

WEDGEWOOD HOMES

CAPABILITY STATEMENT · REV. 2026

Social Housing Refurbishment & Voids

New affordable homes, void refurbishment, planned works, damp & mould remediation and adaptations for housing associations, local authorities and registered providers across the South East — delivered to construction-grade standards.

SECTOR

Social Housing & Affordable

REGION

Kent · Surrey · Sussex · SE
London

DELIVERY

In-House Trades & Project
Management

About Wedgewood Homes

Wedgewood is a multi-discipline construction company with an award-winning new-build housing arm, delivering high-quality, luxury-specification homes across Kent, Surrey, Sussex and South East London. We control every aspect of our work in-house, and that attention to detail flows through everything we build.

As a multi-discipline construction company, we deliver a full range of trades in-house — coordinated by our own project managers and held to the same quality systems that run through all our work. That established construction capability is what we bring to the social housing sector.

Our proposition is simple: **the standard we build to, applied to social housing refurbishment.**

Specialists in void refurbishment

Voids are what we do best. We turn empty properties around quickly and to a consistent lettable standard — getting homes back into use and rent flowing, with no compromise on finish.

Supporting your DLO. When your direct labour organisation faces a backlog — or a spike in properties awaiting refurbishment — we provide the overflow capacity to clear it. We work to your specification and re-let targets, integrating with your teams: scaling up fast for a surge, and stepping back once you're back in control.

What we deliver

From the design and construction of new affordable homes to the refurbishment and maintenance of existing stock — a full service for the social housing sector.

New Build & Affordable Homes

Design and construction of new social and affordable homes — individual plots through to multi-unit schemes, land-led and Section 106 partnership delivery.

Void Refurbishment & Re-lets	Empty homes brought to lettable standard within agreed turnaround targets — strip-out, repairs, kitchens, bathrooms, decoration and flooring.
Planned & Cyclical Works	Kitchen, window and external-fabric replacement programmes, sequenced to minimise disruption.
Damp & Mould Remediation	Operatives specialising in damp and mould — diagnosis and lasting repair in line with Awaab's Law timescales.
Retrofit & Decent Homes	Insulation, heating and energy-efficiency measures that lift homes to — and beyond — the Decent Homes Standard.
Bathroom & Wetroom Adaptations	Accessible bathrooms and level-access wetrooms for independent living.
Specialist Aids & Adaptations	Disabled Facilities Grant works — grab rails, ramps and mobility aids tailored to residents.
Roofing Works	Repairs, re-covers and full roof replacement across houses and blocks.
Drainage Repairs	Investigation, clearance and repair of blocked or failing drainage.
Scaffolding Services	Compliant access scaffolding and edge protection for works at height.
Fencing & Landscaping	Boundary, security and communal fencing, plus soft and hard landscaping and external-environment improvements.
Communal & Estate Works	Refurbishment of communal areas, blocks, entrances and estate-wide works.

Why partner with a housebuilder

One team, one point of contact

In-house trades and project managers — not a chain of subcontractors. You deal directly with the people doing the work.

Construction-grade finish, applied to refurbishment

The finish standards and snagging discipline of a quality contractor go into every property we hand back.

A contractor and a housebuilder

The full range of trades under one roof, coordinated by our own project managers — so complex jobs aren't sub-let and lost between contractors.

How we turn around a void

Every void runs to a fixed programme, agreed against your re-let targets before we start on site.

01 Inspect & schedule

Site survey, full schedule of works, and a fixed programme agreed up front.

02 Strip-out & make safe

Clearance, make-safe and compliance checks — gas, electrical and asbestos awareness as standard.

03 Refurbish to standard

Kitchens, bathrooms, repairs, decoration and flooring completed to lettable / Decent Homes standard.

04 Sign-off & handover

Multi-point quality inspection, certification and keys returned — ready to let, on programme.

Digital quality management

Snagging is where the standard is protected. We log and photograph every defect, track it to a fix, and sign a property off only when it's genuinely ready to let — and we're bringing it into one digital system for full visibility and a clean audit trail handed to your asset team.

Compliance, quality & safety

DECENT HOMES	Every refurbishment is delivered to meet the Decent Homes Standard as a minimum, with full certification and a clear audit trail.
HEALTH & SAFETY	CHAS-accredited, with method statements and risk assessments (RAMS) for every job and CDM 2015 duties met on site.
INSURANCE	Employer's and Public Liability cover in place — certificates and levels available on request.
SAFEGUARDING	Safeguarding-aware teams and clear escalation routes, protecting vulnerable and sheltered residents.

ACCREDITATIONS & MEMBERSHIPS

CHAS	NHBC	Enhanced DBS
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Residents & social value

Refurbishment happens among people's homes. We work with the minimum of disruption and the maximum of courtesy.

- Dedicated resident liaison and clear appointment systems that keep residents informed and access running smoothly.

- Trained, verified in-house trades — trade-qualified and asbestos-aware, Enhanced DBS-checked and carrying ID, trusted in occupied and sheltered settings.
- Clean, considerate working: tidy sites, protected surfaces and a low profile that keeps neighbours on side.
- Local social value built into every contract — local labour, apprenticeships and community benefit.

Where we work

From our head office in Wrotham, Kent — supported by local satellite and neighbourhood offices — we work right across the South East: Kent, Surrey, East and West Sussex, and South East London. That local presence keeps us close enough to mobilise quickly and react fast on every contract.

Company information

Head office	Tower Industrial Estate, London Road, Wrotham, Kent TN15 7NS
Telephone	0800 132874
Email	enquiries@wedgewoodhomes.co.uk
Website	www.wedgewoodhomes.co.uk
Accreditations	CHAS · NHBC · Enhanced DBS
Company reg. no.	[to add]
VAT no.	[to add]
Insurances	[Employer's / Public liability levels to add]
Key contact	[Name, title, direct line to add]
References	Available on request

Let's talk about your stock.

0800 132874 · enquiries@wedgewoodhomes.co.uk