



APSE
Housing Construction and Building
Maintenance Advisory Group

Wednesday 30 April 2014

Whitebeck Court



Legend

- Estates
- Area Panels:**

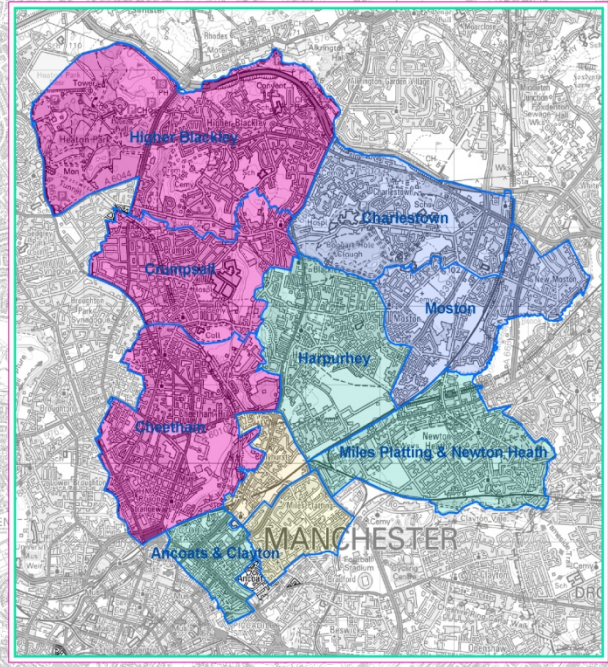
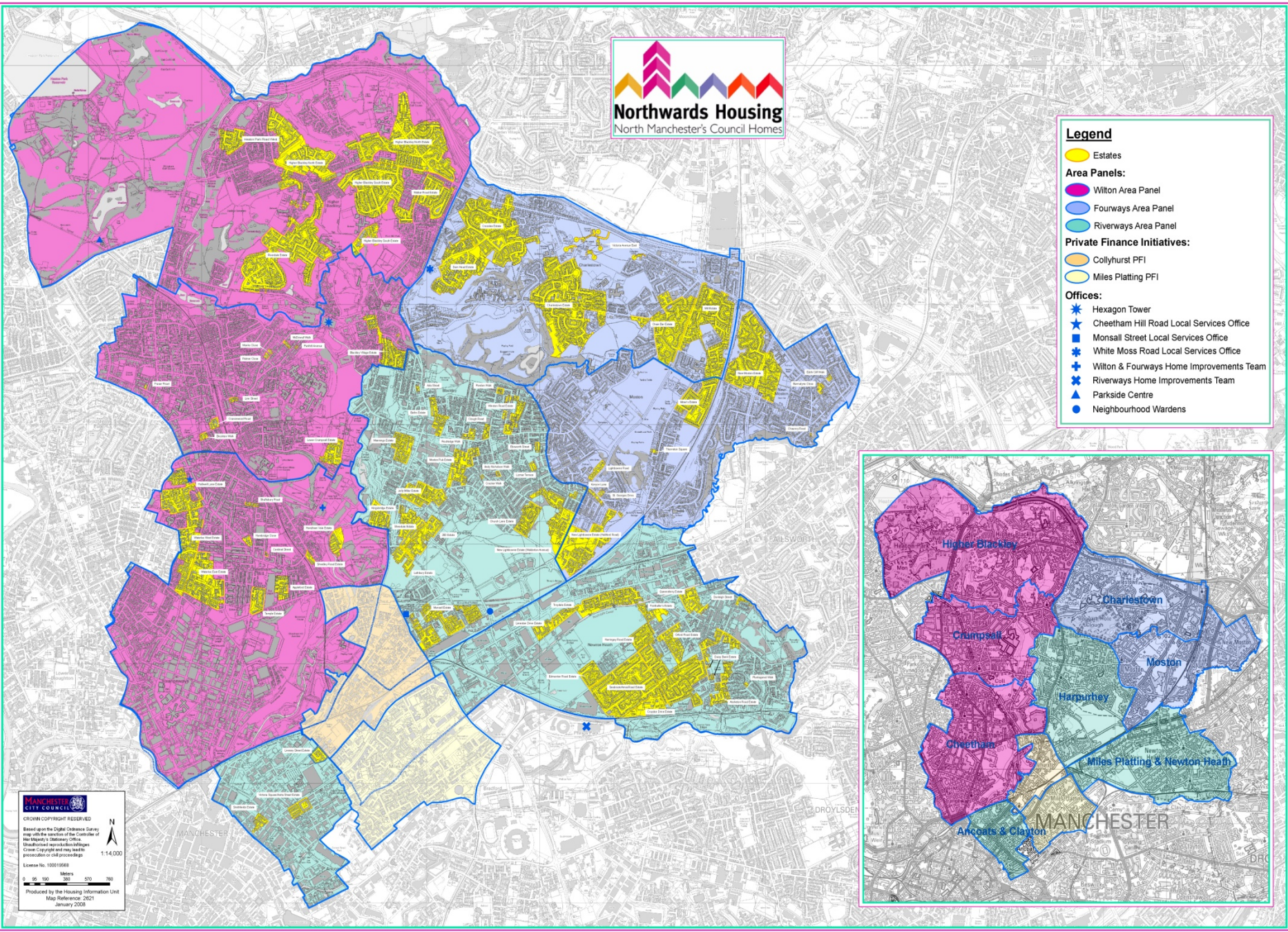
 - Wilton Area Panel
 - Fourways Area Panel
 - Riverways Area Panel

- Private Finance Initiatives:**

 - Collyhurst PFI
 - Miles Platting PFI

- Offices:**

 - Hexagon Tower
 - Cheetham Hill Road Local Services Office
 - Monsall Street Local Services Office
 - White Moss Road Local Services Office
 - Wilton & Fourways Home Improvements Team
 - Riverways Home Improvements Team
 - Parkside Centre
 - Neighbourhood Wardens



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 Produced by the Housing Information Unit
 Map Reference: 2621
 January 2008

Whitebeck Court taking extra care living to new heights



Whitebeck Court *taking extra care living to new heights*

Background:

- 1 of 6, 15 storey blocks (1 sold off)
- December 2005: Surplus to requirements
- May 2006: Last tenant re-housed
- Option Appraisal Process: demolish, sell or refurbish ???



Whitebeck Court *taking extra care living to new heights*

Increasing housing demand

Strategic fit: policy context & local need

Increase options for older residents: under-occupation

Funding available

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Department of Health Extra Care Housing
Funding: £80m Nationally

MCC/NH joint bid submitted May 2008;
approved July 2008

2nd biggest allocation nationally of £6.54m

Total refurbishment cost (incl fees) of £8.9m

Whitebeck Court *taking extra care living to new heights*

Criteria:

- Promote individual dignity and well being
- Positive impact on health (residents & community)
- Implications on National Policy (e.g. Housing Green Paper, Lifetime Homes & Neighbourhoods)
- VfM Assessment
- Mix of rent & sale
- Community Centre
- Green agenda

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Development Milestones:

- Signed Partnership Agreement (14/11/08) ✓
- Planning Permission (15/03/09) ✓
- Start on Site (30/09/09) ✓
- Agreement on Nominations and Contracts for Social Care / Supporting People in place (31/01/10) ✓

25% payment from DoH on achievement of each milestone (therefore full allocation secured)

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- **91 residential flats**

- 30 x 1 bed, 2 person

- 61 x 2 bed, 3 person

- **Family “Sleep Over” Flat**

- **Day Centre**

- Dining room & kitchen

- Lounge area

- Community garden

- Hair salon

- Treatment facility

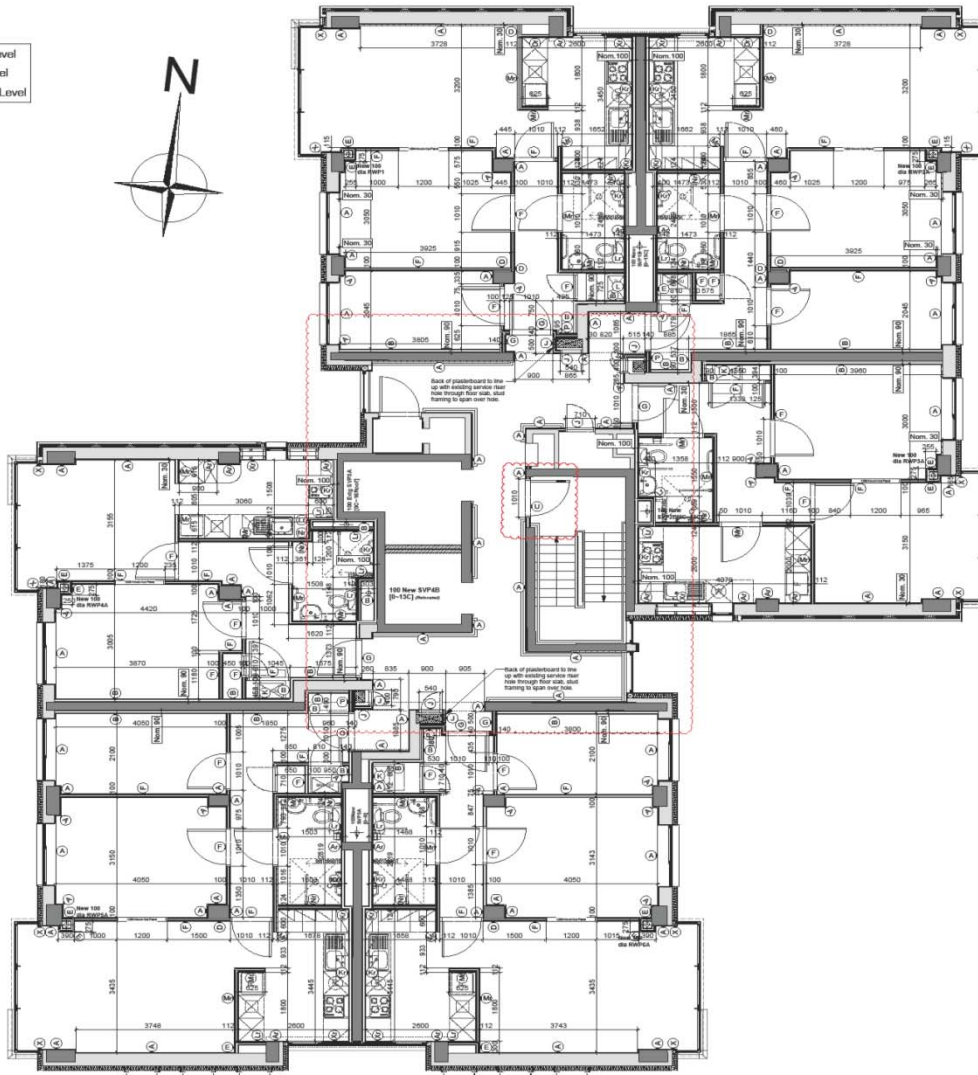
- Meeting room

Whitebeck Court taking extra care living to new heights

E 115.717 : New Ceiling Level
113.433 : New Floor Level
4th 113.340 : Existing Floor Level



16 Storey



15 Storey

Well Type Key

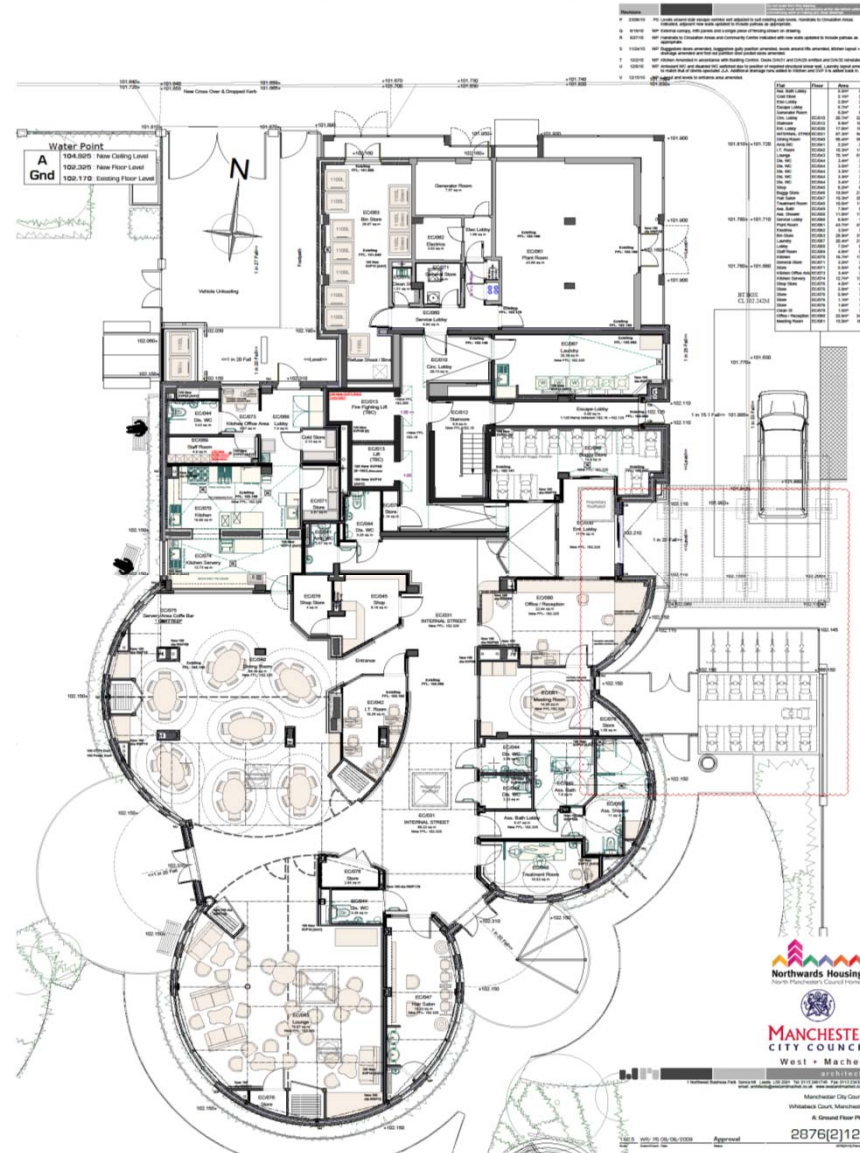
- A** - Details indicate location of maximum considered load for well area
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- T** - Details indicate location of maximum considered load for well area
- U** - Details indicate location of maximum considered load for well area
- V** - Details indicate location of maximum considered load for well area
- W** - Details indicate location of maximum considered load for well area
- X** - For Structural Details, see reference

Revisions	Description
A	20/06/09 W/P Amendment made to dimensions in kitchen, living room and in some cases bathroom.
B	16/06/09 W/P Covering timber structural and staircase stairs surface to plaster base.
C	10/03/10 PS Existing walls to remain unaltered. Internal partition construction & location updated to suit. Flat 10 and similar on other floors to have layout amended. All Dimensions updated to suit. Floor signs & wall type removed across.
D	08/03/10 PS Existing wall around DWP's & RW's updated to two layers of plasterboard to conform with acoustic requirements. Minor updates to W/P's locations to suit.
E	16/03/10 PS Existing wall construction/trimwork updated. Floor setting out updated to suit. Windows updated to manufacturers details. Windows updated to suit. Internal partitions updated to include pattern paper to bathrooms and entrance. Kitchen layout updated.
F	17/03/10 PS Double wall for glass door width corrected to 710mm M.O.
G	4/28/10 PS New Staircase wall updated to 120mm/min fire resistance.
H	22/03/10 PS Materials to Cladding Areas reduced, adjacent new walls updated to include pattern as appropriate.



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 West + Machell

Whitebeck Court taking extra care living to new heights



Whitebeck Court taking extra care living to new heights

Local Engagement:

- Local residents & councillors
- Consultation & information events
 - External colour of the building
 - Kitchen colour schemes
- Newsletters
- Local employment
- Community benefit



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WHITEBECK World

ISSUE 3 - JULY 2010



Welcome to the 3rd issue of 'Whitebeck World', your essential guide to the refurbishment of Whitebeck Court.

In this issue:

- ★ New Marketing Suite coming soon
- ★ Progress Update
- ★ Whitebeck Trainee Profiles
- ★ Building Futures programme success
- ★ Solar Panels information
- ★ Your Team information
- ★ New Community notice board launched on site for you

If you need any further information on anything in this newsletter, please call us on freephone 0800 0141 372.

NEW MARKETING SUITE OPENING SOON...

Look out for our new Marketing Suite, which will give you all an opportunity to obtain more information and to see the interior of the new apartments, including kitchen and bathroom choices. Make sure you pop in and have a look when the suite opens! The suite will be accessed via the pathway from Moorway Drive - Victoria Avenue East.

WILL BE OPEN...

Thurs 19th Aug, 26th Aug, 2nd Sept and 9th Sept between 10.00am and 12.30pm

- updates on the Whitebeck World notice board
Please note: Visits can be arranged by appointment only - contact Frances on 0161 720 5863 to arrange.

Keep an eye out for updates on the Whitebeck World notice board, next to the main entrance gate and opposite the Broadmoor Centre. Don't forget to contact Frances for letting information.



Above all, it's about people

WHITEBECK World

ISSUE 4 - DECEMBER 2010



Welcome to the 4th issue of 'Whitebeck World', your essential guide to the refurbishment of Whitebeck Court.

In this issue:

- ★ Wates Community Day 2010
- ★ Progress Update
- ★ How Whitebeck Is Helping To Save The Planet!
- ★ Whitebeck Trainee Profiles
- ★ Your Chance To Win Some V.I.P Treatment

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Wates Community Day In YOUR area...

What is it? Wates Community Day is a volunteer scheme which encourages the Wates' workforce to make a difference to other people's lives. On September 17, over 8,000 hours were spent on local projects up and down the country - from painting and decorating to gardening and clearing.

At Whitebeck... the team decided to create a Community Garden between Cartmel, Kentmere and Whitebeck Court on Moorway Drive for the use of all residents. Our multi-skilled workforce were more than happy to get involved and help complete the task.

The garden was declared open by local councillor, Veronica Kirkpatrick (pictured top right), cutting the ribbon and unveiling a plaque in front of local residents who were overjoyed at the sight of their new garden.



NEW

Above all, it's about people

Whitebeck World

ISSUE 5 (FINAL) - SEPTEMBER 2011



Welcome to the 5th and final issue of 'Whitebeck World', your essential guide to Whitebeck Court.

In this issue:

- ★ The project is complete - take a look inside...
- ★ The journey - take a look back at the story of Whitebeck...
- ★ The best bits - enjoy seeing what went on behind the scenes of the refurbishment, including working in the local community...



Plus! What you can expect from the Eric Hobin Centre...



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Above all, it's about people

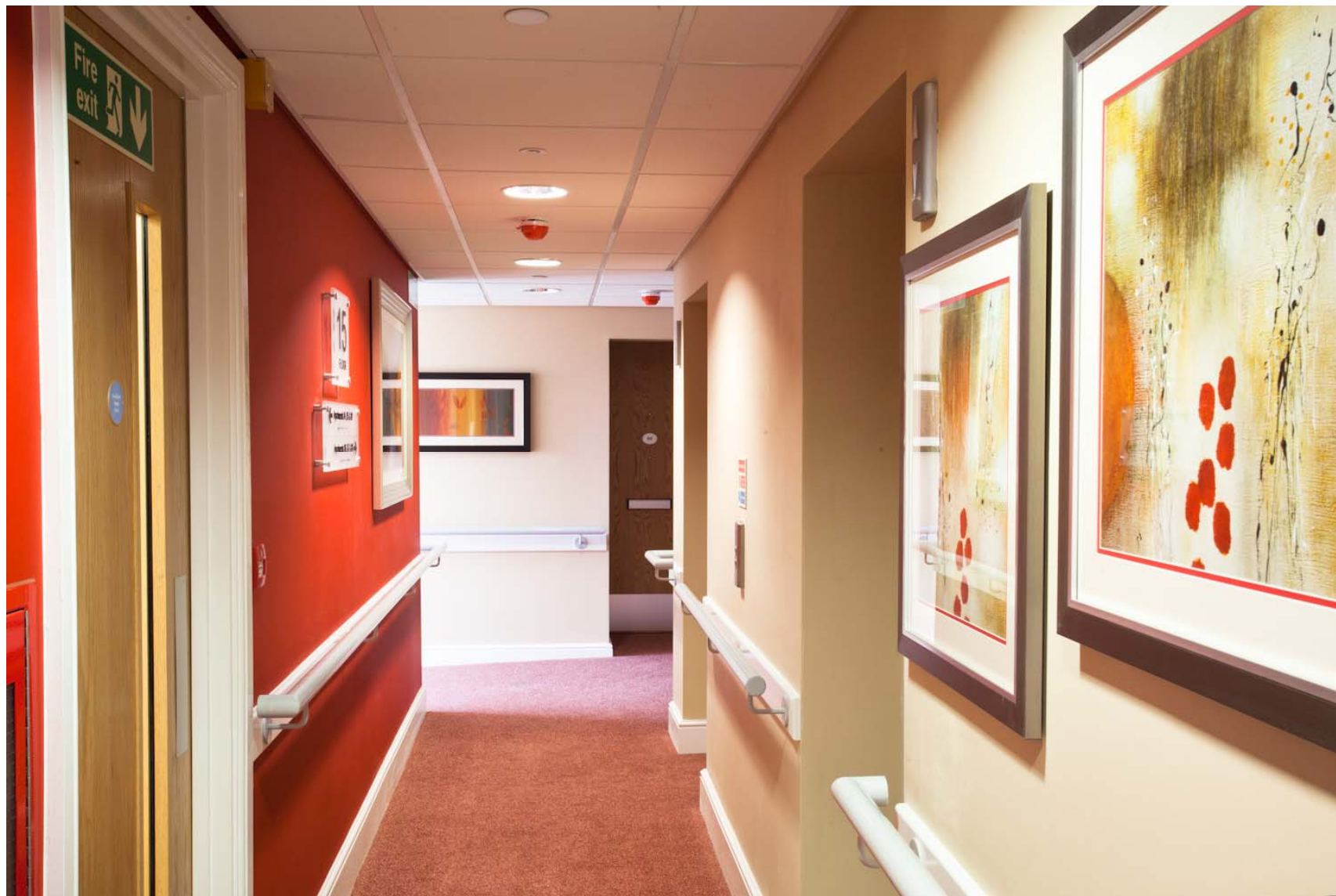
Whitebeck Court *taking extra care living to new heights*



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bream

The Code for Sustainable Buildings

This is to certify that

**Whitebeck Court,
Moorway Drive,
Manchester,
Lancashire M9 7HR**

has achieved a score of 55.46%, and a BREEAM rating of

VERY GOOD



This Design Stage assessment was carried out under the 2008 version of BREEAM Multi-Residential

Signed on behalf of BRE Global Ltd

Matthew Gibson
Licensed Assessor

Northwards Housing
Client

Wates Living Space
Main Contractor

28th January 2011

Date

Energy Council
On behalf of

Wates Living Space
Developer

West & Machell Architects
Architect

Certificate Reference: ENE-BESEC-MG04-34

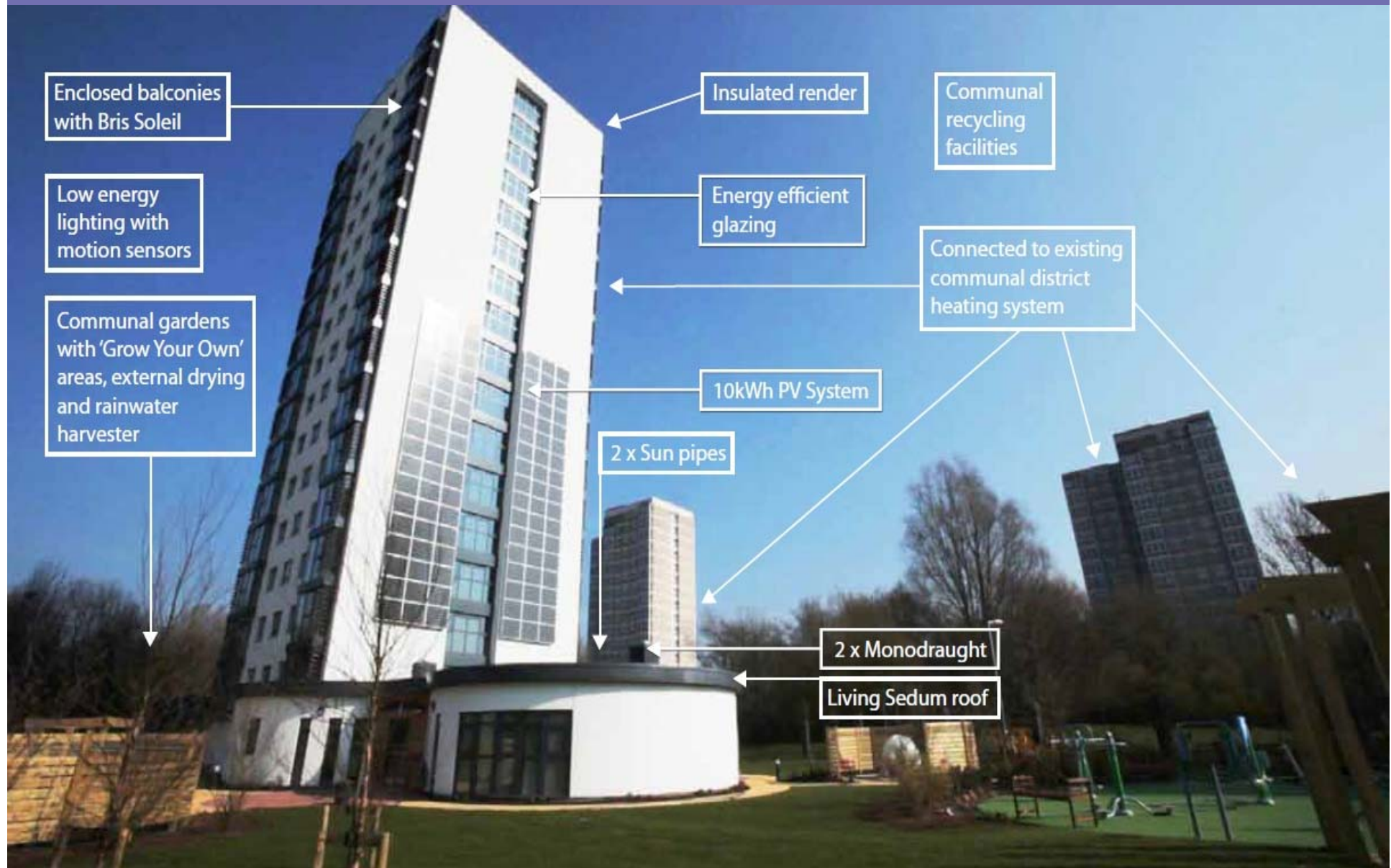
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Whitebeck SAP Rating:
85.90

NH Average SAP:
72.05

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Management of Whitebeck Court:

- Northwards Housing – 1 x Facilities Manager, 2 x Scheme Managers & Domestic Cleaning Team
- MCC – Eric Hobin Centre
- Care Provider – Care Watch UK
- SLA & Protocols in place

Whitebeck Court *taking extra care living to new heights*

Summary:

- £8.9m refurbishment
- 68 week programme (Sept 2009 to March 2011)
- 91 units (61 x 2-bed & 30 x 1-bed) – all social rent
- Mix of low, medium & high care needs
- Delivered on time and under budget!
- Evaluation – very high resident satisfaction

Whitebeck Court taking extra care living to new heights

Thanks for listening!

Any questions?

Whitebeck Court taking extra care living to new heights



David Heys

Head of Home Improvements

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