



delivering excellence in affordable housing

our expertise. . .

The Grange, Bowburn



'This scheme is bringing much-needed new homes to Bowburn, as well as creating local jobs and apprenticeships we have funded a range of options to help people buy or rent here, including Home Buy Direct, which helps people to get a foot on the housing ladder in today's market.'

Bill Carr, Area Manager
Homes and Communities Agency

Esh Property Services is part of Esh Group, an award-winning construction group based in the North of England, covering the North East, North West and Yorkshire & Humberside regions. We specialise in the delivery of a range of services to our partners to build viable, strong, sustainable communities through the provision of new and improved housing.

From our offices in Durham, Leeds and Kendal we work in partnership with a wide range of housing providers, including Housing Associations, Registered Providers, Local Authorities, Arms Length Organisations and Large Scale Voluntary Transfers.

Our partnerships with the public sector, providing housing led regeneration, have fundamentally changed ailing communities by kick starting economic and social revival and creating job and training opportunities for local people. Using dedicated teams to deliver building services to the communities of which we are part.

Our status as a lead developer partner with the HCA, coupled with our available land bank enabled through Esh Developments, means we are able to take the lead on major housing led mixed tenure regeneration. Such as our development at The Grange in Bowburn, County Durham, where we have developed our first zero energy home, the Climat Hus. We have brought together a range of partners to offer affordable housing for sale, shared ownership, affordable rent and older person's accommodation.

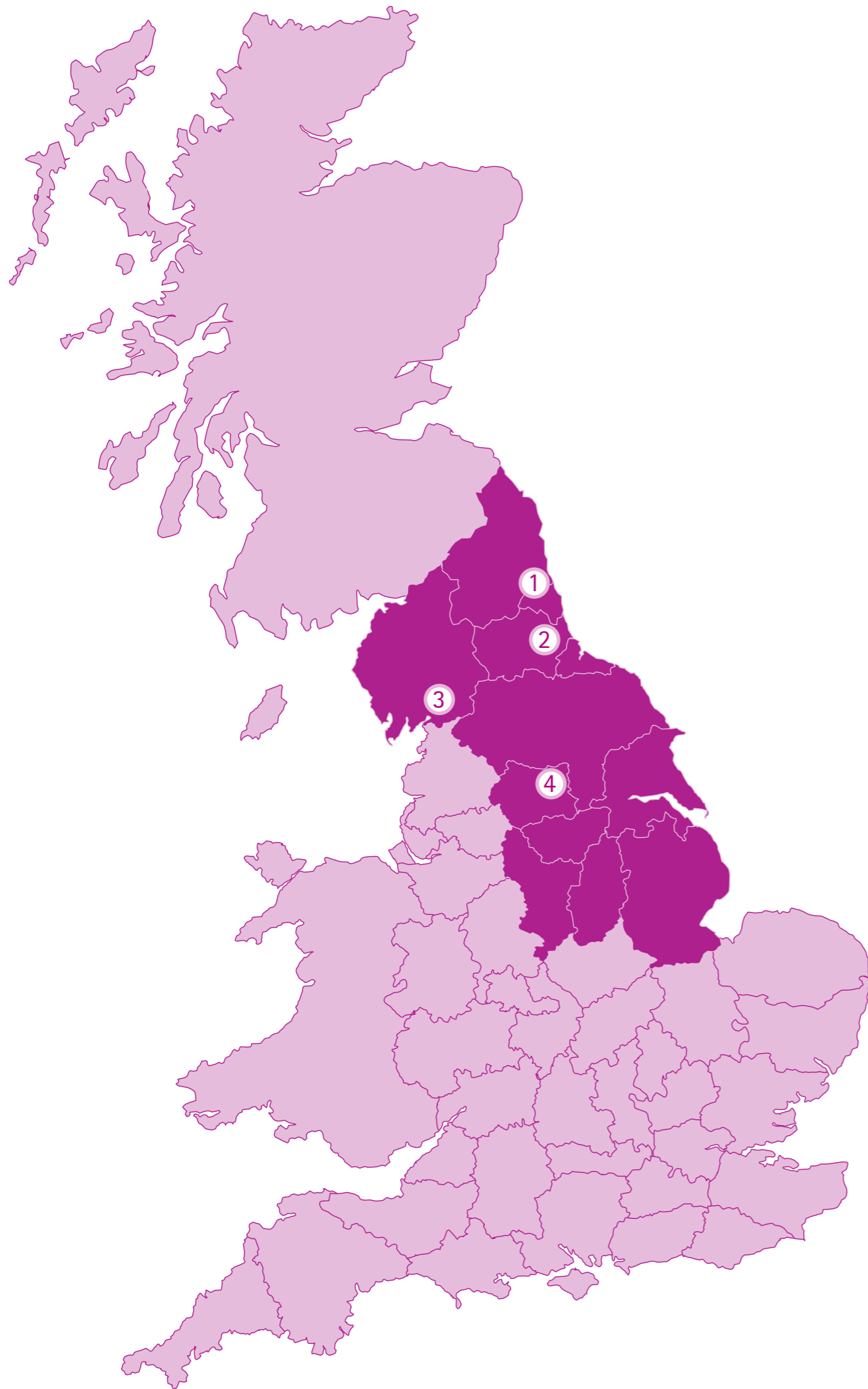
An important aim in all Esh Property Services' contracts is to provide benefit to the local community. This reflects the overall culture of our parent company, Esh Group, where much focus is placed on providing local and regional employment and delivering employability skills training to help improve people's prospects.

Lead developer status with the HCA; having drawn down over £8m of grant funding.

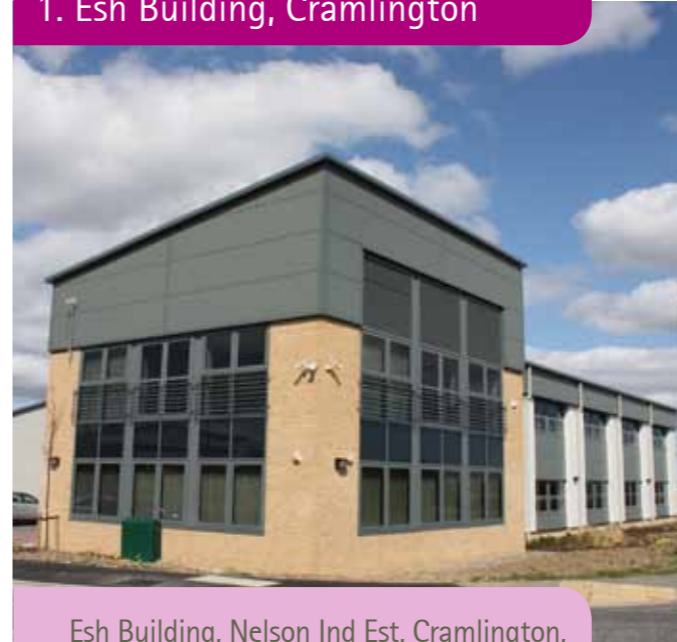


Working with over 15 RSLs across the North of England, in long-term framework contracts with more than 12 national consortia.

our offices. . .

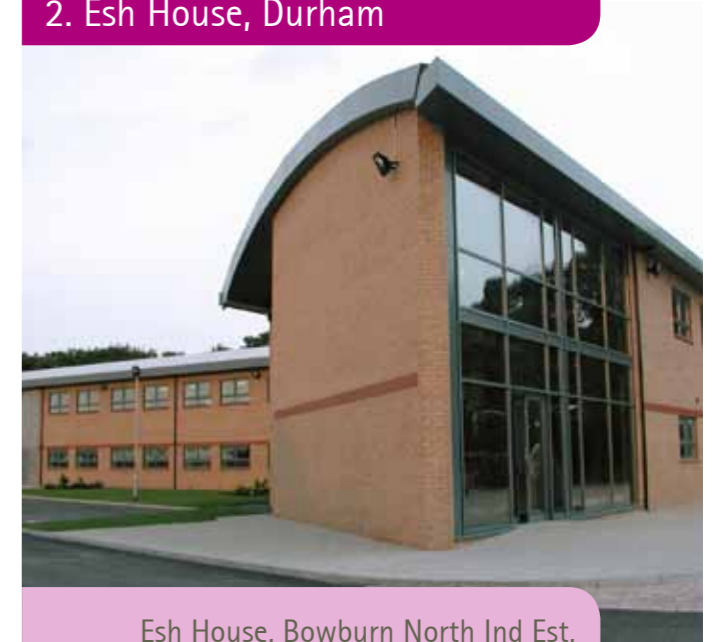


1. Esh Building, Cramlington



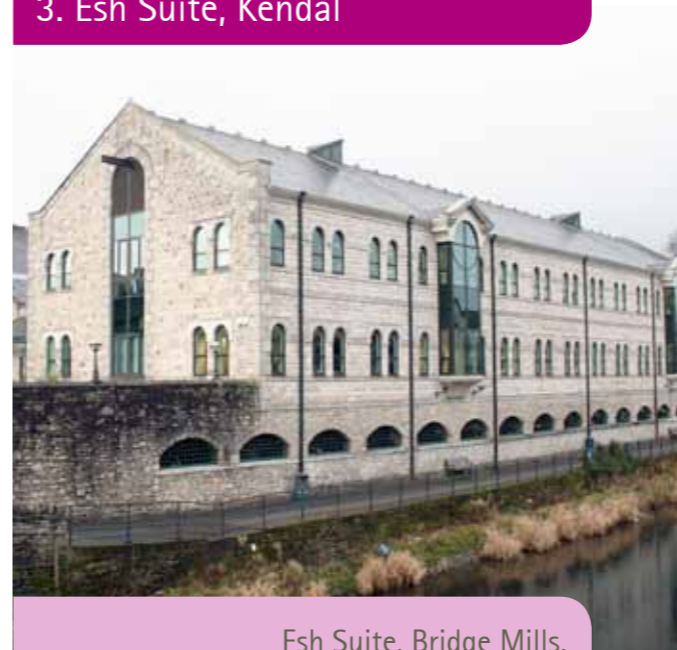
Esh Building, Nelson Ind Est, Cramlington,
Northumberland, NE23 1WL

2. Esh House, Durham



Esh House, Bowburn North Ind Est,
Bowburn, Durham, DH6 5PF

3. Esh Suite, Kendal



Esh Suite, Bridge Mills,
Stramongate, Kendal, LA9 4UB

4. The Pentagon, Leeds



3360 The Pentagon, Century Way,
Thorpe Park, Leeds, LS15 8ZB

new build . . .

Esh Property Services is a specialist in building affordable new homes. We have experience of utilising the full range of modern methods of construction, from the use of timber frame to modular construction techniques and zero energy homes.

A huge benefit to our partners is our flexibility in delivering projects to meet their needs. Our status as a lead developer partner with the HCA, coupled with our available land bank, through Esh Developments, means we are able to take the lead on major housing led mixed tenure regeneration.

With our in-house expertise and range of valued consultants we can deliver homes today that meet the needs of tomorrow in terms of design and sustainability.

Delivering high quality and excellent value for money is at the forefront of our partnership working. We have established a robust and comprehensive supply chain that offers maximum benefit to our partners in terms of supply and quality of materials as well as best value for money.

Widdrington Station, Morpeth



The Willows, previously the site of a public house, at Widdrington Station, near Morpeth, which has stood empty and derelict for over five years has made way for 22 new affordable homes, built by Esh Property Services for Two Castles Housing Association.

The development – which includes 17 homes for rent and five homes available for shared ownership – has secured £1.1m in funding from the Homes and Communities Agency (HCA) and £37k from Northumberland County Council.

“This is an excellent example of partnership working, We have identified people who are in the greatest housing need for these properties. We believe that the way in which we are progressing this scheme defines the ideal model for partnership working in the current economic environment.”

Rob Brittain
Asset Director, Two Castles Housing Association

Corporation Street, Leeds



Corporation Street, Leeds, is part of a wider partnership agreement between Accent and Esh Property Services to deliver 96 new homes across 3 sites at a value in excess of £8M.

At Corporation Street, we have demolished an existing 2 storey council depot. This has been replaced with 22 flats built to Code for Sustainable Homes Level 3.

The development is of timber frame construction, with concrete block and beam floor structures and natural stone frontages.

We have cleaned down the natural, locally quarried stone, and salvaged as many slates as possible, both coming from the existing building. Thus reducing our wastage whilst also maintaining the natural environment look.

refurbishment . . .

The creation of thriving communities is fundamental to our business. We never underestimate the importance of consulting and engaging with the people who are at the heart of our schemes. Each project is unique. We know how to listen, consider and offer the best solution. After all, when you're working in and around someone's home and community, listening, understanding and a collaborative approach are the most valuable tools.

We have played a major part in helping our partners to bring all social housing up the Government's Decent Homes Standard, delivering thousands of refurbished homes on behalf of clients such as Dale & Valley Homes, Your Homes Newcastle, South Tyneside Homes and Cestria Community Housing.

We have found solutions for many of our partners hard to treat, non traditionally built properties, bringing them up to today's standards of warmth and energy efficiency. Converting out of date, no longer fit for purpose, properties into new living spaces where families want to live.

Refurbishing people's homes has helped us to understand the wider role we can play in revitalising communities. Through our team of Customer Care Advisors we have worked with tenants and partners to offer training and employment opportunities to local people, supported voluntary groups with time and donations and community initiatives via the Esh Foundation.

Glen/Furness Road, Moorclose



We have completed the first stage of a project by Derwent & Solway Housing Association to renovate several blocks of flats into 3-bed family homes on the Moorclose area of Workington.

The renovation, located on Glen Road/Furness Road in Moorclose had previously comprised twelve 1-bedroomed flats.

Following an Options Appraisal, Derwent & Solway decided to remodel the property and create six 3-bedroomed family homes. Each property now benefits from private off road parking and has undergone a full refurbishment including new kitchens and bathrooms.



"This project has been a resounding success. The new family homes are better suited to the community in which they are situated, and have provided some much needed quality, affordable family homes."

Robert Porter
Director of Derwent & Solway Housing Association

Dale & Valley Homes



Esh Property Services, is the sole strategic partner to Dale & Valley Homes, delivering it's Decent Homes Programme. Together we celebrated the handing over of the 2000th house we have completed since works began in November 2007.

The contract involves upgrading kitchens, bathrooms and heating systems in the 4800 homes within the district, to bring them up to the standards set out by the Decent Homes Programme.

An important aim in all Esh Property Services contracts is to provide benefit to the local community. Focus is placed on providing local and regional employment and delivering employability skills training to help improve people's prospects.

Over 85% of the direct labour force on this contract is local to the Dale & Valley district and 100% of the workforce comes from within a 30 mile radius. In particular, 10% of the direct labour force are apprentices, combining their studies while learning their trades 'on the job' with our experienced craftsmen and operatives.

These are tremendous statistics and they demonstrate that the communities within Dale & Valley Homes' district in which we are working are receiving real, tangible benefits from this contract - over and above the physical improvements to the homes.

retro fit . . .

Esh Property Services is working with its customers to provide solutions to the government target of cutting carbon emissions by 80% in 2050. Many of our customers having met the decent home target set for 2010 are now looking at ways of improving their stock further, and reducing CO2 emissions, whilst helping tenants to reduce their fuel bills.

We have formed a partnership with a company with a vast experience of leveraging in external funding linked to the current retro fit agenda. In 2010 Esh Property Services upgraded 146 properties for South Tyneside Homes at Biddick Hall Estate. This was one of the largest CESP funded schemes in the country at the time and resulted in a 56% carbon reduction across the housing.

Delivering low carbon housing is about much more than just physical improvements, It is about making a difference to people's lives, from ensuring homes are healthy places to live, to instilling pride in their community and empowering people to take action to reduce carbon emissions.

Enslin Street, Newcastle



With Groundwork, EPS undertook the bespoke retro-fit of a pair of Tyneside Flats at Enslin Street. Both properties were previously empty and a cause of concern for the local residents.

The interior of each flat has been designed to maximise natural heat and light.

Specific renewable energy features include: air source heat pump, flue gas recovery systems, internal and external wall insulation and smart metering.

The demonstration properties will be used as case studies and promoted through organised tours and educational visits. Energy use will be monitored by Northumbria University for a period of one year.



High Lanes Estate, Gateshead



Esh Property Services has completed a £2.25 million project for The Gateshead Housing Company and Gateshead Council at High Lanes Estate in East Gateshead. The contract to carry out refurbishment works to 43 'Airey Homes' under the Decent Homes Programme was awarded to Dunelm Property Services in 2008.

The landmark scheme took into account residents' wishes as they opted for upgrading and refurbishing their homes over potential demolition. Throughout work, residents' needs are always our foremost concern.

At St Cuthbert's Drive, this was particularly important as the householders had voted to keep their homes and they all remained in residence whilst the works were carried out. 'Airey' houses were built quickly, easily and cheaply in the 1940s, with reinforced concrete columns

providing a structural framework and concrete cladding panels forming the external walls. The resulting homes were notoriously difficult to heat.

Each home has been fitted with new windows and doors, cavity wall and loft insulation, a new heating boiler and new kitchens and bathrooms. The improvements to the thermal efficiency of the houses have also provided savings for residents' energy bills.

The final stage of the project involved 3 new family homes being built on land previously occupied by a block of garages and two fire damaged houses. The three 4-bedroom townhouse properties meet the high standards of Code Level 4. These houses are amongst the first new council houses to be built in Gateshead for 25 years!

supported living . . .

Today's market needs new, modern, highly efficient, specialist homes that provide healthy and inspirational environments in which independent and fulfilled lives can be enjoyed.

Every person is unique. Every person is at the centre of their life and planning should put the person at the centre, making choices about their homes and their goals.

Our capability spans new build, refurbishment and the remodelling of existing buildings to deliver extra care housing, care homes, nursing homes and specialist needs' facilities – what we define as supported living.

We are proactive in helping our customers to find economical, competitive solutions and land for development. We understand the need to design with sensitivity to meet the needs of the ultimate customer whose homes our buildings will become.

Moorgate Road, Rotherham



For Turning Point, Esh Property Services has built a non-institutionalised, domestic dwellings with therapeutic standards to assist and encourage individuals from dependence to independence and to enable their integration into their communities.

The scheme involved the demolition of existing premises and the construction of a one/two storey building to provide 12 self contained bedsits and communal areas to anti-ligature standards for people with learning difficulties. This project is designed to Ecohomes Very Good Standard.



Marston Road, Middlesbrough



Working with Endeavour Housing Association, Esh Property Services has constructed a supported housing development for young people.

The scheme involved the demolition of an existing town house and the construction of a 3 storey facility designed to Code Level 3 standard.

This new development provides 9 self-contained 1 bed units with kitchen facilities, along with a separate office and a sleep over facility for the scheme wardens.

We worked closely with new tenants to select interior colour schemes for their new homes. Each resident was able to personalise the colour scheme in their new home.

added value . . .

We are committed to the communities which provide our direct workforce and we recognise the impact which we have those communities and on the local economy. It has been identified that skill creation is important in local economic development and as such Esh Group has designed and implemented programmes in partnership with the Local Authority and representative agencies in an effort to influence training infrastructure.

Esh Group believes early meaningful engagement between businesses, local schools and their students is an essential part of preparing the workforce of the future. Current initiatives include: Esh Connexs, Business for Spennymoor, Future Business Magnates, Business for Castle View & the National Construction Academy.

We are involved in numerous community projects and lots of local organisations and groups benefit from our support through the Esh Charitable Trust.

Community Engagement



Staff from EPS have enjoyed becoming involved with the Better Homes, Better Lives Fund run by Dale and Valley Homes this has included a range of events and activities organised with local residents and the wider community.

The fund was set up by DVH and is supported by EPS. It offers grants of up to £500 to community projects in the Wear Valley area.

During the partnership, EPS has taken an active role in the wider community by supporting the Wear Valley Customer Panel with their conference events and hosting events on estates where works have been undertaken.



"Business in the Community recognises what a great example it is of how Esh Group supports the future of the region through young people"

Karen Wilkinson-Bell
Regional Director of Business in the Community (North East)

Local Employment & Training



13 men are reaping the benefits of Esh Property Services' £3.9m contract with South Tyneside Homes to upgrade and refurbish 146 homes.

Jordan Goundry, Carl Routledge, Lewis Moan and Dean Yates are on placements with Esh Property Services through South Tyneside Council's Adult and Community Learning scheme and are progressing well on their Foundation Apprenticeship course.

Jordan, Carl and Lewis are working as apprentice joiners and Dean as an apprentice plasterer. All are combining their work with block release studying at Sunderland College and expect to complete the various stages of their courses within the next year.

The apprenticeships have come about through Foundation Apprenticeship grants directed towards the South Tyneside area. Jackie Nolan, Young Peoples' Skills & Enterprise Manager at South Tyneside Council explained:

"We work closely with our partners, such as Esh Property Services, to create real and, hopefully, sustainable employment opportunities. We've been delighted with the opportunity that DPS has created and it is clear they have quality training at their heart."

Nine other men, all of whom live in the area, are working with Esh Property Services on the Biddick Hall Estate scheme.

ESH PROPERTY SERVICES

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