



## Jeakins Weir

# Oak Tree Rise ready to change lives

**First assisted-living bungalows for people with learning difficulties completed in Northants**

Northampton can now offer supported independent living for young adults with learning difficulties, thanks to the completion of Oak Tree Rise, constructed by Jeakins Weir. This complex of eight semi-detached assisted-living bungalows has been sensitively designed to help tenants get to know their neighbours, socialise with family and friends, enjoy the fresh air and, crucially, feel comfortable in homes designed around their needs. The complex includes a management suite, which will provide 24-hour support for residents.

The development incorporates many sustainable features, and Jeakins Weir completed all building work using modern methods of construction (MMC), rather than traditional techniques. This involved high-performance, custom-built SIPs (Structural Insulated Panels) being manufactured off site in a factory environment, and then assembled on site – significantly reducing site-based construction time.

Jeakins Weir also carried out extensive external works, including landscaping, to create the tranquil outdoor environment that will be so important for tenants. There is a central courtyard with sensory planting, vegetable beds, an orchard, and an exercise track and

equipment, among many trees and plants.

The development is named after a 150-year-old oak tree, which is a prominent feature of the site on Billing Brook Road. Preserving this tree required some complex engineering, including careful groundworks and routing the main access road around the tree.

The pioneering project was funded by West Northamptonshire Council, NHS Clinical Commissioning Group, NHS England, Homes England and Northampton Partnership Homes (NPH).





## The Oak Tree Rise team

**Main Contractor:**

Jeakins Weir

**Architect:**

Maber Architects

**M & E Consultants:**

CJR Midlands

**Civil and Structural Engineers:**

Waterman Group

Stuart Lackenby, West Northamptonshire Council's Director of Adult Social Services said:

“ This is a fantastic scheme that will have a really positive impact on the lives of people who live there.”

Alistair Weir, Managing Director of Jeakins Weir, said:

“ It has been a real privilege to be involved in creating these wonderful assisted-living homes for young people in the region. Our team

worked tirelessly to keep building through the pandemic, using modular construction methods to minimise disruption and accelerate the building process, and working flat out to complete the development in time for the opening ceremony.”

Oak Tree Rise was officially opened by Rt Hon Michael Ellis QC MP on Friday 23 April, 2021. (Pictured right).



## New and improved homes for Kettering

**Trio of projects will expand and upgrade council-owned housing for local people**

**Kettering**  
Borough Council

Three simultaneous contracts for Kettering Borough Council are keeping Jeakins Weir busy in its local area. The company is helping to deliver the first new homes built by the council for many years, as well as improving and upgrading facilities in existing properties.

The first contract involves constructing 22 homes, comprising 12 flats, eight houses and two bungalows, at a brownfield site on Scott Road in the town centre. This £2.5m scheme will be completed early in 2022. Also in the town centre, Jeakins Weir is constructing six one-bedroom bungalows on Albert Street, due for completion by late summer 2021.

The third project is a maintenance contract, which will see Jeakins Weir replacing and upgrading kitchens and bathrooms in council-owned properties in Kettering, Burton Latimer and Rothwell.

Alistair Weir, Managing Director of Jeakins Weir, said: “We are pleased to be working with a council very close to us, just five miles from our head office. Supporting our local community is important to Jeakins Weir, and these projects will provide much-needed new and improved homes for local people.”

# Fighting crime one street at a time

## Government funds support security improvements for Northamptonshire residents

Jeakins Weir is helping Northamptonshire Police to improve security and reduce crime across Kettering, Wellingborough and Northampton, as part of the government's new Safer Streets Scheme. Funded by the Home Office, the scheme supports initiatives to tackle crime in areas particularly affected by burglary, vehicle theft and robbery.

Money is earmarked for measures that are proven to cut crime, including locked alleyway gates and better lighting. Statistics show that where alley gates are installed, crime can be reduced by as much as 43 per cent. Kettering, Wellingborough and Northampton were chosen to benefit from this scheme, since they are areas

with above average levels of acquisitive crime for the county.

Jeakins Weir was appointed by Northamptonshire Police to professionally install the alleyway gates, as well as fitting camera doorbells, window alarms, PIR lights and alarms, shed locks, security signage and other burglary-prevention accessories.

Stephen Mold, Northamptonshire Police, Fire and Crime Commissioner, said:

“My vision is to do everything I can to make this county a safer place, and the financial support from the Home Office will have an enormous impact on the physical improvements that can be made to improve security in these three areas.”

**Safer Streets funding factsheet**  
Northamptonshire Police, Fire and Crime Commissioner and Northamptonshire Police Safer Streets Funding

**What measures are we looking to implement?**

- Local CCTV coverage**  
CCTV to the entire area in the Victoria and Sidbrook wards.
- Free home security improvements for selected properties**  
Secure up to 600 homes for free. Measures may include improved door and window locks, security lighting, burglar alarms and CCTV.
- Crime Prevention Information for all**  
Provide comprehensive crime prevention literature to all residents.
- Alley gates installed**  
Protect the back of homes with a concrete/alloy gating scheme (subject to consultations).
- Free Neighbourhood Alert messages**  
Gain more contacts on our Neighbourhood Alert system to provide you with free crime prevention messages.

Logos for: Northamptonshire Police, Fire and Crime Commissioner, Wellingborough, Kettering, Northampton, and other partners.

Northamptonshire Police Factsheet sent out to residents

## Making our streets safer

Jeakins Weir has installed:

- Alleyway gates: 74 in Wellingborough and Kettering
- Standard burglary packs: 1,900 in Northampton, 900 in Kettering.
- Enhanced burglary packs\*: 520 in Northampton, 550 in Wellingborough, 140 in Kettering.
- Ring camera doorbells: 55

\*Enhanced burglary packs include: window alarms, PIR lights, PIR alarms and fob, plug-in TV simulator, shed locks, bike security kits, car crime prevention, bike/scooter alarms, driveway alarms, security signage, padlocks and security cables.

# Affordable homes for Hunsbury Meadows

## Futures Housing awards £5m design-and-build contract to Jeakins Weir

Jeakins Weir has agreed a major new design-and-build contract with affordable homes provider, Futures Housing Group. The company will complete a development of 34 new houses at Hunsbury Meadows in Northampton. Work began on site in March 2021 and is scheduled for completion in spring 2022. The project will also offer an apprenticeship opportunity for a Construction Management student from nearby Moulton College.

Futures Housing Group has been providing affordable homes across the East Midlands for more than a decade. It is a not-for-profit organisation, offering more than 10,000 homes from Derbyshire down to Daventry. It has ambitious plans to build 300 more homes per year over the next three years.



# Fond farewells

**Jeakins Weir said farewell to two long-serving employees who retired this year.**

Site Manager John McHarg (pictured) and Site Manager/Carpenter Ian Morgan, have both worked on the prestigious Spinney Hill housing development for its duration. Ian started work with Jeakins Weir in 1998, while John joined in 1973 when the company was founded.

Reflecting on almost 50 years with the company, John said: "I feel privileged to have been with Jeakins Weir all these years. They always made me feel part of the family. The work was challenging and exciting, and I learned a lot from Mr Jeakins and Mr Weir. I would like to thank you all for the comradeship I have experienced and hope we stay in contact."

Jeakins Weir would like to wish Ian and John all the very best in their retirement!



John McHarg on his first site in 1973 building the Danseholme Estate in Corby

# Long-term support for air base

**RAF base renovations, repairs and improvements continue under Scape framework**

Jeakins Weir has completed a wide range of works as part of its contract management project at RAF Croughton, for the Defence Infrastructure Organisation under the Scape Regional Construction framework. The base in

Northamptonshire is a United States Air Force communications station, home to the 422nd Air Base Group. As part of a regeneration plan to improve facilities at the base, Jeakins Weir has completed external works and repairs, interior renovations and repairs, renovated toilet blocks, repaired manhole covers and installed new signage. The company has been working continuously on the site since June 2019, and further new projects are in the pipeline.



**Defence  
Infrastructure  
Organisation**

# Double win for new-build housing

**Jeakins Weir awarded two lots on new Efficiency North social housing framework**



**EFFICIENCY NORTH**  
NEW BUILD HOUSING FRAMEWORK  
WORKING TOGETHER

EN:Procure, the procurement arm of regional social housing consortium Efficiency North, has awarded a contract to Jeakins Weir over two lots on its new EN:Procure New Build Housing framework.

Efficiency North is actively growing its social housing landlord membership across the north of England. Its flexible new EN:Procure framework will provide a leading-edge supply chain to construct social housing for Efficiency North landlord members.

The new framework offers social housing lots in the North West, Yorkshire and Humber, and the Midlands. The two lots awarded to Jeakins Weir in the Midlands include projects to deliver up to 35 houses per scheme.

Emma Mottram, EN:Procure Head of Operations, said: "We very much look forward to working with our landlord membership and the appointed contractors to develop schemes through the framework to help them meet demand for cross-tenure new-build housing throughout the North and Midlands."

## About Jeakins Weir:

Jeakins Weir is a family owned and run construction company, based in Corby and operating throughout the Midlands. Its operations cover three main areas: main contracting, responsive repairs and maintenance (for council-owned properties and housing associations) and property development.

The business was formed in 1973, and since then Jeakins Weir has built, renovated and extended many hundreds of housing schemes, schools, hospitals, leisure facilities, offices and other public buildings and spaces in the region.

For further information visit: [www.jeakinsweir.co.uk](http://www.jeakinsweir.co.uk)

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