of involvement in relation to Sanctuary Housing projects. They are mostly for schemes of repair and adaptations to one or a number of their housing stock, but we also have the capability and experience to provide similar services for new build, conversion and extensions. We are able to work with both in-house and external stakeholder and professional teams to successfully deliver projects on budget and on programme.

We continue to provide early-stage **feasibility studies** and advise Sanctuary on potential design and cost planning considerations as well as managing expectations of all parties involved in the project.

We are able to carry out a variety of contract administrative roles to suit the project type and the client requirements. This includes the preparation of tender documentation, overseeing the tender process and assessing and advising on tender submissions, as well as managing the contract duties as Contract Administrator or Employer's Agent by issuing all relevant certification for payments, variations, practical completion etc.

Sanctuary have also commissioned us to collate a schedule of works / repairs (sometimes on the back of our Structural Reports and recommendations) for their in-house team to manage internally for smaller schemes of work.



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**Architectural, Structural & Civil Design Services:** We offer a breadth of architectural services spanning from small scale domestic design works, to providing detailed drawings across all Stages of the RIBA Plan of Work for larger projects.

We pride ourselves on being a client focussed practice and always have Sanctuary's needs at the forefront of our design works while applying our wide experience in order to provide tailored services to suit the project type and size.

From inception to completion of a project, we can have varying degrees of involvement to suit the specific needs of the client and project type. We can provide early-stage feasibility work including measured survey works and site investigation work, as well as involving and managing other key stakeholders where required to deliver building regulation compliant and cost-effective solutions.

### Geotechnical & Civil, Structural Design

We also work closely with our internal structural, civil and geotechnical engineering departments to provide seamless and well-coordinated design delivery across multiple disciplines.



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At present we carry out specific structural design solution such as steel beam designs as part of Sanctuary Housing adaptation and conversion works to suit the specific needs of the property in question.

**Project Examples:** The following is a representative sample of surveys / reports we have delivered in recent months.

- Part Structural Report, Beverley
- Part Structural Report on Proposed Alterations, Harrogate
- Structural Report on Damage, Hull
- Principal Designer Duties for Windows, Doors & Roofline, Harrogate
- Disrepair Survey, Sheffield
- Party Wall Surveyor for Building Owner, Stoke on Trent
- Project Management Services & Contract Administration of Re-Roofing, Beverley Road, Hull
- Project Management Services & Contract Administration for Window and Door Replacements, Boothtown, Halifax
- Measured Survey, Harrogate
- Architectural Services & Design, Skipton, North Yorkshire
- Beam Design, Halifax
- Design of Retaining Wall Detail Mexborough



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