

# ANNUAL REVIEW 2017

Bringing ideas to life



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# CHAIRMAN'S STATEMENT

Welcome to the Corporate Review 2017

**Bob Weston**  
Chairman and Managing Director

## Land

Our Weston Homes business is a volume developer focused on brownfield land regeneration. Due to the raised profile and growing stature of our brand, over the last few years we have seen a 300% rise in access to opportunities, and the size of developments we are being offered has never been bigger or better. These opportunities place Weston Group in an extremely strong trading position for the future.

Due to structural weaknesses in the wider economy, the housing industry has become the most overtaxed sector in the UK. Government needs to be mindful of the tax-burden ratio on our sector and be cautious of over-taxing the industry and as a consequence reducing the supply of housing.

## Planning

Our impressive future portfolio consists of deliverable sites identified-for-new-development and we have some 4,500 units in the planning process. Our business avoids strategic land banking, and instead, we bring new homes to market as quickly as possible in order to meet our customer demand.

Red tape in the planning system has got wider and longer, but our business has the advantage of having the proven expertise and skill-set to undertake the full spectrum of development including new build, restoration and conversion projects, including listed buildings. This strength enables us to acquire and optimise sites which others do not have the expertise to deliver.

## Sales

We have continued to outperform our own targets and the vast majority of our sales are off plan, forward sales which is good for cashflow and demonstrates demand for the product we are delivering.

Weston Homes' focus is on selling homes priced between £300 to £800 per sqft. Our strategy has always been to provide the British public with aspirational homes which are competitively priced and are the best-in-class quality product within their particular product and price range.

The success of this approach is we have almost three hundred million pounds of forward sales revenue, which we are able to recycle back into the business investing in product innovation, quality and development.

Our operating area covers commuter towns, cities and transport nodes which are within two hours of our head office. Over the last 18 months we have installed spectacular high end quality marketing suites with dressed show homes on all our larger developments.

By providing quality, value-for-money private housing and affordable homes close to transport nodes our flagship developments have had significant sales success.

## Funding

Our forward sales make the Group a cash generative business which is attractive to our funders. Weston Group is a highly ambitious business focused on continuing on its controlled growth path.

To help facilitate this expansion, the company has a £200 million facility through our banks: HSBC, Lloyds and Bank of Ireland. Our funders are loyal and supportive and we have a great relationship which spans 30 years.

This powerful backing and our streamlined decision-making culture enables the business to move quickly to acquire large site opportunities when they arise, creating an agile business.

We keep our funders updated through regular invitations to presentations, site tours and development launches, and this provides our banks with a deep insight into our business and expanding operations.



CGI Image of Ashton Grove, Dunstable.

## Company

The Group has the largest headcount in its 30 year history, over 400 direct employees now work throughout the business.

The regionalisation of the business three years ago has enabled the company to undertake increasingly larger, more complex, urban regeneration schemes, with even bigger projects in the planning pipeline. This expansion is positioning Weston Group as one of the UK's premier volume housebuilders.

## Residential

There is an increasing trend in the industry to build smaller or micro units, this is not our philosophy. Our typical apartments are two bedroom, two bathroom 800 sqft units with a spacious reception room, designer fully fitted kitchen and an outside balcony or terrace. Our typical houses are now 1,200 sqft to 1,300 sqft in size, with living room, family room, family kitchen, three bedrooms and three bathrooms.

We have been increasing the volume of usable space within the homes we deliver by creating rooms in the roof space, ensuring our kitchens are ergonomically designed and creating additional storage cupboards; rather than needless void space. Whilst modular construction is currently a fashionable buzz-word in the property industry, Weston Homes likes to balance off-site manufacture with traditional building work and craftsmanship done on site. This approach creates superior product quality and beautiful tailored homes, which have character and individuality.

Where we engage in off-site components, our policy is to create a best-in-class product by acquiring designer products, fixtures and fittings and introducing them into the mainstream marketplace, just like a top designer retailer with a diffusion fashion brand. This has enabled us to offer Italian styled designer kitchens with bespoke sinks and taps, intelligent bathrooms inspired by those in five star hotels, with walk-in double-showers, heated mirrors, clock mirrors and advanced LED lit taps.

## Weston Business Centres

To balance our residential activities, we have a thriving commercial division which operates two business centres, providing serviced office space. Stansted has 100% occupancy and Colchester over 80% and the business provides the Group with an additional income stream.

## Weston Logistics

As our developments have grown in size and complexity, the role of our logistics division has become increasingly important. This was recognised by the promotion of Shaun Weston to Managing Director of Weston Logistics on 1st August 2017. High quality materials are sourced from a range of rigorously checked and approved suppliers. They are purchased within an agreed budget and delivered to site, along with plant and equipment, in a timely manner. This is a key part of controlling our profit margins across our developments and business.

To this end, we have invested heavily in technology and have now acquired a new 75,000 sqft warehouse and logistics centre in Braintree. This new centre will enable us, in the manner of a highly efficient online retailer, to store, order and distribute components to our sites to meet demand during construction phases.

## Stansted Environmental Services (SES)

This division has been restructured and SES now has the management structure in place which positions the business for further future growth. SES is now one of the largest UKAS accredited Sound Insulation Testing laboratories in England and the fifth largest ATTMA registered company.

## Closing Point

Finally, I would like to finish by thanking all of the team for their commitment, enthusiasm and hard work in making Weston Group the successful and growing business it is today.



**Bob Weston**  
Chairman and Managing Director



# FINANCIAL REVIEW

Welcome to the Corporate Review 2017

**Stuart Thomas**  
Group Finance Director

## Financial Highlights

- Revenue increased by £44.5m to £198.6m
- Pre-tax profit up by 39.8% to £22.4m
- 85.8% of profits retained in the business
- Record year end and forward sales of £248.7m

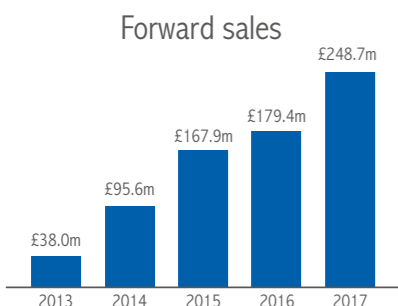
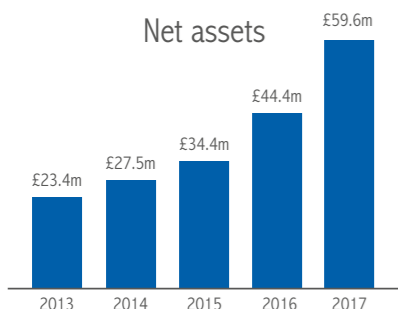
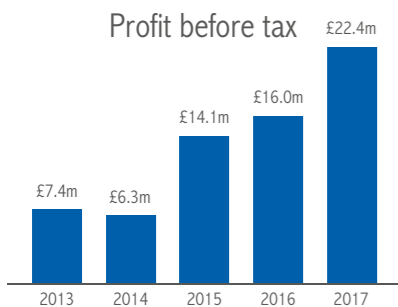
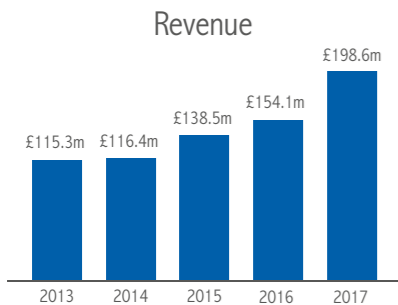
Weston Group has had an exceptional year. We are in our strongest ever financial position and are well placed to take advantage of opportunities in the UK housing market. The core residential property development business once again experienced significant growth on the back of a strong demand for new homes. Monthly sales reservations were consistently higher than target not only demonstrating the robust nature of the market but also giving rise to the best forward sales position in the Group's history. The smaller serviced office and environmental consultancy divisions also reported good results and so I am extremely upbeat about the future.

## Financial Results

The key behind this year's impressive results was a more beneficial mix of units sold. Although, as planned, the number of unit sales completions achieved in the year fell by 7.6% to 575 due to the stage our development sites were at in the construction cycle, a greater proportion were sold on developments with higher average sales prices per square foot compared to 2016. In fact, the average sales price per unit increased from £236,000 to £338,000 and as a result revenue and profitability improved significantly.

Revenue increased by £44.5m to £198.6m which led to an increase in gross profits of £8.9m to £46.4m. With the Group continuing to invest heavily in its workforce the average number of persons employed increased by 39 to 385 and administrative expenses therefore increased by 12.6% to £23.1m.

Operating profit increased by £6.3m to £23.5m resulting in an operating margin of 11.85%, an improvement over last year. Profit before tax of £22.4m represented an increase of £6.4m compared to 2016 and resulted in a higher tax charge of £4.8m (2016: £3.5m) but a lower effective tax rate of 21.3% against 21.9% last year. Ordinary dividends paid of £2.5m were consistent with 2016 meaning that a higher proportion of profit, 85.8% was retained in the business to help fund future growth. As a consequence, net assets increased by 34.1% to £59.6m.



## Forward Sales

Reservation rates during the year were consistently better than forecast and this had a hugely positive impact on the Group's forward sales position. I am delighted to say that our level of forward sales at year end, were at an unsurpassed level of £248.7m and was 38.6% more than the same point in 2016. In addition, since year end forward sales have risen still further and currently they stand at £297.1m.

## Cash and Net Debt

The Group as always generated and spent a significant amount of cash. The combination of land acquisition and construction expenditure resulted in a 21.4% increase in the development land and buildings inventory from £189.9m to £230.5m. Consequently, net debt was 19.7% higher at year end at £148.7m (2016: £124.2m).

## Looking Forward

I am extremely pleased with the performance of the business and to be able to report such an excellent set of results. The past year's performance has put Weston Group in an exceptionally strong position to exploit the demand that exists for new homes in the UK. The Group operates in arguably the most buoyant part of the country, the South East of England and our strategy will continue to be the provision of affordable new homes in the areas where people want to live.

We will focus on sites that deliver sales prices in the £300-£800 per square foot range and will avoid

The Group achieved record year end forward sales of £248.7m, increasing to £297.1m today.

developments in London, zones 1 and 2, which I believe have highly inflated and unsustainable sales prices. The substantial investment that has been made in new development sites during the past few years coupled with the security that such a large level of forward sales brings, means that the Group not only has the pipeline of sites, but also the customers in place to deliver a significant increase in the number of unit completions in the coming year.

The Group has ambitious plans for growth. As mentioned a substantial amount of cash has been generated this financial year from sales completions and a considerable amount of this has been invested in the future in terms of both acquiring and developing schemes. The business spent £41.7m on the purchasing of new land for development which, when combined with the £75.6m spent last year, means that there is now a significant number of units in the development cycle. At the year end the actual number of units in the development pipeline increased by 907 to 3,052 units. Once committed and prospective new sites are taken into account this increases to almost 6,500 units.

To deliver this growth our focus in the coming year and beyond will be on doing so in a controlled and orderly fashion. We will also keep a very close eye on the negotiations surrounding the UK's exit from the European Union and the possible effect this may have on the housing market, the wider economy and possible shortages of labour to the housing industry. To date Brexit has not had any measurable impact on the business but the Board are not complacent in this respect and will keep this under constant review.

## In Summary

The past year has been a highly successful one for the Group culminating in an outstanding set of financial results. The Group is in an exceptionally strong position to exploit the huge demand that exists for new homes in the UK. We have forged strong and lasting relationships with our banking partners and I am grateful for the support they have given to the business. With their continued support coupled with the support from our staff and business partners I am very confident that the coming year will be a highly successful one for the Group.

**Stuart Thomas**  
Group Finance Director



## WESTON GROUP PLC DIRECTORS



**Bob Weston (62)**  
Chairman and Managing Director

Having previously worked for Fairview New Homes and a number of other companies in the industry, Bob took his considerable experience in the building industry to set up what has now become Weston Group Plc.



**Jim Wood (57)**  
Managing Director of Weston Homes

With over 30 years' experience and having held Director roles at Mace Ltd and Dandara Ltd, as well as a number of other senior positions in the UK and UAE, Jim joined Weston Group Plc in 2014 as Construction Director and was appointed Managing Director of Weston Homes Plc in December 2015.

## WESTON GROUP PLC DIRECTORS



**Jane Stock (50)**  
Group Organisational Development Director

Jane joined Weston Homes over 20 years ago and is qualified with the Chartered Institute of Personnel and Development. She is Managing Director of Weston (Business Centres) Limited, Director of Weston Homes Plc and was appointed a Director of Weston Group Plc in 2015.



**Jonathan Lewis (48)**  
Group Sales and Marketing Director

Jonathan joined Weston Homes in 2009 having previously held senior sales roles with Countryside Properties and Barratt Homes. He was appointed a Director of Weston Homes Plc in 2011 and Weston Group Plc in 2015.



**Stephen Bickel (50)**  
Group Administration Director

Appointed as Administration Director of Weston Homes Plc in 1990, Stephen previously worked for Fairview New Homes and Abbey Plc. He gained his degree in Quantity Surveying in 1996 and was appointed a Director of Weston Group Plc in 2001.



**Stuart Thomas (48)**  
Group Finance Director

Stuart is a chartered accountant and held positions with Headway Plc and Hepworth Plc before joining Weston Homes Plc as Financial Controller in 2002. He was appointed Finance Director of Weston Homes Plc in 2004 and Weston Group Plc in 2008.



**Michael Alden (50)**  
Group Commercial Director

Michael joined Weston Homes Plc as Commercial Director in 2002. Prior to this he was a Director of Berkeley Homes (Oxford and Chiltern). He was appointed a Director of Weston Group Plc in 2008.



**Richard Downing**  
Non-Executive Director

Appointed a Director of Weston Group Plc in 2001, Richard was formerly senior partner at Nockolds Solicitors. He is also Chairman of Blueprint Collections Limited.



**Martin Chapman**  
Non-Executive Director

Appointed a Director of Weston Group Plc in 2012, Martin was formerly the Head of Corporate Banking for HSBC Bank Plc, London. He is a Director of 96 CEL Limited, a consultant and advisor to The Erith Group, a Non-Executive Director of The Fulham Shore Plc and Senior Advisor to MXC Capital (UK) Limited.



**Stephan Miles-Brown**  
Non-Executive Director

Appointed a Director of Weston Group Plc in 2014. Stephan was an equity partner of Knight Frank. Previously a member of the Residential Division Board, a former member of the Executive Committee and currently serving on the London Board of the RICS. He set up his eponymous consulting firm in 2014.



# DIRECTORS AND COMPANY SECRETARY



**Jim Anderson**  
Southern Region  
Managing Director

Jim joined Weston Homes in 2016. Jim has over 30 years' management experience ranging from major construction projects with HBG and held Director roles with St. George West London and Barratt London.



**John Carpenter**  
Stansted Environmental Services Ltd (SES) Managing Director

John joined SES in 2006 and has experience in both the public and private sector at Senior Management level, overseeing a number of large projects, to ensure that the end product is suitable for its intended use.



**Ian Davey**  
Northern Region  
Managing Director

Ian joined Weston Homes Plc in November 2017. He was previously Operations Director at Quadrant Construction and during his career has worked in various construction companies including Redrow Homes and Taylor Wimpey.



**Steve Hatton**  
Planning and Design Director

Steve joined Weston Homes in 2002 as part of the Management Trainee scheme. In 2007 he gained a First-Class Honours degree in Urban and Environmental Planning, he then went on to achieve a PG Diploma (Distinction) in Urban Design. Steve was appointed a Director of Weston Homes Plc in 2016.



**Gary Newsome**  
Eastern Region  
Managing Director

Gary joined Weston Homes in 2014 as Eastern Region Construction Director with over 20 years of construction experience. He was appointed Eastern Region Managing Director in 2016.



**Les Trott**  
Quality Assurance and  
Customer Services Director

Les joined Weston Homes in 2013 to head up the Quality Assurance and Customer Service team and has over 20 years of customer service experience. He was appointed a Director of Weston Homes Plc in 2015.



**Shaun Weston**  
Weston Logistics Managing Director

Shaun initially joined the construction team at Weston Homes Plc in 2011 and later moved to an Executive Associate role with a First-Class honours degree in Construction Management. He was appointed Managing Director of Weston Logistics on 1st August 2017.



**Dawn Wylie**  
Land Director

Dawn joined Weston Homes in 2006 as part of the Management Trainee scheme and achieved a First-Class Honours degree in Real Estate Management in 2012. She was appointed a Director of Weston Homes Plc in 2016.



**Laurence Holdcroft**  
Weston Homes Plc  
Company Secretary

Laurence joined Weston Homes in April 2016 and is a Fellow of The Institute of Chartered Secretaries and Administrators. He has over 20 years of experience as a Chartered Secretary, having previously worked in the Secretariats of public and private companies in a wide variety of business sectors.

# WESTON HOMES PLC REGIONAL DIRECTORS

## NORTHERN



**Ian Davey**  
Regional  
Managing Director



**Paul Shadbolt**  
Regional  
Construction Director  
Designate



**Russell Thomas**  
Regional  
Commercial Director



**Paul Appleby**  
Regional  
Technical Director



**Ashley Gale**  
Regional  
Sales Director

## EASTERN



**Gary Newsome**  
Regional  
Managing Director



**Aaron Symonds**  
Regional  
Construction Director



**Kevin Matthews**  
Regional  
Commercial Director



**Joel Giblenn**  
Regional  
Technical Director



**Nancy Rutherford**  
Regional  
Sales Director

## SOUTHERN



**Jim Anderson**  
Regional  
Managing Director



**Jason Newbold**  
Regional  
Construction  
Director



**David Harris**  
Regional  
Commercial Director



**Graeme Mitchell**  
Regional  
Technical Director



**Dave Walker**  
Regional  
Sales Director



# SENIOR MANAGEMENT



**Sean Buckley**  
Project Manager - Southern



**Derek Cook**  
Project Manager - Southern



**Edwin Egbunu**  
Associate Director SES (Testing)



**Steven English**  
Technical Manager



**Mark Forbes**  
Land Executive



**David Greenstreet**  
Project Manager - Eastern



**Graham Huntley**  
Quality Assurance and Customer Service Manager



**Christopher Hyde**  
Project Director - Southern



**Graham King**  
Group Systems Management Executive



**Richard Kuyper**  
Executive Associate



**Don Langfield**  
Project Manager - Northern



**Burinder Lekh**  
Senior Urban Design Manager



**Peter Luder**  
Head of Planning



**Dennis Nunn**  
Project Manager - Eastern



**Rob Nye**  
Quality Assurance and Customer Service Manager



**Rob Oakes**  
Financial Accountant



**Mustapha Ozturk**  
Project Manager - Southern



**Heidi Pateman**  
Associate Director SES (Sustainability)



**Silvio Petraso**  
Associate Director SES (Environmental/Contaminated Land)



**Kevin Poulton**  
Quality Assurance and Customer Service Manager



**Barrie Quin**  
Head of Engineering



**James Sargeant**  
Financial Controller



**Steve Savill**  
Technical Manager



**Adam Sharp**  
Build Manager



**Chris Shaw**  
Customer Service Manager



**John Sibley**  
IT Manager



**Paul Stewart**  
Project Manager - Eastern



Weston Homes construction at Langley Square, Dartford.





# CORPORATE HEADQUARTERS

## THE STANSTED CENTRE



The Stansted Centre was designed and built by Weston Group and is the Company's Corporate Headquarters located in Takeley, Essex.

The Centre accommodates a growing number of staff members and the remainder of the building is rented out as serviced offices, giving the Company the ability in future to take back much needed space as it continues its expansion.

The Centre provides impressive accommodation including a range of meeting rooms, state-of-the-art conference centre and a gymnasium, complete with luxurious changing facilities. Within the large glass atrium that runs through the centre of the building, staff and clients alike have access to a street-styled café.

Upon entering the building the impressive reception area offers visitors a striking but welcoming presence.

The location of the Centre close to Stansted Airport benefits from excellent train connections to London Liverpool Street and is within easy reach of the M11 which makes it an ideal base for the Corporate Headquarters of the Weston Group.







## LONDON OFFICE

The Weston Group's office in Marylebone's Portman Square enables the Group to capitalise on the West End's global clientele and strong property and investment communities.

Located in British Land's landmark glass and steel building at 10 Portman Square, the ground floor corporate suite is used to showcase the Company and its projects to a wide range of audiences including investors, agents, bankers, landowners, joint venture partners, premium-clients and purchasers.

The suite can be accessed via its own private street entrance and also through the building's main stunning double height entrance foyer with concierge. The main space is Weston Group branded with bespoke dark oak joinery and a central display area showcasing scale models of the Company's various projects which are mounted on luxurious Fior Du Bosco marble stands complete with iPad information panels.

To one side of the model-area is a lounge seating area with sofas, side and coffee tables around a bespoke fireplace and wall mounted 84" cinema-style touch screen on which visitors are able to view corporate videos or interfacing presentations of individual new developments.





# EASTERN REGION

Overview of Area 19

## Current Developments

Heron Gate, Great Baddow	20
Langley Square, Dartford	22
Southpoint, Southend	24
Rivermill Lofts, Barking	26
The Elms, Mountnessing	28
The Denham Film Studios, Denham	30

## Future Developments

Dovers Corner, Rainham	34
Prospects House, Southend	35



# OVERVIEW OF AREA



## Current Developments

1. Heron Gate, Great Baddow
2. Langley Square, Dartford
3. Southpoint, Southend
4. Rivermill Lofts, Barking
5. The Elms, Mountnessing
6. The Denham Film Studios, Denham

## Future Developments

7. Dovers Corner, Rainham
8. Prospects House, Southend



**Gary Newsome**  
Regional  
Managing Director



**Aaron Symonds**  
Regional  
Construction Director



**Kevin Matthews**  
Regional  
Commercial Director



**Joel Giblenn**  
Regional  
Technical Director



**Nancy Rutherford**  
Regional  
Sales Director

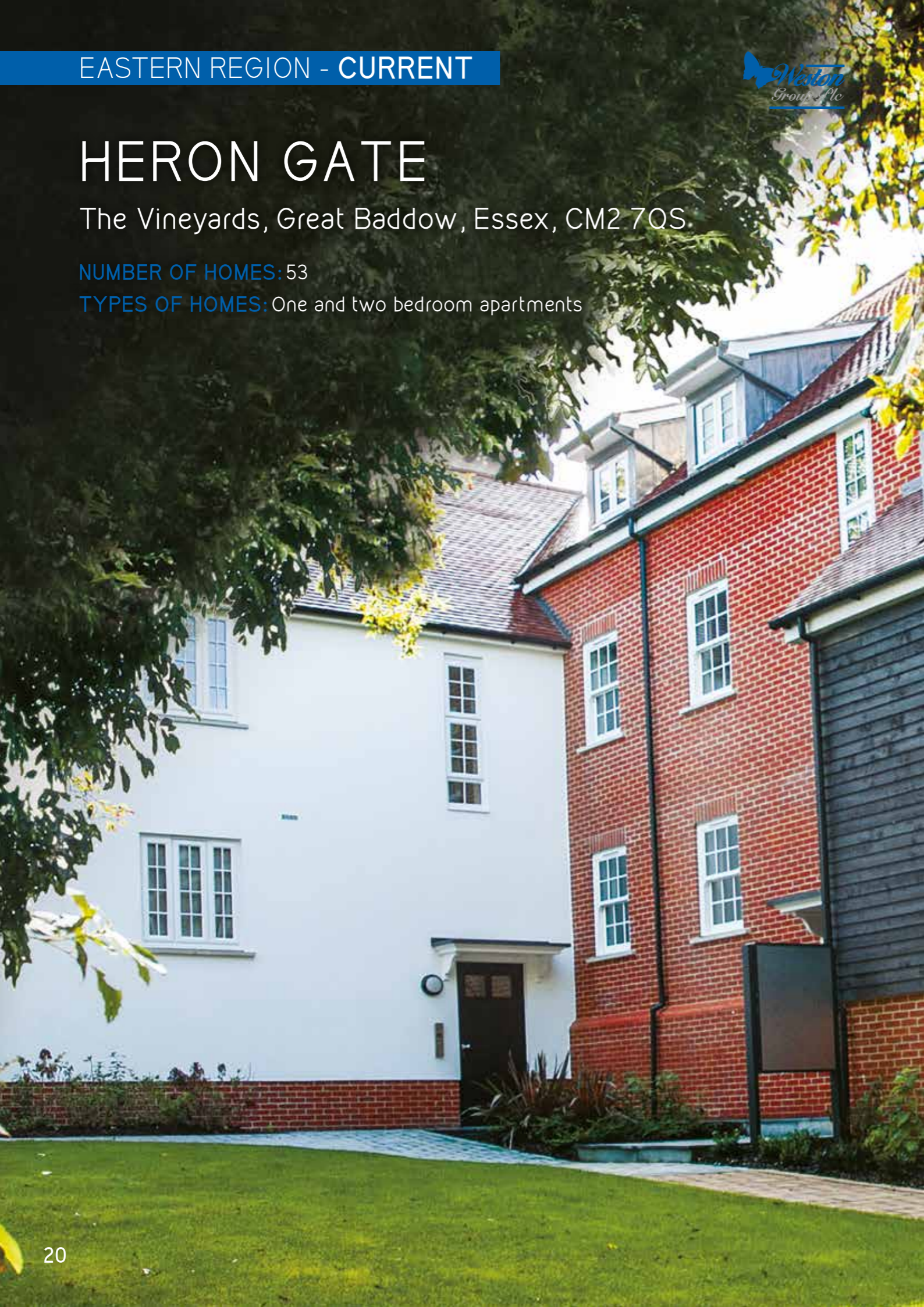


# HERON GATE

The Vineyards, Great Baddow, Essex, CM2 7QS

NUMBER OF HOMES: 53

TYPES OF HOMES: One and two bedroom apartments



Weston Homes totally transformed the site of the redundant Marrable House to create a new community within Great Baddow. Heron Gate is surrounded by open space, where two buildings of one and two bedroom apartments are encompassed by a landscaped garden area.

Each of the development's stunning, beautifully designed homes feature modern and luxury fixtures and fittings, including superb designer kitchens with quartz stone worktops, and beautiful high specification bathrooms with porcelain tiling, all finished to Weston Homes' high quality standards.

Great Baddow is a thriving village that is home to a bustling local shopping centre. Its close proximity to the city of Chelmsford provides excellent commuter links to London, as well as access to an array of shops, restaurants and entertainment venues.

Each of the development's stunning, beautifully designed homes feature modern and luxury fixtures and fittings





# LANGLEY SQUARE

Mill Pond Road, Dartford, Kent, DA1 5LR

NUMBER OF HOMES: 728

TYPES OF HOMES: One, two and three bedroom apartments and commercial units



Computer generated image of Langley Square.



Computer generated image of Langley Square.

This vibrant waterside garden village is a 21<sup>st</sup> Century take on the garden suburb that is truly unique. Situated in the sought-after town of Dartford, Kent, this £182 million development features residential complexes that boast stunning modern architecture that seamlessly blends in with its immediate surroundings.

The site has a rich past and is significant in Dartford's industrial history. Originally a paper mill which was later acquired by Burroughs and Wellcome, it was during this time they pioneered the pharmaceutical trade in Dartford and the factory's unique location was extremely beneficial to the company.

The convenient waterside location meant supplies could easily be transported up the creek to its very own wharf. The site was later sold to GlaxoSmithKline and was in use until 2008.

The site overlooks the tranquil river Darent, featuring a steadily cascading weir, an expansive waterway that wraps around the southern aspect of the scheme and terraced communal gardens.

The whole site has been transformed into a stunning modern development offering 728 beautifully designed open-plan apartments that feature bespoke and high specification finishes.

Dartford has excellent connections with motorways and rail links and with the new Crossrail expansion will look to reduce travel time into London to as little as 20 minutes, making this a very desirable location for those that commute.

Phase one of the development saw huge sales success with all properties being sold within the first two months of being put on the market. Phase two is now sold out and phase three is under way.





# SOUTHPOINT

Sutton Road, Southend-on-Sea, Essex, SS2 5PE

NUMBER OF HOMES: 97

TYPES OF HOMES: One and two bedroom apartments

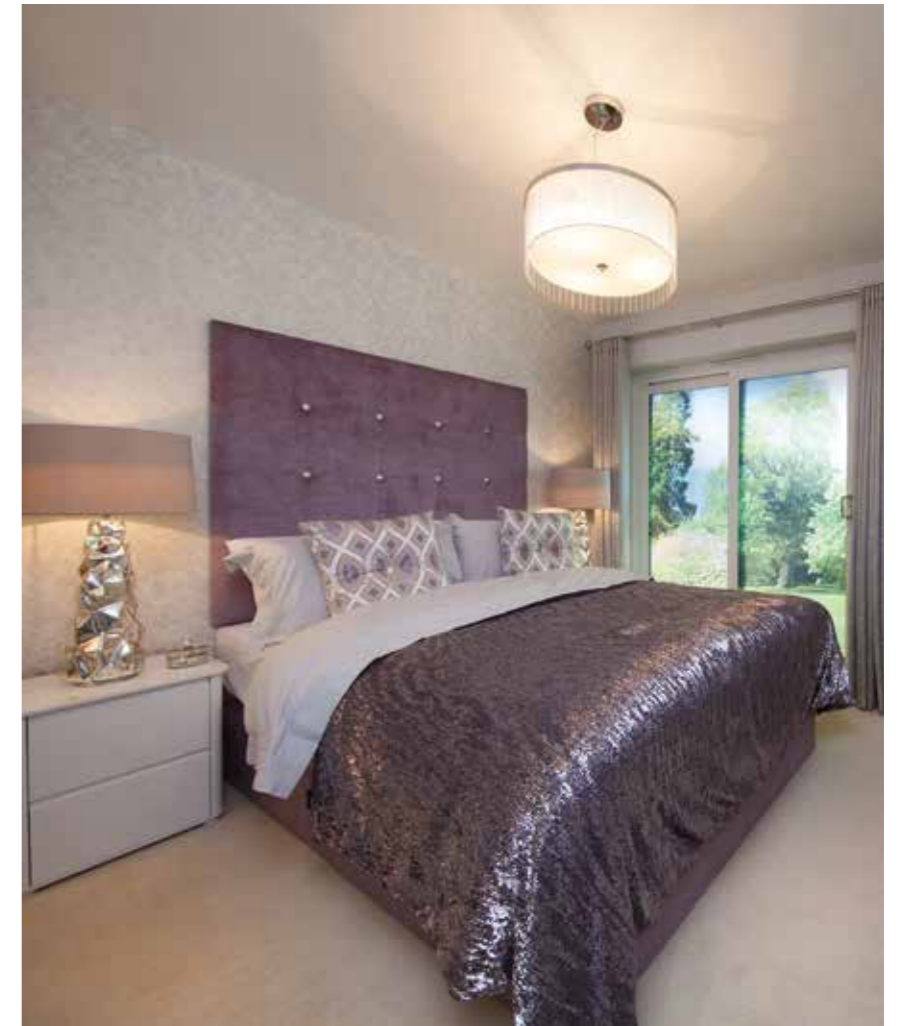


Set within the vibrant town of Southend-on-Sea, ideally situated between the town centre and the seafront, Southpoint is a stunning example of a modern apartment complex.

The 97 attractively designed apartments are set across two buildings with the majority featuring balconies or terraces. All apartments benefit from allocated underground parking and internal lifts.

This development was the first to showcase the newly styled high specification bathroom suites that Weston Homes are rolling out as the standard specification across all of the Company's developments. This new suite combines contemporary style with state-of-the-art technology, with features such as a digitally controlled *Smart Tap*, *Smart Mirror* with LED lighting, shaver socket, digital clock and de-mist pad, *Smart Shower* and *Smart Bath*.

All apartments on this development have been sold and are occupied.





# RIVERMILL LOFTS

Abbey Road, Barking, London, IG11 7BT

**NUMBER OF HOMES:** 118

**TYPES OF HOMES:** One and two bedroom apartments and two cultural/creative industries units



Computer generated image of Rivermill Lofts.

Rivermill Lofts, a fantastic contemporary riverside development situated on the waterfront of the River Roding in Barking, Essex. The development offers an idyllic mix for the modern professional, combining peaceful living with the ease to commute.

Set over two buildings, the apartments benefit from balconies or terraces and large feature windows to some plots maximising views of the stunning riverside location.

Designed with use of space in mind, the apartments feature open plan living whilst boasting the exacting high specification finishes that Weston Homes is renowned for.



The apartments feature open plan living whilst boasting the exacting high specification finishes that Weston Homes is renowned for.

Computer generated image of Rivermill Lofts.





# THE ELMS

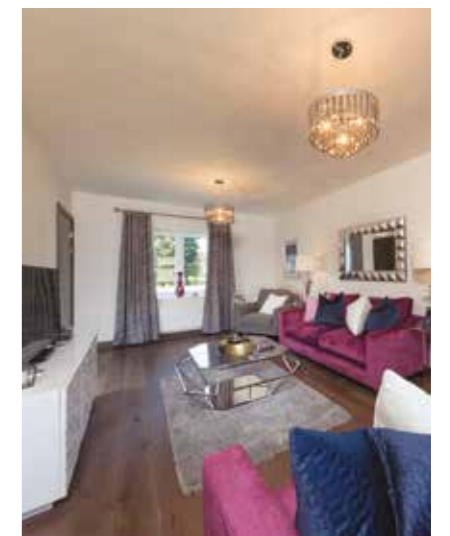
Roman Road, Mountnessing, Essex, CM15 0TR

NUMBER OF HOMES: 91

TYPES OF HOMES: One and two bedroom apartments and two, three and four bedroom houses



Situated on the outskirts of Mountnessing, just off the A12, The Elms offers exceptional road and rail links. With expedient access to London, as well as Chelmsford, Colchester, Ipswich and beyond, The Elms combines the luxury of nearby modern amenities whilst embracing the comfort of quiet country charm. Each individual home within this new community features modern, luxury fixtures and fittings, which includes outstanding designer kitchens with quartz stone worktops along with remarkable high specification bathrooms with porcelain tiling, all finished to Weston Homes' signature specification.





# THE DENHAM FILM STUDIOS

Denham Media Park, North Orbital Road,  
Denham, Buckinghamshire, UB9 5HQ

NUMBER OF HOMES: 224

TYPES OF HOMES: One, two and three bedroom apartments  
and four and five bedroom houses





# THE DENHAM FILM STUDIOS

Denham Media Park, North Orbital Road, Denham, Buckinghamshire, UB9 5HQ



This unique and exclusive development features the conversion of the Grade II listed Denham Film Studios building. Art Deco inspired, it was built in 1936 and designed by Walter Gropius for film producer Alexander Korda.

The surrounding 11.94 acre site offers a highly inclusive residential address which provides private homes for sale, ranging from one bed starter homes up to large five bedroom executive houses, complete with affordable housing of varying tenure.

The development includes the retained and restored cinema, where famous films were first screened to their directors, alongside the Art Deco Actor's Bar and a community hall. Residents will also feel like a VIP with access to the on-site concierge available 7 days a week. The new homes are designed around garden squares, landscaped grounds, rill water features and private gardens, with the development surrounded by mature woodland.

The main Grade II listed building will be converted into 49 elegant apartments and around this there are two new green squares and communal gardens, bordered

The retained cinema and Actor's Bar have been refurbished and a concierge is available seven days a week.



by three new four storey apartment buildings providing 105 new homes. Around the eastern side of the site there will be avenues of new three and four storey terraced housing, and to the northern section two and three storey detached townhouses; all overlooking communal landscaping and private gardens.

Bob Weston said: "For almost 80 years The Denham Film Studios played a central role in the history of Hollywood and British film making. With its iconic Art Deco centrepiece, the retained and restored cinema once used by Hollywood directors and its illustrious history this is without doubt the most exciting, glamorous and unique restoration project Weston Homes has undertaken to date. Our vision at The Denham Film Studios is to create an Art Deco and film inspired residential address within easy commuting distance of London via rail or road."





# DOVERS CORNER

Boomes Industrial Estate, Dovers Corner, Rainham, Essex, RM13 8QT

**NUMBER OF HOMES:** 56

**TYPES OF HOMES:** Two bedroom apartments and three bedroom houses

Dovers Corner lies in one of the most significant villages in Essex, Rainham Village. As a major centre in the Saxon period with important evidence of village life since 811 AD, the area has grown to a large Parish. Rainham is one of four suburban minor district town centres within the London Borough of Havering.

The River Ingrebourne flows through Hornchurch and divides into Rainham Creek and Rainham Marsh. Rainham Marshes border the town to the south and extend to Purfleet in the

west and is home to the Rainham Marshes RSPB Nature Reserve. This is one of the very few ancient landscapes remaining in London. The medieval marshes are the largest remaining expanse of wetland bordering the upper reaches of the Thames Estuary. Owned by the National Trust, Rainham Hall is an 18<sup>th</sup> Century Georgian House which is adjacent to St Helen & St Giles Church, a prestigious Norman landmark and the oldest building in Havering retaining many of its original features. The Rainham War Memorial, a clock tower on Broadway, can be found close to The New Angel Inn, previously known as the Redberry. Before the industrialisation of the Thames in Rainham, 'Rainham Beach' was a popular tourist spot frequented by day-trippers from East London.

Dovers Corner is part of the wider regeneration scheme in Rainham, creating a new community which benefits from close links to Rainham Station where London Fenchurch Street can be reached in under half an hour on the C2C line.



Computer generated image of Dovers Corner.

# PROSPECTS HOUSE

Westcliff-on-Sea, Southend

**NUMBER OF HOMES:** 91

**TYPES OF HOMES:** One and two bedroom apartments



Computer generated images of Prospects House.

The regeneration of this brownfield site at Westcliff-on-Sea will provide three attractive residential buildings containing 91 exceptional one and two bedroom apartments. The central pavilion takes the form of a cube with a deep frame surrounding the southern street elevation floating above a darker brick plinth. This light brick frame is then repeated in the form of entrances to the two flanking buildings and to frame the opposite corners.



The resulting composition establishes a rhythm of nine alternating light and dark brick components, with lighter brick elements to the fore and darker slightly back echoing the bay frontages of the adjoining residential terrace and articulating the variations in building height along the street frontage which builds to the focal central pavilion.

The redevelopment will see the former Prospects College site, currently vacant, transformed into a vibrant community and improve the quality of the existing landscape. Great care has been taken to ensure that the view of the 11<sup>th</sup> Century St Mary's Church from Prittlewell Chase is not compromised and the development will also provide two courtyards with drought resistant gravel gardens and Mediterranean overtones in the planting. The two undercroft car parking areas are located adjacent to the southern boundary and sunk into the ground by half a level. The deck that forms the roof of the car park supports the courtyard gardens.

Residential use on this site is in keeping with the planning policy objectives for the area with carefully thought out access, 91 car parking spaces and 100 cycle spaces.

The site lies close to a diverse range of buildings including the Southend Hospital Day Surgery and the Community Allotments, with the town centre to the east and the open spaces of the Roots Hall Stadium site to the south. Close by, the open spaces of Gainsborough Park and Priory Park offer space to relax and enjoy nature.



# NORTHERN REGION

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### Future Developments

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Lovats Chase, Buntingford	50
Fletton Quays, Peterborough	52
Ashton Grove, Dunstable	54
Anglia Square, Norwich	56



**Ian Davey**  
Regional  
Managing Director



**Paul Shadbolt**  
Regional  
Construction Director  
Designate



**Russell Thomas**  
Regional  
Commercial Director



**Paul Appleby**  
Regional  
Technical Director



**Ashley Gale**  
Regional  
Sales Director

## OVERVIEW OF AREA



### Current Developments

1. Grand Central, Cambridge
2. The Gables, Peterborough
3. Nightingale Rise, Buckingham
4. Imperial Place, Baldock
5. Adderley Riverside, Bishop's Stortford

### Future Developments

6. Eastfields, Cambridge
7. Lovats Chase, Buntingford
8. Fletton Quays, Peterborough
9. Ashton Grove, Dunstable
10. Anglia Square, Norwich



# GRAND CENTRAL

Rustat Road, Cambridge, Cambridgeshire, CB1 3QR

NUMBER OF HOMES: 143

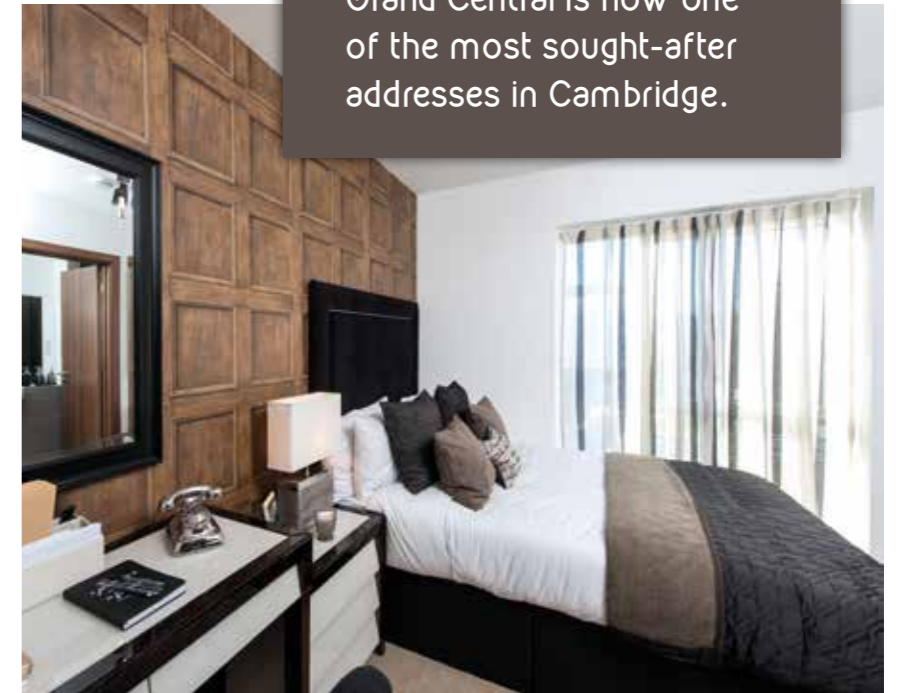
TYPES OF HOMES: One and two bedroom apartments and duplexes and two and three bedroom houses



A development that is unparalleled in its individuality, Grand Central delivers uniqueness with its impressive and stylish high specifications that feature bespoke glazed staircases and open plan living.

The development is designed to complement its remarkable settings, being built to the exacting standards of Weston Homes and it is easy to see why Grand Central is now one of the most sought-after addresses in Cambridge.

The contemporary design is creative and enlivening, with attention to detail such as beautifully crafted bespoke glazed staircases that feature in the duplexes and houses. Interiors boast spacious living quarters, creating a calm and relaxed environment. Beautiful kitchens feature quartz stone worktops, integrated appliances and Weston Homes' signature "Fascino" instant boiling water tap. The apartments and duplexes are stunning examples of modern, open plan living, with



Grand Central is now one of the most sought-after addresses in Cambridge.

terraces to selected plots that provide ample outdoor space for summer evening dining.

The development drew huge amounts of interest, with 75% reserved off-plan before the show complex launch. This development also proved a huge success in the overseas property market, with 54 units being sold at exhibitions in Singapore, Hong Kong and Kuwait.





# THE GABLES

Thorpe Road, Peterborough, Cambridgeshire, PE3 6JD

**NUMBER OF HOMES:** 63

**TYPES OF HOMES:** Conversion of one, two and three bedroom houses and apartments and three, four and five bedroom new houses



Set across two locations in the city of Peterborough, The Gables development includes a careful and considerate refurbishment of Grade II listed buildings, combined with newly built contemporary family homes.

The Grade II listed buildings on the site, of approximately 7 acres, were previously part of Peterborough District Hospital. It was the acute general

hospital serving Peterborough and North Cambridgeshire and was decommissioned in 2010 with services transferring to the new Peterborough City Hospital.

From its exceptional architecture to its thoughtful refurbishment The Gables breathes new life into the local area. Designed to meet the needs of modern families, each home is beautifully styled for contemporary living in a peaceful and leafy setting with local amenities in reach.

Exceptional energy-efficient build quality and landscaping coupled with remarkable access to the local area and rail stations welcomes in a new generation of residents.





# NIGHTINGALE RISE

Moreton Road, Buckingham, Buckinghamshire, MK18 1JZ

NUMBER OF HOMES: 61

TYPES OF HOMES: One and two bedroom apartments and two, three and four bedroom houses



High quality collection of homes that complement their surroundings and exude the best in local architecture



Once the gardens of local squire Lord Cobham, Weston Homes have transformed this historic site into a stunning collection of 61 elegant houses and apartments.

The development benefits from a fantastic location, a few minutes walk from the town centre. Buckingham itself is renowned as a vibrant small market town that is characterised by an array of beautiful Georgian buildings and has the River Great Ouse winding its way through its centre.

The architecture at Nightingale Rise offers a timeless feel that complements the market town surroundings. Designed to combine the local Buckingham vernacular with the best in contemporary design, the houses have contrasting brick and render façades with features including undulating roofscape, feature brick chimneys, dormer windows and canopy style entrance porches. The result is a high quality collection of homes that complement their surroundings and exude the best in local architecture style and modern design.





# IMPERIAL PLACE

Station Road, Baldock, Hertfordshire, SG7 5BS

**NUMBER OF HOMES:** 50

**TYPES OF HOMES:** One and two bedroom apartments and three bedroom houses



Imperial Place is located in Baldock, an historic market town located on the crossroads of the ancient Icknield Way and the Great North Road, 37 miles north of London and 14 miles northwest of the county town of Hertford.

The development is situated next to Raban Court, comprising 16<sup>th</sup> Century buildings that were once an Inn called the Talbot, prior to being a large complex of maltings. The town is bursting with historical interest and Imperial Place is thoughtfully designed to blend harmoniously with the existing buildings nearby. Architectural features include attractive brick arch detailing, sash windows and black weather-boarding.





# ADDERLEY RIVERSIDE

Southmill Road, Bishop's Stortford,  
Hertfordshire, CM23 3DJ

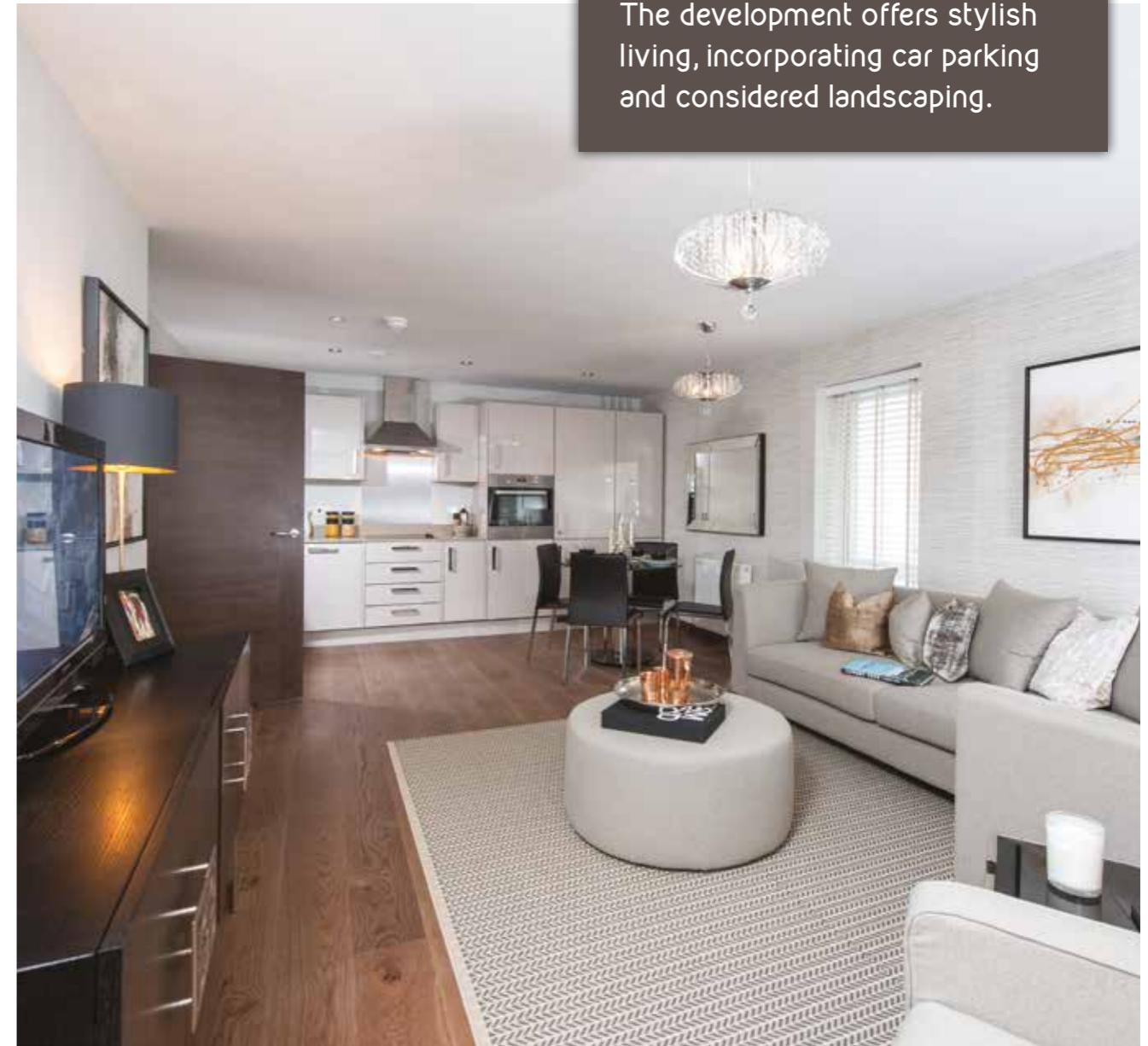
NUMBER OF HOMES: 70

TYPES OF HOMES: One and two bedroom apartments  
and three bedroom houses



Computer generated images of Adderley Riverside.

The development offers stylish living, incorporating car parking and considered landscaping.



Living at Adderley Riverside gives a rare opportunity to live within the heart of the much sought-after bustling market town of Bishop's Stortford, which lies within the county of Hertfordshire, bordering Essex.

Launched in early 2017, the development offers stylish living, incorporating car parking and considered landscaping. All the homes are conveniently located, with a range of amenities all within easy reach including superb travel networks via road, rail and air.





# EASTFIELDS

Coldham's Lane, Cambridge, Cambridgeshire, CB1 3HQ

NUMBER OF HOMES: 57

TYPES OF HOMES: One and two bedroom apartments and three and four bedroom houses



Computer generated image of Eastfields.

Each individual home within this quaint community will feature modern and luxury fixtures and fittings.

Eastfields is a captivating development positioned just a stone's throw away from Cambridge City Centre, but will still offer exceptional links to surrounding cities such as London and Peterborough. Located on the fringe of Cambridge, Eastfields will offer a balance between rural and urban living.

Each individual home within this quaint community will feature modern and luxury fixtures and fittings. This will include outstanding designer kitchens with quartz stone worktops along with remarkable high specification bathrooms with porcelain tiling, all finished to the highest quality.



Computer generated image of Eastfields.



Computer generated image of Eastfields.



# LOVATS CHASE

Ermine Street, Buntingford, Hertfordshire, SG9 9AZ

**NUMBER OF HOMES:** 56

**TYPES OF HOMES:** One and two bedroom apartments and two, three, four and five bedroom houses



This beautiful development will offer a choice of luxury houses and apartments situated in a pleasant rural setting within easy reach of amenities.

Lining a central avenue, the properties will be traditional in style and exteriors finished with a mixture of render, cladding and brick. Some apartment buildings will feature striking inset balconies. The development will also include communal outdoor space and private gardens to houses.

Buntingford is a historic town which is surrounded by areas of outstanding natural beauty and stunning countryside. The town also offers a variety of excellent pubs and restaurants. Some of the town's buildings date back to the 15<sup>th</sup> Century and Queen Elizabeth I once stayed at Buntingford's Bell House Gallery.

This beautiful development will offer a choice of luxury houses and apartments.



Computer generated image of Lovats Chase.



Computer generated image of Lovats Chase.



# FLETTON QUAYS

London Road, Peterborough,  
Cambridgeshire, PE2 8AG

**NUMBER OF HOMES:** 358

**TYPES OF HOMES:** One, two and three bedroom apartments  
and commercial units



Computer generated image of Fletton Quays.

"We are looking forward to being part of one of the most exciting developments in the city's history."



Computer generated image of Fletton Quays.

A stunning development that will comprise four residential buildings providing 358 high quality city centre apartments whilst surrounding buildings house offices, a hotel and commercial space.

The 6.4 hectare brownfield site will create a vibrant extension to the city centre bringing much needed accommodation to the second fastest growing city in the UK. Situated on the south bank of the River Nene, Fletton Quays will be sure to attract a mix of buyers and investors alike.

Bob Weston, Chairman of Weston Homes Plc, said "We are delighted to continue our support for Peterborough and we are looking forward to being part of one of the most exciting developments in the city's history."



Computer generated image of Fletton Quays.



# ASHTON GROVE

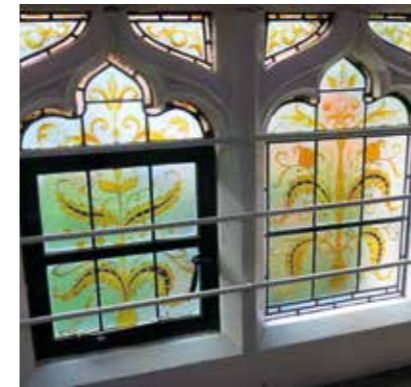
High Street North, Dunstable, Bedfordshire, LU6 1NH

**NUMBER OF HOMES:** 113

**TYPES OF HOMES:** One, two and three bedroom apartments and three and four bedroom houses



Computer generated image of Ashton Grove.



The historic Ashton School site will be transformed into a development of 113 apartments and houses appealing to a wide range of buyers from first-time home owners to families and retirees. The vision for the site is to provide a scheme which responds to the local context and has a unique and distinctive character, is well designed and provides functional, attractive and sustainable homes.



Originally built in 1887 by pioneering architect Edward Robert Robson, the site has great historical significance. Due to Weston Homes' specialist knowledge and experience in restoring historic and listed buildings, they were the first choice to sympathetically convert the Grade II listed buildings within the 5.09 acre school grounds.

This new development will meet local housing needs, focused around the careful preservation and sensitive restoration of the significant buildings on the site.

Located in a prominent position in the market town of Dunstable, Ashton Grove is within walking distance of the local shops and amenities. Lying just off the M1, Dunstable offers excellent road links and is conveniently located under ten miles from Luton Airport.

Having worked closely with the Ashton School Foundation, local community and Council, full planning permission was granted and the initial sales launch is due in January 2018.



Computer generated image of Ashton Grove.



# ANGLIA SQUARE

Anglia Square, Norwich, Norfolk, NR3 1DZ

**NUMBER OF HOMES:** 1,300 (Approx)

**TYPE OF HOMES:** One and two bedroom apartments, three bedroom houses and commercial units



Computer generated image of Anglia Square.

This impressive mixed development is located just north of the town centre. The vision is to create a two phased high quality mixed use scheme, providing new homes and approximately 130,000 sq ft of commercial space. Accompanying this will be a new multi storey car park with over 700 spaces and a cinema.

Work will also include the relocation and construction of a chapel, and construction of a hotel with approximately 200 bedrooms.

Development on site will be carried out in a number of phases, allowing continuity for existing commercial tenants, and the seamless integration of new retailers.



Computer generated image of Anglia Square.



Computer generated image of Anglia Square.



Computer generated image of Anglia Square.



# SOUTHERN REGION

**Overview of Area** 59

**Current Developments**

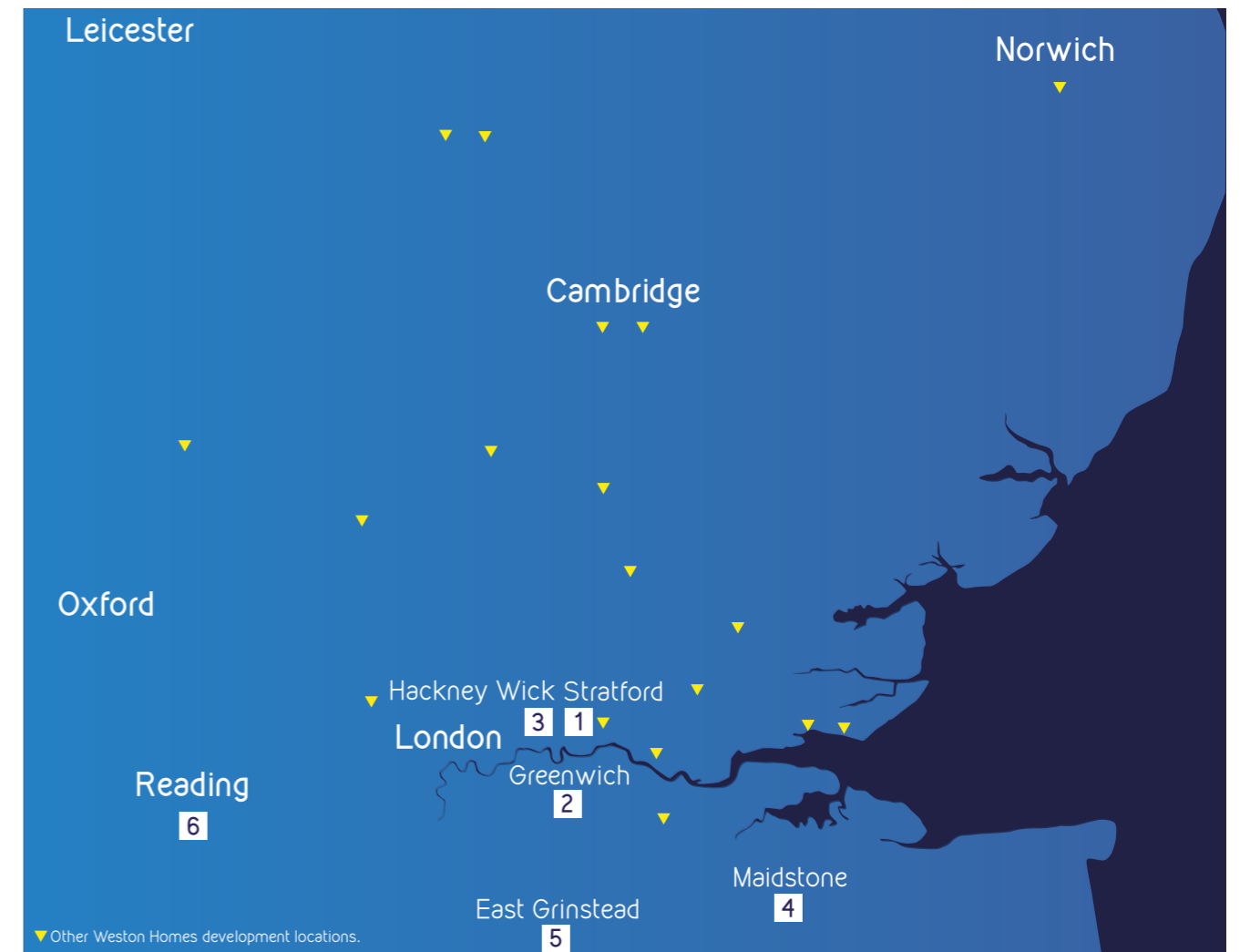
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**Future Developments**

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Queen's Walk, East Grinstead	72
Berkeley Avenue, Reading	74



## OVERVIEW OF AREA



### Current Developments

1. Stratford Riverside, Stratford
2. Precision, Greenwich
3. The Foundry, Hackney Wick

### Future Developments

4. Springfield Park, Maidstone
5. Queen's Walk, East Grinstead
6. Berkeley Avenue, Reading



**Jim Anderson**  
Regional  
Managing Director



**Jason Newbold**  
Regional  
Construction Director



**David Harris**  
Regional  
Commercial Director



**Graeme Mitchell**  
Regional  
Technical Director



**Dave Walker**  
Regional  
Sales Director



# STRATFORD RIVERSIDE

80-92 High Street, Stratford,  
London, E15 2NE

**NUMBER OF HOMES:** 202

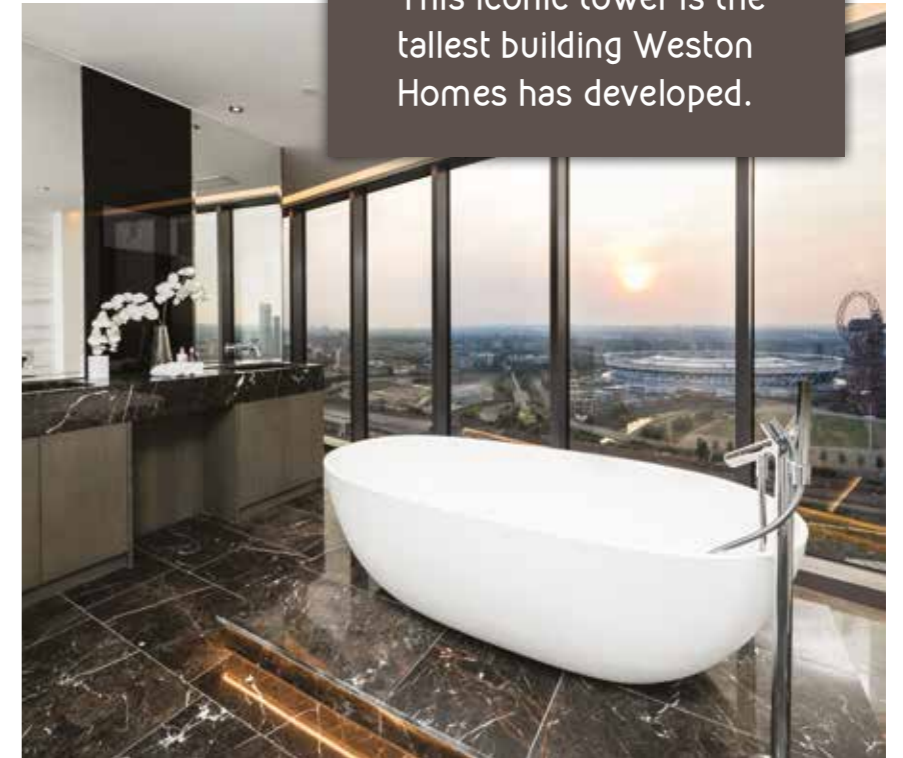
**TYPES OF HOMES:** One, two  
and three bedroom apartments,  
penthouses and commercial units



Stratford Riverside is an enviable address in one of London's fastest growing districts. A prestigious and outstanding development, it offers homes of individuality, character and comfort. Located at the southern edge of the Olympic village, the development offers luxurious living as well as stunning cityscape views of London.

At 28 floors, this iconic tower is the tallest building Weston Homes has developed. Alongside the luxury apartments, the development includes underground parking, an on-site gym and cycle storage. Outside space is abundant at Stratford Riverside which has its very own expansive roof garden located on the seventh floor; from the heights of Stratford Riverside, London's panorama provides an impressive view.

This iconic tower is the tallest building Weston Homes has developed.





# STRATFORD RIVERSIDE

80-92 High Street, Stratford, London, E15 2NE

Occupying an entire floor of this prestigious flagship development is the Platinum Penthouse - sophisticated, elegant and engaging with an emphasis on exquisite finishes, natural textures and fine detailing. Designed by a multi award-winning interior designer to a specification that is bespoke and unique, elegantly reflecting both the building's architecture and the grandeur of its setting. The Platinum Penthouse has been designed to deliver a finish and outlook that creates a new benchmark for exclusive London living.

Bob Weston, Chairman of Weston Homes, said: "Each time Weston Homes has launched a new London development we have aimed to set new benchmarks for specification quality and lifestyle features."



Our Bridges Wharf development in Battersea led the way in integrated hotel and residential living whilst our Millharbour development set benchmarks for the quality and value set by its duplex super-penthouse. With the launch of Stratford Riverside we aim to showcase good design, new technology and luxury specification components."

Stratford Riverside was simultaneously launched in the UK and overseas in Hong Kong, Singapore, China, Kuwait and Turkey, resulting in 60% of the development being reserved.





# PRECISION

Christchurch Way, Greenwich, London, SE10 0AG

**NUMBER OF HOMES:** 272

**TYPES OF HOMES:** One, two and three bedroom apartments and duplexes and three bedroom houses



Diverse and unique, Precision boasts stunning visual architecture combined with practical and stylish living space. The aim of Precision's architectural design is to create a luxury residential complex that offers seclusion and privacy whilst being located in the vibrant and exciting area of Greenwich. Communal gardens with beautiful tailored landscaping offer a tranquil space amongst the hustle and bustle. An intrinsic mix of textured brick and a formation of ceramic tiles graduated in colour blend seamlessly with the shimmering glazing of the windows. This combination displays the character and enriches the elevations of Precision, perfectly harmonising with the modern open plan interior spaces offered at this individual luxury development.

Precision encompasses four separate apartment blocks from seven to seventeen storeys in height, each with a shared synergy of character, colour and dynamism. The unique graduated colour ceramic tiles, floating balconies and floor to ceiling windows enables Precision to boast one of the most individual and elegant appearances in Greenwich. The result is a development that is not only beautifully designed, but of a quality that will sustain throughout the years.



Precision is unparalleled in its individuality and it delivers the same uniqueness with impressive and stylish high specifications throughout.



Spacious and calming, the interiors of these luxury apartments greet you with style when opening the door. Finer quality details are immediately apparent from the renowned signature specification range. Oak or walnut doors with highly polished chrome handles and matching architraves, skirtings and strip wood flooring to the main living areas give an instant impression of luxury. The designer kitchens, with a range of choices and finishes, are extremely well equipped for even the most discerning of cooks. Quartz stone worktops, designer stainless steel sinks with integrated chopping board and designer "Fascino" taps complement the high quality kitchens perfectly. Bathrooms and en-suites are no exception, with subtle LED down lights, heated chrome towel rails, tiled floors and walls with feature tiled strip and high specification fitted showers and baths; each and every room boasts luxury, quality craftsmanship, style and sophistication.

Precision is unparalleled in its individuality and it delivers the same uniqueness with impressive and stylish high specifications throughout. With the highest quality fixtures and fittings, creative and enlivening design, Precision suits its inhabitants and surroundings perfectly. Beautifully crafted glazed staircases are featured in the duplexes, enhancing the exquisite detail featured throughout. Each home offers a rare level of luxury, quality and prestige that complements Precision's special charm.



# THE FOUNDRY

Monier Road, Fish Island, Hackney Wick, London, E3 2PS

**NUMBER OF HOMES:** 121

**TYPES OF HOMES:** One, two and three bedroom apartments, three bedroom duplexes and six commercial units



Computer generated image of The Foundry.

The Foundry is a new community in the heart of Fish Island, positioned a stone's throw away from the Queen Elizabeth Olympic Park.

Built around a beautiful network of canals, Hackney Wick and Fish Island have a rich industrial and residential heritage. Fish Island has a long tradition as a home to artists and art spaces and the area is currently going through a major regeneration partially credited to its proximity to the Olympic Park, on the opposite bank of the River Lea.





# THE FOUNDRY

Monier Road, Fish Island, Hackney Wick, London, E3 2PS

Each individual home within this development will feature modern and luxury fixtures and fittings. This includes outstanding designer kitchens with quartz stone worktops along with remarkable high specification bathrooms with porcelain tiling, all finished to the highest quality that comes to be expected from a Weston Homes property.

The introduction of the scheme occurred at a very pivotal moment and coincides synonymously with the huge investment in regeneration in the surrounding area, intended to increase housing, employment, open space and improved access.



Computer generated image of The Foundry.



# SPRINGFIELD PARK

Springfield Park, Royal Engineers Road, Maidstone, Kent, ME14 2LE

NUMBER OF HOMES: 192

TYPES OF HOMES: One, two and three bedroom apartments



Springfield Park will be ideally located close to the town centre of Maidstone close to the River Medway, providing attractive living in Kent.



Computer generated image of Springfield Park.

Situated in the Garden of England, Maidstone is the county town of Kent. With the River Medway running through the town and evidence of the town's historic past, Maidstone is full of intrigue and charm.

Dating back before the Stone Age, Maidstone has a rich history. There are traces of Roman, Norman and Saxon settlements within the town and the famed Leeds Castle can be found just four miles away.

Maidstone is home to the award-winning Mote Park which can be found in the centre of the town. The park features over 450 hectares of open spaces and woodland as well

as hosting events and festivals throughout the year. There is also Whatman Park, South Park and Benchley Gardens to enjoy close by.

Bordering the Kent Downs, an Area of Outstanding Natural Beauty, Maidstone is perfectly placed to explore all that the County of Kent has to offer.

There is a great selection of high street and independent stores and Maidstone is considered the shopping and retail destination of the region. There are several shopping centres in the town including Fremlin Walk, The Mall and Royal Star Arcade whilst Bluewater Shopping Centre is just over 20 miles away and is one of the UK's largest shopping centres.

Maidstone has excellent transport links with three train stations linking the town to London, Ashford International and Ebbsfleet International. Lying just off the M20, the M25 can be easily reached. Both Gatwick Airport and the Port of Dover are under an hour's car journey away.

Springfield Park will be ideally located near to the town centre of Maidstone and close to the River Medway, providing attractive living in Kent.

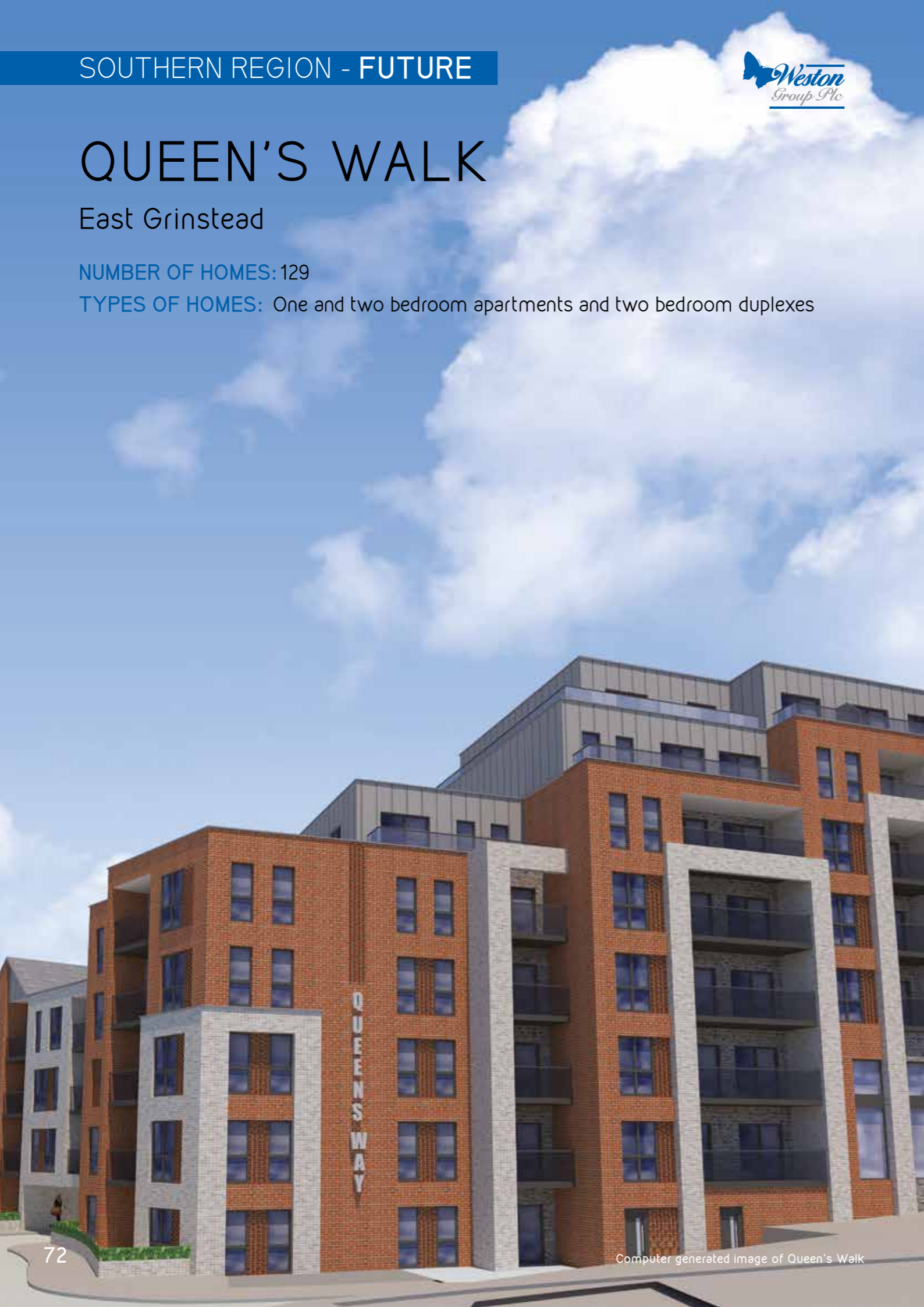


# QUEEN'S WALK

East Grinstead

NUMBER OF HOMES: 129

TYPES OF HOMES: One and two bedroom apartments and two bedroom duplexes



East Grinstead is surrounded by countryside and provides perfect semi-rural living whilst close to road and rail links. With the Greenwich Meridian running through the grounds of the Town Council building, residents can uniquely have a foot in the east and the west.

The development site is located just behind the main retail area and there are numerous examples of outlets you would expect in a thriving town like East Grinstead, such as a cinema, community theatre and supermarket, as well as several pubs and restaurants.

There are also many locations of natural beauty or historical significance in the area, a few include Ashdown Forest, an ancient area of tranquil open heathland 7 miles from the development site; Chartwell, principal home of Sir Winston Churchill; and Hever Castle, Childhood home of Anne Boleyn with award-winning gardens set in 125 acres of glorious grounds.

The site is located 27 miles south of London and is 0.5 mile from East Grinstead railway station, which provides services every 30 minutes into London Victoria. By road it's close to the A22 and the M23, offering direct access to the M25 in 25 minutes, Gatwick Airport in 20 minutes and Brighton in 50 minutes.



Computer generated image of Queen's Walk



Computer generated image of Queen's Walk



Computer generated image of Queen's Walk



# BERKELEY AVENUE

Berkeley Avenue, Reading RG1 6EL

NUMBER OF HOMES: 112

TYPES OF HOMES: One and two bedroom apartments



Computer generated image of Berkeley Avenue



Computer generated image of Berkeley Avenue

The site is located in Reading, the county town of Berkshire, situated 40 miles to the west of London, sitting on the north side of Berkeley Avenue and west side of the A33. The immediate surrounding area provides a mix of commercial units and apartment blocks.

Reading town centre lies approximately 0.5 miles to the north, whilst junction 11 of the M4 is approximately 2.5 miles to the south and Reading Railway Station 1.6 miles to the south.

The site, and Reading itself, is well connected, with major motorways on three sides. The M4 is an 8 minute drive, the M25 is a 32 minute drive, the M40 is a 31 minute drive and the M3 is a 27 minute drive.

The development site is located 1.6 miles from Reading Station, which provides regular services to Exeter, Swansea, London Paddington, London Waterloo, Manchester, Southampton, Oxford, Gatwick Airport, Cardiff, Bournemouth and a number of other cities across the country.

There are various local amenities in close proximity to the site including The Hexagon theatre, which provides a range of facilities and acts, a Vue cinema multiplex, and the Oracle shopping centre and town which provide a number

of modern restaurants, bars and shopping options.

Once a year the town is host to the Reading festival, the oldest popular music festival in the world and attracts 90,000 music fans to Little John's Farm towards the north west of Reading.

Reading is also home to the University of Reading, established in 1892 as an extension college of Christ Church, Oxford under the name University College, Reading. It received the power to grant its own degrees by Royal Charter in 1926 from King George V, and was the only university to receive such a charter between the two world wars. It is currently ranked 27 out of 127 in the Complete University Guide 2017.



# OVERSEAS EXHIBITIONS



## RIVERMILL LOFTS

**Weston Homes continued its success exhibiting properties overseas with the launch of Rivermill Lofts.**

The development, located in Barking, Essex, was taken to Hong Kong in May, immediately after the launch in the UK where 24 reservations were taken. Whilst exhibiting in Hong Kong, 26 reservations were confirmed, bringing the total number of reservations to 50 and making the development over 40% reserved in its opening weekend alone.

Situated on the waterfront of the River Roding in Barking, East London, Rivermill Lofts is an exciting development.

Set over two buildings, the apartments include balconies or terraces, and large feature windows to some plots, maximising the views of the stunning riverside location.



With airy open-plan living spaces and a design to maximise space throughout, the apartments at Rivermill Lofts have a spacious feel. With parking and cycle storage on site and the development's close location to the centre of Barking, residents benefit from the wealth of amenities both within walking distance and those a short drive away.

Barking is situated just off the A13 and North Circular roads, providing excellent transport links to Central and North London. A railway station just under a mile away connects with London Fenchurch Street and the coast at Southend-on-Sea, and Upney Underground Station is only 7 minutes by car.



## FLETTON QUAYS, PETERBOROUGH (EARLY 2018)

Anticipation for Fletton Quays is unprecedented, and as such, in January 2018 following the UK launch, the development will be exhibited in Hong Kong where the Company hopes to emulate its previous success.

This landmark development, in Peterborough, Cambridgeshire, comprises of 1, 2 and 3 bedroom apartments located close to the River Nene.

Fletton Quays offers exceptional road and rail links, with the M11 corridor providing easy access to London, Essex, Cambridgeshire and numerous other locations.

Peterborough Railway Station, located only a 4 minute drive from the Fletton Quays development, is an important link for the East Midland Main Line with high speed services from Edinburgh to Kings Cross, London.

In addition to excellent commuter links, residents will also enjoy a life of leisure. Peterborough city centre is easily accessible on foot and is close to heritage attractions, high street shops and numerous places to eat, drink and relax.





# WESTON BUSINESS CENTRES

## THE STANSTED CENTRE



**Jane Stock**  
Weston (Business Centres)  
Limited Managing Director

The Stansted Centre had another record year, maintaining its 100% occupancy record. Further external clients were released during the year as additional office space was required for Weston Homes' continued growth. 2 large commercial suites and a further 3 small offices remain occupied by external clients.

The demand for the centre's 8 meeting rooms increased during the year, resulting in higher internal usage and lower external capacity.

The Conference Centre gained both new and repeat business throughout the year, hosting

proms, parties and formal dinners, alongside the traditional day-delegate usage. The café continued to flourish, providing catering for internal and external clients, the board-room, conference centre and the meeting rooms.

Financially, The Stansted Centre achieved an increase of 20% on its targeted profit for the year.

Discussions are taking place currently to procure land nearby, upon which an additional business centre will be built in the near future to accommodate the Group's growing workforce.



Charity Cake Stall at The Street



## THE COLCHESTER CENTRE

The Colchester Centre also had a strong year, achieving a consistent occupancy level of 80%+. The flexible licence terms facilitate clients being able to increase and decrease their requirements with the minimum of disruption. The centre incorporates 68 offices, varying in size from 100 to 1,000 square feet, providing office space for up to 170 people.

In addition to the office space, the centre encompasses a suite of 4 meeting rooms, accommodating between 10 and 40 people, both for internal and external hire. The meeting rooms had a consistently good level of usage throughout the year and ended the year with advance bookings into 2018.

The year saw the unveiling of The Coffee Corner, replacing the Central Café. The café now offers a wide range of speciality hot beverages, home baked snacks and healthy eating lunches. The new range has proven very popular locally with students and has attracted additional external clients, whilst still providing hospitality to the meeting room and internal business centre clients.

Financially, The Colchester Centre achieved an increase of 43% on its targeted profit for the year, which sets a benchmark for the forthcoming year.





# WESTON LOGISTICS



**Shaun Weston**

Weston Logistics  
Managing Director

Weston Logistics has been in existence for a number of years, servicing Weston Homes with plant and materials. It became increasingly apparent that greater focus was required in this area to ensure an efficient and seamless service is maintained to Weston Homes as it continues its growth into the future. This year has focused on creating a strategic plan to achieve this. The management infrastructure was strengthened by the introduction of contracts and production managers.

Weston Logistics is now divided into the 3 major work areas; plant hire, material supply and modular vanity units. By restructuring and re-defining the business, we have recognised some exciting new roles and with our management team nearly complete we can look to the future with confidence.

We are reliant on the dedication and commitment of the entire Logistics team, which currently comprises 36 members of staff, a 100% increase from 2016.

2017 has been an exciting time for Weston Logistics with the launch of the modular vanity units. This is our first foray into Build Off Site prefabricated components. The operation will be known as "Genesis" in line with the Group's existing Project Genesis work. This is the culmination of many months of design, setting up new supply chains, technical development and implementing new techniques on site. It has proved to be very successful and by continuing to collaborate with our customers, we will further refine the process and drive efficiency.

With the growth of Weston Logistics, particularly in our material supply, additional space has become a primary focus. This year has seen contracts exchanged for a new 75,000sq/ft warehouse, offices and workshop in Braintree. This new Logistics Centre will provide growth capacity for future operations, and is due for completion in spring 2018.

In addition we have resecured the current plant depot in Takeley with a new lease. This will provide stability for growth in plant assets and maintenance operations. Phase 2 of our strategy will include redeveloping this into a fresh and exciting plant facility, complete with additional workshops

and painting/refurbishing facilities. I look forward to completing these infrastructure projects and focusing on developing and improving other elements of the business.

So to summarise 2017; new projects, new processes, new talent and new challenges. All of which we will carry into the next financial year with confidence. I am pleased with the progress we have made already towards delivering our vision whilst there is a long road still ahead with a lot to do; with the support of our most important asset, our people, I am confident we will deliver on our strategic plan.





# STANSTED ENVIRONMENTAL SERVICES (SES)



**John Carpenter**  
Stansted Environmental Services Ltd  
Managing Director

SES has been restructured to reflect the continuing growth that is occurring. John Carpenter remains as Managing Director, but four Associate Director posts have been introduced. This has enabled much deserved promotions and also some talented new recruits. Under the new structure, additional staff have been added to the team, and prospects are bright.

Efficiency and effectiveness are fundamental principles for SES, who pride themselves in providing a service to customers in a cost effective manner that ensures that targets are achieved, whilst high standards of professionalism are not compromised.



UKAS accreditation for Sound Insulation Testing sets the standards that have to be followed, and this continues through to the ATTMA registration held for Air Tightness Testing. This work area continues to excel as SES is now one of the largest UKAS accredited Sound Insulation Testing laboratories in England, and the fifth largest ATTMA registered Company.



Health and Safety Consultancy is established and valued. Audits and inspections are conducted and clients are offered commercially minded advice that concentrates on the essential needs and takes away some of the myths that are associated with this subject area that affects everyone of us in our day-to-day working lives.

Energy saving initiatives are seen as standard requirements now for new build homes. SES has seen an end to the Government's 'Code for Sustainable Homes' initiative, but instead Local Authorities are introducing their own energy requirements through the planning process. This means that every development has to be looked at differently, which challenges SES to provide energy options, to allow property development to be viable, and at the same time, provide a 'comfortable' and 'realistic' method of controlling temperatures

and energy costs for occupants of new homes.

Last year, it was reported that SES had invested in a new multi-functional drilling rig that can drill through most soil formations. To compliment this investment, SES has recruited a leading Senior Environmental Consultant and a Geotechnical Engineer, who are able to provide essential interpretive reports for engineers and developers to use.

The continual growth of SES has necessitated further assistance to the Sales and Marketing area, as the client database expands and clients need to be accommodated.

SES is encouraged by the ever increasing volume of work, and has a structure in place that can accommodate growing business demands and continues to maintain it's commitment to our clients.

## HEALTH AND SAFETY



It was with great pride that Silvio Petrasso collected the President's Award from RoSPA on behalf of the Weston Group. The medal reflects 10 consecutive years of gold awards recognising high health and safety standards across our work areas.

The fire at Grenfell Tower reminds us all how quickly accidents and incidents can happen, and the importance of correct planning and maintaining standard checks. Weston Homes uses SES to provide Health and Safety advice and to inspect construction sites, office buildings and storage/plant depots. Actions identified are implemented and where necessary, training is provided. To ensure high standards, a zero tolerance is taken for certain activities that put either individuals or others at risk.

SES is pleased to announce that these are few and far between, but that contractors working with SES have respected their approach and ongoing commitment to raising standards to ensure a safe place to work and that everyone can return home safely at the end of each day.

During the year, the Weston Group launched a campaign to raise the profile of Health and Safety. The campaign called 'Safe Today, Here Tomorrow' has seen the introduction of safety alerts issued every 2 weeks; an operatives handbook; improved systems and procedures to report potential incidents; the issue of new more versatile PPE; training which is delivered to staff on the construction sites

they work on; and, the introduction of system audits with constructive feedback.

As staff members increase, and the projects get larger, so too do the potential Health and Safety risks. With controls in place and the use of highly competent contractors, along with responsible management, we continue to strive for a work environment where the potential for accidents and dangerous incidents is kept to an absolute minimum.





# ENVIRONMENT

Weston Homes is committed to ensuring that its developments are compatible with and protect the environment, mitigate their impact on the surroundings, and enhance the biodiversity of each site. Indeed, Government policy requires new development proposals to demonstrate that they are sustainable, and the public expects our schemes to satisfy sustainability objectives.

The three dimensions to sustainable development that the planning system must aim to encourage are economic growth for a strong, competitive economy, social cohesion to support vibrant and healthy communities, and environmental protection and enhancement for our heritage, the prudent use of resources, minimisation of pollution and reduction in carbon footprint. Where new developments achieve this balance, they can improve people's lives by providing them with much needed housing, without limiting opportunities for future generations. Weston Homes has the skill and commitment, as demonstrated by our track record, to achieve these goals.



**Ashton Grove, Dunstable**  
An edge of town centre scheme for 113 dwellings, comprising a skilled conversion of a striking Grade II Listed former school, with new flats and houses in landscaped surroundings.

For many years we have focused on re-using "brownfield" sites, close to local facilities and public transport. However "greenfield" land can also enable sustainable development, and we are now obtaining consent on and developing more such sites, such as in Cambridge, Buntingford, and Bishop's Stortford. These schemes include retained natural landscapes and sustainable drainage to slow down storm water, and also enhance the ecology of the sites. Our developments all feature secure bicycle storage, and many have electric car charging points. Where suitable, car clubs are set up to reduce residents' car ownership.

The reduction of carbon emissions is achieved through building design, orientation and the insulation properties of materials including green roofs, using renewable energy, communal heating and power systems, lowered water consumption and recycling collection. In terms of the appearance of our buildings, every design is bespoke for its setting, and we constantly review external building materials to ensure a wide range of attractive, durable quality finishes.

We have successfully converted and renovated a wide range of both listed and unlisted buildings. This preserves Britain's heritage as well as creating stunning schemes.

Our schemes include a range of types, sizes and tenures of new homes, some adaptable for wheelchair users, so as to appeal, and be available to a wide population, creating mixed communities. Finally, not forgetting the existing communities around our sites during the construction phase, all our developments are registered with the Considerate Constructors Scheme, to ensure an acceptable level of impact on the nearby residents whilst redevelopment is underway.



**Lovats Chase, Buntingford**  
A greenfield site close to the High Street, where we have secured permission for 56 houses and flats. There will be a new open space, retained trees, and a link to the local footpath network to cut down car use.



**Langley Square, Dartford**  
A former industrial site incorporating a mill pond and the River Darent, adjoining the town centre and station, being redeveloped for apartments, with open space, natural planting, and a car club.



# OUR PEOPLE



Bob Weston with the Group's trainees.

We recognise that our employees are our greatest asset and that we rely heavily on their drive, determination and commitment in making the business succeed.

2017 is our 30th anniversary year and it has proved to be an exceptional year for WestonGroup. The Group's growth continued to generate additional opportunities, enabling current employees to progress their careers and attracting new talent into the business. Employee numbers increased during the year, rising to the highest ever total of 406 employees, with 158 employees joining during the year.

As a member of the 5% club, we pledge to achieve a minimum of 5% of our workforce undertaking formal training programmes. With the intake of trainees this year, our total trainee headcount rose to 41. This equates to slightly over 10% of our workforce. Our industry continues to be seriously



under-resourced and we endeavour to encourage people into related careers through our variety of training schemes. A new graduate programme was introduced this year to help people, who have attended university full-time, gain practical experience. We also provided work experience to many youngsters who were uncertain of the career options available.

Our Learning Academy training room provided a base for a calendar of both internally and externally-run courses including our popular Leadership, Management and Personal Effectiveness programmes. A dedicated Learning & Development Consultant focuses on meeting the development needs of our people with a wide range of learning initiatives.



The Annual Summer Ball at the Hilton Bankside in June was very well attended. Every member of staff was invited to attend, along with their chosen guest. The evening consisted of a champagne reception, sumptuous four course dinner, entertainment, dancing and fun casino, rounded off with breakfast at 1:30am.

A Family Fun day was hosted in the grounds of the Chairman's home in September to celebrate the year with the extended families of our staff and wider business contacts.



# QUALITY ASSURANCE & CUSTOMER SERVICE

The Customer Services & Quality Assurance Department at Weston Homes is independently structured to assist the business in the delivery of high quality homes for all our customers and then to provide service levels to match.

We feel it is important that we don't just provide what our customers are entitled to under the terms of our comprehensive warranty, that comes with each of our new homes. We endeavour to excel in any interaction that we have with our customers, attaining the heights of satisfaction expected from a forward thinking company that prides itself very much not just on the product but also the service levels provided to our customers.



The department feeds relevant information to the three regional boards on a monthly basis, for review and action.

All of our customers are asked for their opinions in the form of a customer questionnaire which is collated by an independent company on our behalf. The results of such valuable feedback, which relates to our customers' real experiences, is analysed, and any improvements or lessons that can be learned are discussed at the highest level in the organisation.

It is very much our intention to ensure that once a customer has made the important decision to purchase a Weston home that we provide a level of service and support that exceeds the customer's expectations.

## Customer Charter

### At Weston Homes we provide more than just a property

From the moment you consider buying a home from us, to the day you move in and thereafter, the knowledgeable, professional and helpful team at Weston Homes are here to support and advise you. Moving home is an exciting time, and our aim is to make the whole experience as positive, hassle free and enjoyable as we can.

**Excellent Price and Value for money.**  
Customer

Our goal is to ensure that whatever you are looking for, we meet your requirements, and you are left with a beautiful home that you can be proud of.

**High quality appliances & general high specification**  
Customer

Our Customer Charter is our promise and commitment to you - and if you have any questions, one of our dedicated customer service team will be on hand to help and advise you, every step of the way.

# OUR BUSINESS PARTNERS

The Annual Business Partner Awards were held on 17th February 2017. Every member of staff at Weston Group is invited to nominate the Business Partner within the relevant categories who they consider to have given an outstanding service throughout the year. All guests enjoyed a four course luncheon with after dinner speaker, Baroness Manningham-Buller LG, DCB.

In September of each year, the Group invites its Business Partners to a 'Breakfast Briefing' where Bob Weston gives a short presentation of the Group's results for the Year and an insight into the pipeline of forthcoming developments that are available for Business partners to tender for. The Weston Group is grateful to all all of its suppliers for their continued support and service.

2017 BUSINESS PARTNER AWARD WINNERS	
Weston Business Centre Partner of the Year RJK Security Ltd	New Business Partner of the Year Tamdown Group Ltd
Professional Service Business Partner of the Year HSBC, Lloyds and Bank of Ireland	Supplier of the Year Oakwood Kitchens
Consultant of the Year Meinhardt UK	Sub-Contractor of the Year Henry Construction Ltd
Sales and Marketing Award 4 Site	Customer Care and After Sales Award Allglass (Anglia) Ltd
Health and Safety Performance Award	SES Business Partner of the Year Chemtest Ltd
High Commended Amwell Electrical Ltd	Individual Contributor Paul McDevitt, Henry Construction Ltd
Winner R G Taylor (Engineering) Ltd	Group Business Partner of the Year Oakwood Kitchens





# PARTNERSHIP HOUSING



Partnership Housing at Stratford Riverside

Weston Homes takes its role in providing affordable homes very seriously and during the past financial year we have continued to forge relationships with new Registered Provider Partners whilst continuing those relationships already built with existing partners.

The social housing sector is not without its challenges, with affordable housing being used as a political football during the election campaign and thereafter with new initiatives being publicised on how the government will deal with the shortage in housing and the various levels of rent applicable.

There have been numerous mergers of Registered Providers operating in our area meaning the pool of potential partners has diminished.



Partnership Housing at The Denham Film Studios



Partnership Housing at Langley Square, Dartford

The delivery of affordable housing continues to be provided through Section 106 obligations providing a mix of affordable rent and shared ownership products.

Our new Head of Partnership Development joined us in February 2017 and since this time has facilitated successful contract arrangements with 3 Registered Providers on 4 developments comprising of 215 plots with a value of circa £36.5m.

Two other contracts are currently in negotiation for 52 plots with a value of circa £11.5m and are due to exchange prior to Christmas 2017.

Having recently partnered B3 Living on 2 schemes simultaneously (The Elms at Mountnessing and Adderley Riverside at Bishop's Stortford), Michael McDonnell of B3 Living has commented:

"B3 Living are working with Weston Homes in Bishop's Stortford and Mountnessing to deliver 51 affordable properties. We have formed a very good working relationship and are impressed with the build quality on both developments. We look forward to continuing our working relationship in the future".

We are currently building affordable homes on 7 developments, one of these being the prestigious Denham Film Studios, where we are in partnership with London and Quadrant to provide 90 affordable apartments comprising a mix of rented and shared ownership tenures.

One of our new partners this year, North Hertfordshire Homes (NHH), who purchased 13 units at Imperial Place in Baldock, have now taken possession of 8 units and have expressed their views on the service provided by Weston Homes:

**"We've enjoyed working on our first scheme with Weston Homes in Baldock. The professionalism of the entire team from initial contract negotiations through to the quality of product delivered on site is impressive and we're looking forward to working on more developments together in the future."**

Paul Richards, Head of Development Delivery at NHH



# IN THE COMMUNITY

THE GROUP'S CONTINUED COMMITMENT TO ITS KEY CHARITIES, SPONSORSHIPS AND LOCAL COMMUNITIES IN 2017 INCLUDED:

## St Clare Hospice Annual Golf Day

For just under two decades, Weston Homes has been organising the Annual Golf Day which helps to raise vital funds for St Clare Hospice, a local charity that cares for hundreds of people across West Essex and the East Hertfordshire border.

The day took place on Friday 1st September at Stoke by Nayland Hotel, Golf and Spa in Colchester and a record breaking £110k was raised. A total of 53 teams took part in the competition and SPS Brickworks were presented with the prestigious Daniel Robinson Cup as the overall winners.

An evening of entertainment followed the golf, with guests enjoying a four-course dinner as well as a performance from actor and comedian Bobby Davro. To help raise even more for the charity, an auction took place which included experiences and items such as a week's accommodation in Turkey, a box at the Kia Oval cricket ground to view a county match, a helicopter flight and a signed Rugby shirt by the 2015 England World Cup squad.

Weston Homes would like to thank the organisers and the teams that took part for making this year's Annual Golf Day such a resounding success.



Hannah Burke invited guests at the St Clare Hospice Annual Golf Day to 'Beat the Pro'.

## Takeley 10k Run and Fun Day

An official sponsor of this increasingly-popular local event, from the old Takeley Railway Station to Weston Homes' Head Office. Each year it raises much-needed funds for the Takeley Village Hall and Social Club.



## Colchester United Football Club

Weston Homes continues its proud sponsorship of Colchester United Football Club via the Weston Homes Community Stadium and as a shirt sponsor.

As well as being the home ground for Colchester United Football Club, the Weston Homes Community Stadium plays host to a range of other activities including conferences, banquets, weddings, parties and events. It has also been used as an open-air music venue by legends Sir Elton John and Lionel Richie.



## The Kia Oval

Since becoming a club sponsor in 2004, Weston Homes has supported The Kia Oval, the home of Surrey County Cricket Club, and is a holder of an Executive Box there. As an Executive Box Holder, Weston Homes enjoys corporate hospitality at this iconic stadium with unrivalled views of the domestic and international cricket action that takes place at this world-famous sports venue.





# IN THE COMMUNITY

## Roseacres Primary School Family Fete

A strong advocate of supporting local events, Weston Homes was delighted to sponsor the Roseacres Primary School Family Fete in Takeley. The school officially opened in September 2016 and the Family Fete offered the perfect opportunity for Weston Homes to welcome the school into the community.



Max with the Queen's Baton

Weston Homes is proud to continue its sponsorship and support of gymnast Max Whitlock, a five-time Olympic medallist who has also won World, European and Commonwealth medals. At the 2016 Rio Olympics, Max became a double Olympic champion, and Britain's first ever gold medallist, in artistic gymnastics when he won both the men's floor exercise and pommel horse.

This year, Max worked towards competing in the 2017 World Artistic Gymnastics Championships in Montreal. He took home the Gold medal on pommel

## Max Whitlock MBE



Max performing at Weston Homes' head office

and in the process made history once again, becoming the first British gymnast to successfully defend a world title.

Max has become an official ambassador for the Glasgow 2018 European Championships as well as an ambassador for Commonwealth Games England.



## Hannah Burke

Weston Homes continues its sponsorship of Hannah who had a solid start to 2017, gaining a card to play in this year's season of the Ladies Professional Golf Association (LPGA). Hannah placed within the top 20 at the Moroccan Open and 8th at the Spanish Open, earning her a place at the Women's British Open held at Kingsbarns, Scotland, in August.

## Lucas Orrock

Weston Homes was delighted to sponsor Racing Driver Lucas Orrock in the 2017 Renault UK Clio Cup.

Taking place across England from April to October, Lucas raced in 18 rounds held at nine circuits, finishing in 11th place out of 33.

## Daniel Field

Weston Homes also continues its sponsorship of Daniel Field, the Head Professional at East Herts Golf Club. In his career to date, Daniel has played on the Euro Pro, Challenge Tour, the ANZ tour and regularly plays in tournaments within his PGA region.





# IN THE MEDIA

## And the Oscar Goes to Denham Evening Standard - March 2017

"Art deco flats with film star glamour only 20 minutes from London."  
The Denham Film Studios, Denham

## Grab the Popcorn for the Latest Film Studio Release The Times - March 2017

"These are high spec properties, but it is the quality of the communal space, (that include a gym and concierge), the parking; each apartment is allocated up to two parking spaces and the iconic nature of the building that drew more than 60 perspective buyers on the first day of opening."  
The Denham Film Studios, Denham

## The Plots are Thickening at Ex-Film Studios Daily Mirror - March 2017

"But Denham's film connections are now being revived. The site has been bought by developer Weston Homes and is having £120 million spent on it to create hundreds of new homes."  
The Denham Film Studios, Denham

## Weston Home Launches First-Time SecureBuy to Help FTBS Get on the Ladder

First Time Buyer - February/March 2017  
"Bob Weston, Chairman and CEO of Weston, developed this one-of-a-kind initiative."



## One of Britain's Iconic Film Studios Has Been Turned into Luxury Movie-Inspired Properties Business Insider - March 2017

"The new Korda House development includes the newly restored art-deco cinema where famous movies were first screened to their directors."  
The Denham Film Studios, Denham

## Tailor-Made for Movie Buffs: U.K. Homes with Hollywood History Mansion Global - March 2017

"Film buffs may want to check out a collection of new apartments and townhouses that have just hit the market in the UK."  
The Denham Film Studios, Denham

## Film Buffs Dream Home: Denham Film Studios Converted to Luxury Apartments The Express - March 2017

"Denham Film Studios in Buckinghamshire, the 1930s-built British answer to Hollywood, is being transformed into glamorous new

homes with communal facilities including an art-deco cocktail bar and film nights at one of the cinemas."  
The Denham Film Studios, Denham

## Studio Development Offers Touch of Class Bucks Free Press - April 2017

"They enter through the marble floored main foyer at Korda House where the show piece feature will eventually be a new glass roofed central atrium with curved stairwell rising up from ground to the top floor."  
The Denham Film Studios, Denham



## SOCIAL MEDIA - TWITTER

Daniel Field  
@danielfield17 - 23 April 2017  
65 today and a top ten finish for @Burkey28 @WestonHomes @Willow\_Fdn @PINGTourEurope @TitleistEurope @EssendonCCGolf

Ceramics & Stone  
@ceramicsstone - 18 May 2017  
The Elms Mountnessing launch by @WestonHomes tonight with Tommy Walsh, fabulous development quality build and finish #design #experts

Rylands Associates  
@RylandsAssoc - 29 June 2017  
Enjoying another @WestonHomes event! We'll be proud Property Managers for another one of their fabulous developments! #Rylands #management

St Clare Hospice  
@hospicestclare - 30 June 2017  
Good luck to our friends at @WestonHomes who have been nominated for an @labcuk award for our amazing Taylor Centre! We hope you win!

Hannah Burke  
@Burkey28 - 1 July 2017  
Awesome day yesterday @EHGClub pro am with Team @WestonHomes! @theicecreamcab thanks so much for the mid round boost! #Yummy

Russ Drage Architects  
@rusdragearch - 27 July 2017  
Thank you @WestonHomes for a terrific day @KiaOvalEvents #englandcricket

Lucas Orrock  
@OrrockL - 29 July 2017  
Huge #progress P6 R1 and P5 R2 in quali. Bring on the races!! @WestonHomes @MilltekSport @PyroMotorsport #nevergiveup88

ConstructionSiteWiFi  
@tardis4g - 31 July 2017  
Great looking development by @WestonHomes #construction #constructionbroadband #constructionsitebroadband #tardis4g #teamtardis

First Time Buyer  
@firsttimebuyer - 13 August 2017  
If your #firsthome preferred location is #Bedfordshire then check out #AshtonGrove from @WestonHomes

Lawrie Cornish  
@LawrieCornish - 29 August 2017  
See @OK\_Magazine for Megan McKenna & Pete Wicks interview & photos taken at @WestonHomes Platinum Penthouse

St Clare Hospice  
@hospicestclare - 1 September 2017  
Good luck today @WestonHomes at your annual golf day in aid of St Clare! We love our longest standing corporate partners dearly! #thankyou

Peterborough Loves  
@peterboroloves - 3 September 2017  
Fletton Quays - Exciting new development coming soon by Weston Homes

Philip Ball  
@hospicemanager - 4 September 2017  
Congratulations @WestonHomes to you and all participants a Massive THANK YOU, #golf #HospiceSupport £110k will make a big difference

Max Whitlock MBE  
@maxwhitlock1 - 10 September 2017  
Thank you @Bob\_Weston\_ @WestonHomes for having us all today. Brilliant day

Key Property Mktg  
@tweetingiskey - 12 September 2017  
Interesting property insight at the @Savills event with panel from @CountrysideProp & @WestonHomes re audience trends & changing demographic



# IN THE MEDIA

## Neighbourhood Watch: Barking Metro - April 2017

"Next month sees the launch of one and two-bed apartments at Rivermill Lofts on the River Roding Waterfront, from Weston Homes."  
Rivermill Lofts, Barking

## Forget Essex bling, this is heritage and style for first-time buyers

Evening Standard - May 2017  
"Always ready to give added value, Weston Homes has opted for an architectural mix of Essex."  
Heron Gate, Great Baddow

## New Homes in Art Deco film studio

Evening Standard - May 2017  
"Fronting the North Orbital Road so pretty, Denham Village, a celeb favourite, is 11.94 acres of residential development centred around the Grade II-listed film studios and lab."  
The Denham Film Studios, Denham

## Weston Homes have launched 'The Elms' a New Development in Mountnessing Comprising 91 Homes

Essex Live - June 2017  
"An award winning residential developer has launched a series of homes located in the picturesque village of Mountnessing."  
The Elms, Mountnessing



## We Never Thought We'd Get Back Together (shot at The Platinum Penthouse)

OK Magazine - September 2017  
"TOWIE" stars Megan McKenna and Pete Wicks talk marriage and babies as they tell OK!'s Katie Langford-Foster they're stronger than ever."  
The Platinum Penthouse, Stratford Riverside



## Where town meets country

Evening Standard - October 2017  
A new phase of homes, Langley Square, has been unveiled. Prices from £224,000 with a 5 per cent deposit.  
Langley Square, Dartford

## Fish Island's bait is canalside apartments

Evening Standard - October 2017  
The Foundry is a scheme of 121 apartments grouped around a central courtyard garden. All flats have floor-to-ceiling windows and a private balcony, and there are communal roof terraces.  
The Foundry, Fish Island

## Flats go on sale in Bishop's Stortford Adderley Riverside development

Hertfordshire Mercury - October 2017  
Weston Homes is launching a brand new show apartment at their Adderley Riverside development as part of the final phase of development.  
Adderley Riverside, Bishop's Stortford

## SOCIAL MEDIA - TWITTER

Meinhardt UK  
@meinhardtuk - 21 September 2017  
Massive thanks to longstanding client @WestonHomes who sponsored a whopping £1500 for our @homelessrugby #fundraiser! Thank you so much WH!

The Sunday Times Fast Track  
@ST\_FastTrack - 1 October 2017.  
@WestonHomes, which completed 622 homes last year, is No 173 @ST\_Business @GrantThorntonUK #TopTrack250

Evening Standard  
@EveningStandard - 19 October 2017  
Here are the most influential people in the Build and Design category #Progress1000 [List includes Bob Weston]

The Negotiator  
@TheNeg - 20 October 2017  
Industry leaders in London's 'most influential' list including Tony Pidgley@BerkeleyGroupUK Iain Kennedy @rightmove http://bit.ly/2I2hOOZ [List includes Bob Weston]

ConstructionSiteWiFi  
@tardis4g - 23 October 2017  
...ex-TOWIE star @lucy\_meck enjoyed views from a @WestonHomes penthouse in #Stratford #London #westonhomes #tardis4g #teamtardis

Fletton Quays  
@flettonquays - 23 November 2017  
Progress continues on the Fletton Quays site. Exterior fittings added to the @WestonHomes apartments, and the main pillars of the multi-storey car park in place #growth #Peterborough

## SOCIAL MEDIA - FACEBOOK

Lucas Orrock Racing - 4 September 2017  
I can't thank Weston Homes Plc enough for their unfaltering support this season.

Takeley 10k - 5 September 2017  
Huge thank you from Takeley 10k to Weston Homes for their continued support

SeaBro Ltd - 5 September  
Weston's Charity Golf Day was fantastic as usual!!  
#Weston Homes Plc #golf #charity #golfdays #construction #stclarehospice

Chihuahua's: Modern Mexican Street Food  
10 September 2017  
Lovely ol' day at the Weston Homes Plc Fun Day today. 800 burritos later and we're about ready to drop!

Great Dunmow Round Table - 16 September 2017  
A massive thank you to all of our incredible sponsors who have sponsored a barrel or helped out this year. All of you are amazing and a big thank you to our musicians too!

Trident Marketing Anglia - 4 October 2017  
Great day filming promotional video for Weston Homes Fletton Quays #Weston Homes Plc #FlettonQuays #Peterborough

Herts and Essex Observer - 11 October 2017  
This brand new apartment is worth a nose - Flat's go on sale in new Bishop's Stortford riverside development



# ACCOUNTS

## CONSOLIDATED INCOME STATEMENT - Year ended 31 July 2017

	2017 £'000	2016 £'000
<b>Revenue</b>	<b>198,601</b>	<b>154,077</b>
Cost of sales	(152,178)	(116,541)
<b>Gross profit</b>	<b>46,423</b>	<b>37,536</b>
Administrative expenses	(23,130)	(20,535)
Other operating income	236	217
<b>Operating profit</b>	<b>23,529</b>	<b>17,218</b>
Finance income	22	9
Finance costs	(1,142)	(1,201)
<b>Profit before tax</b>	<b>22,409</b>	<b>16,026</b>
Income tax expense	(4,777)	(3,509)
<b>Profit for the year</b>	<b>17,632</b>	<b>12,517</b>

## CONSOLIDATED BALANCE SHEET - At 31 July 2017

	2017 £'000	2016 £'000
<b>Non-current assets</b>		
Intangible assets	129	90
Property, plant and equipment	8,374	8,747
Deferred tax asset	79	111
Other receivables	237	299
	<b>8,819</b>	<b>9,247</b>
<b>Current assets</b>		
Inventories	241,004	193,877
Trade and other receivables	5,999	2,653
Cash at bank and in hand	31,499	16,963
	<b>278,502</b>	<b>213,493</b>
<b>Total assets</b>	<b>287,321</b>	<b>222,740</b>
<b>Liabilities</b>		
Current	52,099	42,403
Non-current	175,666	135,913
<b>Total liabilities</b>	<b>227,765</b>	<b>178,316</b>
<b>Net assets</b>	<b>59,556</b>	<b>44,424</b>
<b>Capital and reserves</b>		
Share capital	245	245
Capital redemption reserve	4,180	4,180
Retained earnings	55,131	39,999
<b>Total equity</b>	<b>59,556</b>	<b>44,424</b>

## CONSOLIDATED STATEMENT OF CASH FLOWS - Year ended 31 July 2017

	2017 £'000	2016 £'000		
<b>Reconciliation of operating profit to net cash flows from operating activities</b>				
Operating profit	23,529	17,218		
Depreciation, amortisation and loss on sale of assets	2,332	1,969		
Finance costs included in cost of sales	4,580	4,962		
Increase in inventories	(44,203)	(62,386)		
(Increase)/decrease in trade and other receivables	(3,284)	1,729		
Increase in trade and other payables	9,126	4,498		
<b>Net cash outflow from operations</b>	<b>(7,920)</b>	<b>(32,010)</b>		
Interest paid	(6,964)	(6,956)		
Non-equity dividends paid	(722)	(722)		
Tax paid	(4,393)	(1,448)		
<b>Net cash outflow from operating activities</b>	<b>(19,999)</b>	<b>(41,136)</b>		
<b>Cash flows from investing activities</b>				
Net capital expenditure	(532)	(1,874)		
Interest received	22	9		
<b>Net cash outflow from investing activities</b>	<b>(510)</b>	<b>(1,865)</b>		
<b>Cash flows from financing activities</b>				
Capital element of finance lease rental payments	(1,869)	(1,593)		
Net increase in bank loans and borrowings	39,414	58,030		
Equity dividends paid	(2,500)	(2,500)		
<b>Net cash inflow from financing activities</b>	<b>35,045</b>	<b>53,937</b>		
Net increase in cash	14,536	10,936		
Cash at bank and in hand brought forward	16,963	6,027		
<b>Cash at bank and in hand carried forward</b>	<b>31,499</b>	<b>16,963</b>		
<b>Analysis of changes in net debt</b>				
	Opening balance £'000	Cash flows £'000	Non cash movements £'000	Closing balance £'000
<b>Cash at bank and in hand</b>	<b>16,963</b>	<b>14,536</b>	<b>-</b>	<b>31,499</b>
Loans	(129,430)	(39,414)	-	(168,844)
Preference shares	(9,025)	-	-	(9,025)
Finance leases	(2,711)	1,869	(1,467)	(2,309)
	<b>(141,166)</b>	<b>(37,545)</b>	<b>(1,467)</b>	<b>(180,178)</b>
<b>Net debt</b>	<b>(124,203)</b>	<b>(23,009)</b>	<b>(1,467)</b>	<b>(148,679)</b>



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J E Stock  
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