

# Social Housing, Sanctuary Housing Group

Location:  
Nationwide



Civil Engineering

Structural  
Engineering

Building  
Consultancy

Geotechnical and  
Geoenvironmental  
Engineering

Project Management

Specialist services

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Sanctuary Housing is a not-for-profit housing association providing housing and care in 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, providing assistance in a range of capacities to allow Sanctuary to efficiently manage their portfolio of properties.

We have a dedicated team based across all Alan Wood & Partners offices with a range of experience and knowledge that have helped to deliver the following services for Sanctuary Housing:

## Structural Reports

We carry out Part and Full Structural Reports of a range of building types from terraced and semi-detached properties to blocks of flats. The majority of the housing stock are of traditional construction; however we are also 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.

## Principal Designer / Disrepair Reports

Alan Wood & Partners offer various services to meet Sanctuary Housing's statutory/legal obligations including carrying out Principal Designer Duties under the CDM Regulations, Expert Witness reports (including Disrepair Reports against landlords) and Party Wall surveyor services (on behalf of the Building of Adjoining Owner or as a Third Surveyor under the Party Wall etc. Act).

## 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.

## Architectural

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 & 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.

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.

Outside of our work with Sanctuary Housing, both our Geotechnical, Structural Engineering department work with a number of house builders to provide ground investigation reports, foundation & structural design solutions and site wide foul and surface water design solutions.

## 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 to Flats in Harrogate
- Structural Report on Damage, Hull
- Principal Designer Duties for Windows, Doors & Roofline on Flats in Harrogate
- Disrepair Survey in 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, Halifax
- Measured Survey, Harrogate
- Architectural Services & Design for Remodelling Works, Skipton, North Yorkshire
- Beam Design, Halifax
- Design of Retaining Wall Detail, Mexborough

Other examples are available upon request.

## Core services

Structural Engineering / Building Consultancy

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## Sectors

Residential

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