



ANNUAL REVIEW

2016

Bringing ideas to life

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The Gables show home.



CHAIRMAN'S STATEMENT

Welcome to the Corporate Review 2016

Bob Weston
Chairman and Managing Director

Land

During 2016, the supply of land has been more than adequate to meet the growing demands of the business. Opportunities continue to be presented to us of the right quality and size to meet our needs and we continue to acquire land at the right level of economic value and of the right size that meets our locational requirements. The Land Team has enjoyed the benefits of being able to operate from our Portman Square office as well as our Head Office at Takeley which has generated better quality land leads.

Planning

During the year, we have seen many political moves, triggered by the Brexit vote, and we now have a new regime in central government. Prior to the 23rd June we had a Government that had never been so proactive in respect of housing. This Government has now been replaced by a new Prime Minister and her assembled cabinet and unfortunately I have to say we are not seeing the same level of enthusiasm for home ownership as we had seen previously.

There are one or two concerning issues about home ownership. It is well recorded that over the last few years there has been a steady decline in the proportion of directly owned homes, whilst at the same time there has been a move to increase housing supply into the Private Rented Sector. Whilst the aims are laudable, the end result is quite devastating. All it does is facilitate the largest financial institutions in the country to buy up homes that would have been for sale and increase the size of the private rental market. This perpetuates a continual decline in home ownership and results in a self-fulfilling prophecy of the need to rent.

If we are going to continue with a mixed tenure of housing, including the Private Rented Sector, it needs strong Central Government and Local Government policy to ensure that it is only in addition to the current low levels of housing supply and not to the detriment of it. We will continue to work with various stakeholders in trying to ensure these policies are met. We do however seem to be a lone voice in this respect.

Sales

2016 continued to be a phenomenal year for sales growth. Having had a mini boom post-recession we expected the year's sales to steady and slow down. This did start to happen at the beginning of the year. However, at the time of writing, sales have been at an unprecedented level, particularly at the end of 2016. During that period we introduced our own new scheme, "First-time SecureBuy". This scheme enables first-time buyers to join the market at the start of large regeneration sites where investors generally freeze them out. I am pleased to say during the period since we released the scheme, it has been highly popular and has enabled many more first-time buyers to enter the market. Looking forward, we have 7 new schemes to go to the market in the first quarter of 2017 with many more to follow.

Funding

Stuart Thomas, the Group Finance Director, will give further details on funding in his review but I am very pleased to say that we have the continued support of our leading banks and also welcome back the Bank of Ireland into our syndicated finance deal. This has now resulted in us having a £200m facility signed until 2020 that will help fund our future growth.

Company

We are now 3 years into our Regionalisation of the Company. Each of the three regions are now starting to find their own way and have an established Board of Directors to take their respective businesses forward. These regionalised businesses are overseen on a day to day basis by the new Weston Homes Managing Director, Jim Wood, who ensures delivery of the

"I am pleased to say during the period since we released the First-time SecureBuy scheme it has been highly popular and has enabled many more first-time buyers to enter the market."

prestigious schemes we want to bring to the market. Jim has now been here some 3 years and is making a very positive impact on the business and helping me to realise our vision of future growth.

The Portman Square office continues to be a valuable asset, particularly in the land buying market, but it also helps promote the business generally to the wider city and West End and has been a very good addition.



Weston Group's Portman Square Office.

The investment in our people continues. I did previously report that we had joined the 5% club and I am delighted to report that whilst we are still a member of the 5% club we are now in a position where over 10% of our entire staff are in some form of formalised education. Indeed we took on 20 new people into our formalised training scheme within this financial year as well as maintaining the college and university support of our existing people. Without question, these are our stars of the future and the people who will be running the business in years to come.

I am pleased to say that during the financial year, we made a number of strategic appointments and I would particularly like to highlight Steve Hatton and Dawn Wylie, who were both part of our original management trainee scheme, and have now joined the Board of Weston Homes as Planning and Design Director and Land Director, respectively. This gives us younger people on our Board again to help drive the growth of the business.

Our three Regional Managing Director designates, Mark Hughes, Jim Anderson and Gary Newsome, have been confirmed into their permanent roles and also appointed to the Weston Homes Board.

I am delighted to say that Weston Group has, for the 9th consecutive year, been awarded the ROSPA Gold Award for safety and during the financial year we had no major incidents. We continue to keep safety as one of the highest priorities of our business and a number of initiatives were put in place to reinforce that.

Business Centres

The Stansted Centre continues to flourish although the level of external clients is now a much smaller proportion due to the expansion of Weston Homes. It was always the strategy to be able to readjust as we expand the business. The Colchester Centre continues at around 80% occupancy level and provides serviced offices for start-up businesses. Jane Stock heads that as Managing Director of Business Centres and we are delighted with their performance.

Stansted Environmental Services (SES)

During the year SES have extended some of the services they can provide, doing much more Health & Safety training both for Weston Homes and external clients. Indeed, their client list is now getting quite long and illustrious and they continue to grow the business delivering very positive results. In addition, the Group have agreed to finance an expansion of SES to enable Geological drilling and ground investigation to complement the business. This has required investment in new drilling equipment and transportation. We welcome their continuing growth.

In Summary

Since the financial year end we have had unprecedented levels of sales. Our forward sales position now exceeds £270m; the highest level ever seen. Within the next 18 months, turnover will rise through the £200m barrier towards £300m. This will generate around £100m a year for each of the regions, therefore fulfilling the business plan in terms of economies of scale and deliverability. It is from there that we will then continue to grow in line with our ambitious plans that span the next 9 years.

Finally, I would like to finish by thanking all of the team, in whichever discipline they are, for their hard work and dedication in making Weston Group the highly successful business it is today.



Bob Weston
Chairman and Managing Director



FINANCIAL REVIEW

Year ended 31 July 2016

Stuart Thomas
Group Finance Director

Financial Highlights

Unsurpassed level of sales completions at 622 units
Record level of revenue at £154.1m, up 11.3%
Unprecedented level of forward sales
Record spend on land of £75.6m
Profit before tax up 13.2% at £16m
Gross profit margin up from 23.1% to 24.4%
Net assets up 29% to £44.4m
Banking facility increased to £200m and extended to 2020
Net debt up from £76.5m to £124.2m

Revenue and Profitability

Weston Group has once again had an exceptional year. Record revenue and profits were achieved in the core residential property development business driven by an unsurpassed level of sales completions at higher average prices. I am also pleased to report that the other two areas of the Group, serviced offices (including conferencing) and environmental services, also generated very good results.

The property market in the South East of England continued to be buoyant. We have seen robust growth in sales volumes and values over recent years, particularly in the £300 to £800 per square foot sector where the Group principally operates. The demand for new homes in this part of the country contributed to excellent sales rates across the Group's development sites. The number of

The Group is poised to deliver substantial future growth

With unprecedented levels of forward sales in excess of £270m and 5,000+ units in the development pipeline together with an increase in and extension of its banking facilities the Group is in an extremely strong position to deliver substantial growth in the coming years.

sales completions increased this year from 617 to 622, a record. Sales prices achieved were also higher which meant that revenue increased by £15.6m or 11.3% to £154.1m. The gross profit margin improved too from 23.1% to 24.4%.

Profit before tax of £16.0m represented an increase of £1.9m or 13.2% compared to 2015. The tax charge of £3.5m was significantly lower, with the effective rate of 21.9% down from 33.8%. Ordinary dividends paid of £2.5m were consistent with 2015. Therefore, with a higher profit after tax, a greater proportion of profit, 80%, was retained in the business, resulting in a 29% increase in net assets to £44.4m.

Administrative expenses were £4.4m higher than the prior year at £20.5m, primarily as a result of an increase in average staff numbers from 268 to 346. Finance costs fell by £0.7m to £1.2m.

Forward Sales

Reservation rates across our developments have been strong and having continued to focus on selling off-plan, forward sales reached record levels of £179.4m by 31 July 2016, an increase of £11.5m in the year. We have launched some new schemes since the year end where reservations have surpassed expectations and this has resulted in a further significant growth in forward sales with the total now exceeding £270m. This not only underlines the strength of the market, but also illustrates the attractiveness, affordability and quality of the product the Group is offering. It also is of fundamental importance in providing the security for the business to push forward with its ambitious growth plans.

Cash generation and net debt

The Group generated significant levels of cash during the year, with a large proportion of this being reinvested in development land. A record amount of £75.6m was spent on purchasing new development sites compared to £62.5m in 2015. This, coupled with a considerable amount of expenditure on the construction of our existing sites were the key reasons behind the net cash outflow from operations of £32.0m and the large increase in the value of work in progress at the balance sheet date which rose by 47.7% from £130.5m to £192.7m. Net debt also increased 62.4% from £76.5m to £124.2m.

Investing for future growth

The Group has very ambitious growth plans. Investing heavily in new development sites in recent years has provided a substantial pipeline for the future. By the year end we had secured over 2,100 units in the development cycle and this figure increases to over 5,000 units with the addition of committed and prospective new sites. With such a large pipeline of sites our growth forecast has much greater certainty. We have also invested heavily over the past few years in reorganising the internal infrastructure of the business. In the annual review of 2013 the Chairman reported that we had embarked on a new regionalised structure and I am pleased to say that this is now working very smoothly and is now well embedded in the Group's culture. This has involved a large increase in staff and there has been a drive to recruit staff at all levels. Since 2013 the average number of staff has increased from 186 to 346 and at the time of writing stands at 375. Like all organisations our people are our biggest asset. Their drive, commitment and attention to detail is key to our success and the Board is very grateful to all members of staff in this respect.

This was a record breaking year for the Group

Record revenue on the back of an unsurpassed level of unit completions in its residential property business delivered increased profits.

Finally another key area of significant investment in the past year has been in fixed assets. We have spent in excess of £4.4m in this area, of which £1.9m was on plant and machinery as the business continues to be self-sufficient in providing its own plant on site. Of note also was a £1.6m spend on our motor fleet, predominantly due to increased staff numbers.

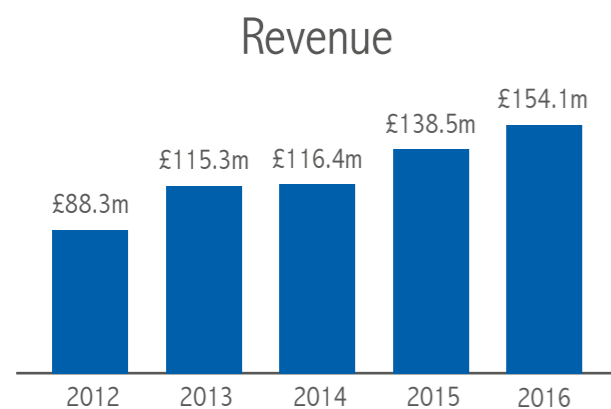
The most important component in our success is securing sufficient funding to provide the liquidity to deliver on our plans. Over the past year the Group negotiated an increase in its revolving credit facility from £120m to £200m including an accordion option which currently stands at £20m, whilst at the same time extending it until April 2020. I am absolutely delighted to announce that part of this process also involved the Bank of Ireland re-joining the syndicate with HSBC and Lloyds Banking Group and we are very pleased to have them back on board. All three banks are key business partners and as always we are extremely grateful for the support that they continue to give the business.

In Summary

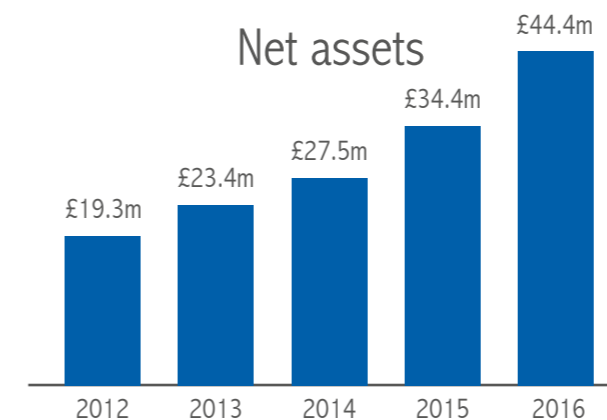
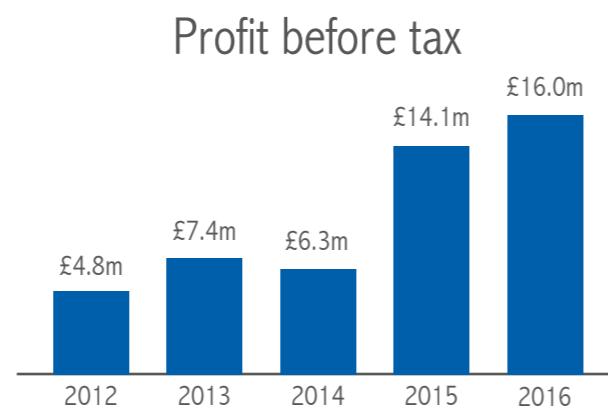
I am extremely proud to report such a positive set of results following a year of exceptional trading. I am very upbeat about the future despite some of the negative sentiment following the Brexit vote in June. Our record investment in new sites during the financial year will start to deliver completions in 2017 and since the year end we have committed to a number of other new varied and challenging sites. There are also a number of other very exciting opportunities on the horizon which will take the Group into new uncharted areas. With a strong management team and committed workforce combined with the restructured banking facility and high levels of forward sales, the Group is in an excellent position to capitalise on these growth opportunities and the high demand for quality housing in the South East of England.



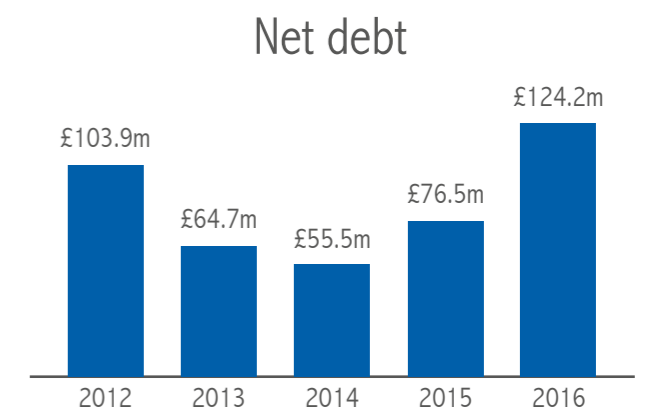
Stuart Thomas
Group Finance Director



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WESTON GROUP PLC DIRECTORS



Bob Weston (61)

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 (56)

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.



Stephen Bickel (49)

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 (47)

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 (49)

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.

WESTON GROUP PLC DIRECTORS



Jane Stock (49)

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 (47)

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.

NON-EXECUTIVE DIRECTORS



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 Non-Executive Director of 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



John Carpenter

Managing Director of Stansted Environmental Services Ltd

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.



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.



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.



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.



Mark Hughes

Northern Region Managing Director

Mark joined Weston Homes in 2014 as Eastern Region Commercial Director. With a procurement and quantity surveying background, he has over 25 years experience in the residential development sector. Mark was appointed Northern Region Managing Director 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.



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.

WESTON HOMES PLC REGIONAL DIRECTORS

NORTHERN



Mark Hughes

Regional Managing Director



David Bumfrey

Regional Construction Director



Russell Thomas

Regional Commercial Director



Ian Crowther

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



David Harris

Regional Commercial Director



Graeme Mitchell

Regional Technical Director



Dave Walker

Regional Sales Director

SENIOR MANAGEMENT



Tony Birchall
Build
Manager



Graham Huntley
Quality Assurance and
Customer Service Manager



Matthew Juma
Build
Manager



Graham King
Group Systems
Management Executive



Richard Kuyper
Executive
Associate



Peter Luder
Head of
Planning



Rob Nye
Quality Assurance and
Customer Service Manager



Rob Oakes
Financial
Accountant



Silvio Petrasso
Health, Safety and
Environment Manager



Kevin Poulton
Quality Assurance and
Customer Service Manager



Barrie Quin
Head of
Engineering



James Sargeant
Financial
Controller



Paul Shadbolt
Build
Manager



Chris Shaw
Customer Service
Manager



John Sibley
IT
Manager



Shaun Weston
Executive
Associate



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.



In May 2016, the reception area was completely refurbished; a project which took just three weeks to complete. The centrepiece of the new reception is a bespoke desk offering a striking but welcoming presence to visitors.

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.



Images of Weston Group London Office.

LONDON OFFICE

The Weston Group corporate office in Marylebone's Portman Square capitalises 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 has a multi-functional role. It is used to showcase the Company and its projects to a range of audiences including investors, agents, bankers, landowners, joint venture partners, premium-clients and multiple purchasers.



The suite has the benefit of its own private street entrance and guests can also enter via the building's main stunning double height entrance foyer with concierge. Inside the suite one wall forms a bespoke library/wine display case. 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. The scale models 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. It is here that visitors view corporate videos or interfacing presentations of individual new developments.



EASTERN REGION

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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
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CURRENT AND FUTURE DEVELOPMENTS MAP



Current Developments

1. Morello Quarter, Basildon
2. Hawkins Wharf, Colchester
3. Waterford Place, Dartford
4. Highbanks, Southend-on-Sea
5. Langley Square, Dartford
6. Southpoint, Southend-on-Sea

Future Developments

7. Dovers Corner, Rainham
8. Heron Gate, Great Baddow
9. Rivermill Lofts, Barking
10. The Elms, Mountnessing

MORELLO QUARTER

Cherrydown East, Basildon, Essex, SS16 5GJ

Number of homes - 426

Types of homes - One and two bedroom apartments

Currently Weston Homes' largest project to date, this popular development was launched in October 2008.

The development attracted interest from investors and with the Government backed 'Help to Buy' scheme, Morello Quarter has also been extremely appealing to first time buyers, providing affordable homes in a desirable location, which offers plenty of amenities and excellent commuting services to Central London.

Basildon District is a prosperous business location and has in recent years seen significant inward investment and increase in employment. Throughout Basildon District there are major developments planned estimated to total nearly £2 billion. Coordinating and promoting this programme of investment is the Basildon Renaissance Partnership which was set up in 2003 by Basildon District Council. Its partners also include the East of England Development Agency, English Partnerships, Essex County Council, and the Thames Gateway South Essex Partnership with support from the Department for Communities and Local Government.

The final phase of the Morello Quarter was launched in August 2014 by gymnast Max Whitlock and the development is now fully sold.



HAWKINS WHARF

Hawkins Road, Colchester, Essex, CO2 8YP

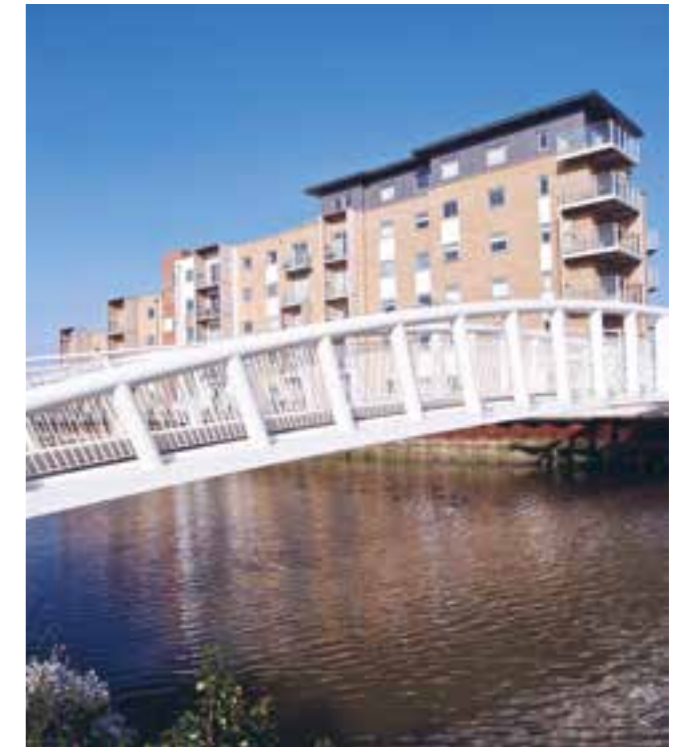
Number of homes - 241

Types of homes - One, two and three bedroom apartments and three bedroom houses with commercial units

Situated on the River Colne, the development proved popular with first time buyers, downsizers and particularly investors seeing an opportunity to own a property in close proximity to the University of Essex, one of the UK's leading academic institutions, which attracts students from around the world. The development is now sold out with purchasers including Colchester United players Gavin Massey and Alex Wynter.

Hawkins Wharf is an exquisite collection of luxury apartments with contemporary fittings, fully integrated appliances and allocated parking spaces to selected units as well as stunning high specification townhouses with all the same benefits as the apartments but with the added bonus of private gardens, providing an alternative choice of living style.

Hawkins Wharf is located in Colchester, the oldest recorded town in Britain. Colchester has a history stretching back two thousand years and the town has remained prosperous to this day, with a host of historic buildings dating back to medieval times.



Within the town, the cobbled streets of Eld Lane and Trinity Street are full of character-filled shops, boutiques and coffee houses. Larger retail outlets can be found in and around Culver Square and Lion Walk. Colchester is full of interesting eateries, wine bars, bistros and restaurants to excite all palates.

Culturally, Colchester Arts Centre covers blues, jazz, folk, rock and comedy, whilst the Lakeside, Mercury and Headgate theatres put on plays both historic and contemporary. Alternatively, enjoy the latest blockbuster movies at the Odeon cinema, rounding off the evening at one of the many varied nightclubs. Museums and

art galleries provide a stimulating way to spend an afternoon; explore the well-preserved Colchester Castle and the Castle Museum, The Natural History Museum or the Minorities art gallery.

Sporting activities are well catered for; golf, tennis, canoeing, sailing, croquet and bowling are available within three miles. Closer to hand are Colchester Leisure World (fitness and fun pool, flumes, indoor and outdoor sports) and Aqua Springs (steam baths, spas and saunas). Sports fans might enjoy a Saturday watching Colchester United Football Club, at the new modern Weston Homes Community Stadium.

WATERFORD PLACE

Priory Road (North), Dartford, Kent, DA1 2BW

Number of homes - 117

Types of homes - One and two bedroom apartments and three bedroom houses



Waterford Place is a regeneration of a former factory that provides a stunning collection of luxurious high quality homes with unrivalled specification. The development offered a choice of 110 one and two bedroom apartments and 7 three bedroom family houses beautifully located along the River Darent.

An ideal purchase for first-time buyers, investors and families as well as those looking to down-size, Waterford Place is set in the heart of the Thames Gateway and offers quick and easy access to London, Kent and mainland Europe via Ebbsfleet International station.

Dartford itself saw a major regeneration with £94 million invested into revamping the town centre and a state-of-the-art 4,000 capacity football stadium. The transformations that the borough went through offered an opportune time for the development to raise interest to its target audience.

Waterford Place is a stylish 'community' development featuring allocated parking and beautiful landscaped communal gardens all set in an idyllic riverside location.

The development had 700 pre-registered customers invited to the launch in March 2015 which resulted in the first phase of 77 plots selling out by the summer of 2015. Phase two of the development was equally as successful (40 plots), selling out within a month of its release in August 2015.

HIGHBANKS

Southchurch Avenue, Southend-on-Sea, Essex, SS1 2LB

Number of homes - 97

Types of homes - One, two and three bedroom apartments and duplexes

This striking development saw the extensive restoration and conversion of Essex House, formerly a Lloyds Bank call centre, to create the tallest residential tower in Essex, and offers high quality living in a location which itself underwent considerable regeneration and improvement.

This project comprises 75 spacious high specification one and two bedroom apartments and duplexes spread across 12 storeys of the tower, many of which offer far reaching views of the Thames Estuary. A further 22 one, two and three bedroom apartments are set within a newly constructed building on the site, providing a variety of home types to suit a range of buyers.

The development's show apartment was designed by Olympian Max Whitlock who said "It was a pleasure to have the opportunity to design a show apartment and I wanted to create a home that pays homage to a sporting legacy, incorporating designs inspired by my medals. Key colours that make me feel energized were used throughout the apartment." This development raised huge amounts of interest with people looking to get onto the property ladder, with 90% of the sales being to first-time buyers. It is now sold out.



LANGLEY SQUARE

Mill Pond Road, Dartford, Kent, DA1 5LR

Number of homes - 400 (Planning application submitted to increase to 725)
Types of homes - One, two and three bedroom apartments and commercial units



Computer generated image of Langley Square.

This vibrant waterside garden village is a 21st Century take on the garden suburb that is truly unique. Situated in the sought-after town of Dartford, Kent, this £80 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.



Construction image of Langley Square.

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.

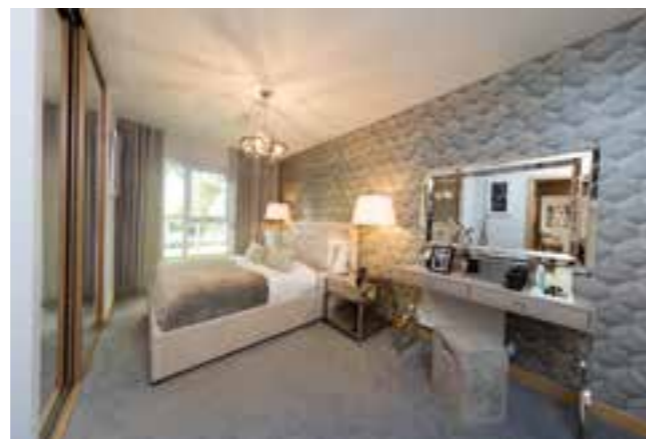
The 7.59 acre Mill Pond site has been transformed into a stunning modern development offering 400 beautifully designed open-plan apartments that feature bespoke and high specification finishes.

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 sale. Phase two launched in October 2016, with over 70% of the properties sold within the first three weeks.



Computer generated image of Langley Square.



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 is 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*.



Computer generated photomontage of Southpoint.

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

Rainham Village is one of the most significant historic villages in Essex, with roots going back to its role as a major centre in the Saxon period and important evidence of settlement from periods well before that. Rainham is one of four suburban minor district town centres within the London Borough of Havering.

Rainham gives its name to the Rainham Marshes which border the town to the south and extend to Purfleet in the west. The 18th Century Rainham Hall sits adjacent to the church and which is now in National Trust ownership. St. Helen and St. Giles Church is a prestigious local Norman landmark and the oldest building in Havering which retains many of its original features. A large clocktower War Memorial is the focal point within Rainham which is situated on Broadway. The Angel Inn public house on Broadway, previously known as the Redberry, was demolished and rebuilt in 1905. Before the industrialisation of the Thames in Rainham, 'Rainham Beach' was a tourist spot frequented by day-trippers from east London. The River Ingrebourne flows through Hornchurch and divides into Rainham Creek and Rainham Marsh. Rainham Marshes Nature Reserve is a RSPB reserve and the largest remaining expanse of wetland bordering the upper reaches of the Thames Estuary.

Close to the village of Rainham in Essex, this development will be part of a much wider regeneration scheme creating a new community. Benefiting from close links to Rainham station, London Fenchurch Street station can be reached in under half an hour on the C2C line.



HERON GATE

The Vineyards, Great Baddow, Essex, CM2 7PE

Number of homes - 53

Types of homes - One and two bedroom apartments



Computer generated images of Heron Gate.

Weston Homes will totally transform the site of the redundant and vandalised 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 will be encompassed by a landscaped garden area.

Each of the development's stunning, beautifully designed homes will 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. Each apartment will also benefit from a residents' car park.

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.

RIVERMILL LOFTS

Abbey Road, Barking, London, IG11 7BT

Number of homes - 118

Types of homes - One and two bedroom apartments



Computer generated images of Rivermill Lofts.

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

Set over two buildings, the apartments will 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 will feature open plan living whilst boasting the exacting high specification finishes that Weston Homes is renowned for.



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



Computer generated images of The Elms.

Situated on the outskirts of Mountnessing, just off the A12, The Elms will offer 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 will feature 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.



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CURRENT AND FUTURE DEVELOPMENTS MAP



Current Developments

1. Evron Wharf, Hertford
2. St. Catherine's Grange, Clavering
3. Garden Row Apartments, Welwyn Garden City
4. Middletons Row, Bishop's Stortford
5. Grand Central, Cambridge
6. The Gables, Peterborough
7. Nightingale Rise, Buckingham

Future Developments

8. Imperial Place, Baldock
9. Adderley Riverside, Bishop's Stortford
10. Eastfields, Cambridge
11. The Denham Film Studios, Denham
12. Ermine Street, Buntingford
13. Fletton Quays, Peterborough
14. Ashton Grove, Dunstable
15. Anglia Square, Norwich

EVRON WHARF

Marshgate Drive, Hertford, Hertfordshire, SG13 7AJ

Number of homes - 182

Types of homes - One, two and three bedroom apartments

On the site of a former industrial estate, this stunningly chic development comprises four contemporary apartment blocks overlooking the River Lea navigation canal.

Overlooking landscaped gardens, a central courtyard, the wildflower meadow and across to the river walkways, the apartments at Evron Wharf set a new benchmark in functionality, style and comfort. There was a wide selection of exciting, designed homes available to purchasers, with variations in both size and arrangement. Most were available with underground parking and terrace or balcony space to capitalise on the river views.



ST. CATHERINE'S GRANGE

Jubilee Works, Stickling Green Road, Clavering, Essex, CB11 4WA

Number of homes - 23

Types of homes - Two, three and four bedroom houses



Clavering is a highly regarded and award-winning village, situated within the Essex countryside. This quaint and picturesque village is a location that people from surrounding areas aspire to move to.

This charming boutique development consists of a fabulous selection of 23 contemporary homes that are attractively designed to complement the surroundings and combines contemporary style with a countryside flavour.

Purchasers were able to select from a range of detached, semi-detached and terraced houses at the development, which appealed to both couples and families. Comprising of nine detached, two semi-detached, three terraced homes and nine Housing Association homes ranging from 802 sq ft to 1,502 sq ft, each house also included two parking spaces or a garage and parking space.



GARDEN ROW APARTMENTS

Howardsgate, Welwyn Garden City, Hertfordshire, AL8 6JN

Number of homes - 22

Types of homes - One and two bedroom apartments



Named in honour of Sir Ebenezer Howard, the founder of the garden city movement, the Howardsgate Building is a classic Neo-Georgian style three storey building with mansard roof constructed in the finest quality Hertfordshire red brick and Portland stone. Designed by Louis de Soissons, the building was constructed in 1928-1929 and originally served as the Estate Department of Welwyn Garden City Ltd, the management company established to build Welwyn Garden City.

Working with Plutus Estates Ltd, Weston Homes created a prestigious development set inside the historic Howardsgate building which overlooks the central civic green square that forms the heart of Welwyn Garden City.

The development sold fast and it is easy to see why with its refreshing feel of open space, gardens and fountains, and long tree-lined boulevards. Inside and out these are homes crafted to reflect both heritage and high-calibre modern living.

Pleasing proportions, handsome red brick Neo-Georgian architecture and delightful stonework details make a wonderfully welcoming first impression, while light-filled, energy-efficient interiors make an exceptional living space.

Located close to superb amenities with café society, cosmopolitan cuisine and cultural venues just minutes from home, this is a place to enjoy a beautifully contemporary lifestyle.



MIDDLETONS ROW

Basbow Lane, Bishop's Stortford, Hertfordshire, CM23 2NA

Number of homes - 12

Types of homes - Two bedroom apartments

This luxurious development consists of 12 high specification apartments, each showcasing exceptional attention to detail and quality throughout.

In 1850 there was a row of houses along Basbow Lane which were collectively known as 'Middle Row'. These houses are long gone, but it was from this history that the name Middletons Row was derived.

Middletons Row is sympathetically designed to blend in with the existing surroundings yet remain stylish, with a sophisticated façade that combines modern living seamlessly with the historical setting.

Weston Homes had over 160 enquiries from interested purchasers in the lead up to the launch. The launch day saw over 35 people attend and as a result, all 12 homes sold within an hour of the grand show apartment opening.

Bob Weston, Chairman of Weston Homes, said: "There is a huge demand for new, high quality housing across the UK, particularly from first-time buyers looking to get a foot on the ladder. Middletons Row is in a fantastic location and features our signature high specification interiors, which really adds to its appeal. With just 12 apartments for sale, we anticipated that the launch event would be a success, however, we didn't expect to sell so quickly, a record for Weston Homes."



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 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.



NORTHERN REGION - CURRENT

NORTHERN REGION - CURRENT

THE GABLES

Thorpe Road, Peterborough, Cambridgeshire, PE3 6JD

Number of homes - 63

Types of homes - One and two bedroom apartments and three, four and five bedroom houses



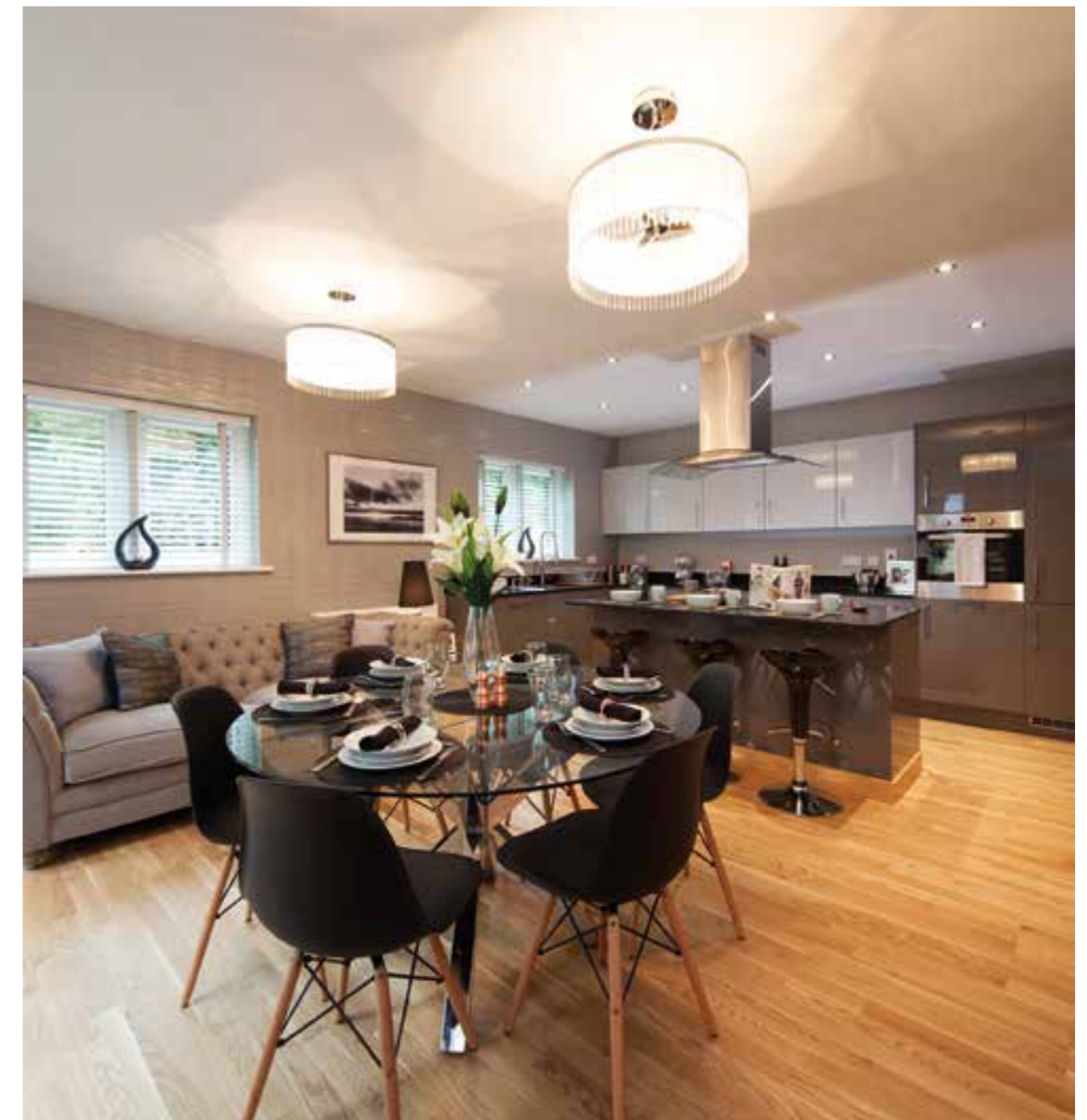
Set across two locations in the city of Peterborough, The Gables development includes a careful and considerate refurbishment of Grade II listed buildings, combined with newly built contemporary family homes.

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 - 49

Types of homes - One and two bedroom apartments and two, three and four bedroom townhouses



Once the gardens of local squire Lord Cobham, Weston Homes have transformed this historic site into a stunning collection of 49 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 16th 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.



Computer generated images of Imperial Place.

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



Living at Adderley Riverside will give 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.

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



Computer generated images of Adderley Riverside.

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

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 images of Eastfields.

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 townhouses



Computer generated images of The Denham Film Studios.



This unique and exclusive development will feature 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 will offer a highly inclusive residential address which will provide private homes for sale, ranging from one bed starter homes up to large five bedroom executive houses, complete with affordable housing of varying tenure.

Under current plans the retained cinema – which was used to screen movies to Hollywood directors including Stanley Kubrick, Albert “Cubby” Broccoli and Steven Spielberg - will be refurbished and turned into a cinema theatre and club for residents; retaining an important link to the history of the site.

The new properties will be designed around garden squares, landscaped grounds, rill water features, private gardens and protected woodland complete with parking and garaging.

The main Grade II listed building will be converted into 49 elegant apartments and around this will be two new green squares and communal gardens, bordered 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 movie 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 movie inspired residential address within easy commuting distance of London via rail or road.”



ERMINE STREET

Ermine Street, Buntingford, Hertfordshire, SG9 9AZ

Number of homes - 56

Types of homes - One and two bedroom apartments and 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 a pond, 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 15th Century and Queen Elizabeth I once stayed at Buntingford's Bell House Gallery.



Computer generated images of Ermine Street.

FLETTON QUAYS

Fletton Quays, London Road, Peterborough, Cambridgeshire, PE1 1EG

Number of homes - 358

Types of homes - One, two and three bedroom apartments



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."



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



Indicative scene 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 School 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.



Now working closely with the Ashton School Foundation, local community and Council, extensive planning is now underway.



ANGLIA SQUARE

Anglia Square, Norwich, Norfolk, NR3 1DZ

Number of homes - 1,200 (Approx)

Types of homes - Apartments



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 11,000 sq m of retail and leisure space. Accompanying this will be a new multi storey car park with over 600 spaces and a cinema.

The Company's aim is to submit a planning application in Spring 2017. Once the application is accepted, 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 images of Anglia Square.



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Regional
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Graeme Mitchell
Regional
Technical Director



Dave Walker
Regional
Sales Director

CURRENT AND FUTURE DEVELOPMENTS MAP



Current Developments

1. Swale Park, Whitstable
2. Barton Mews, Whitstable
3. Aura, Edgware
4. Stratford Riverside, Stratford
5. Preston Hall, Aylesford
6. Precision, Greenwich

Future Developments

7. The Foundry, Hackney Wick
8. Springfield Park, Maidstone

SWALE PARK

Thanet Way, Whitstable, Kent, CT5 3FF

Number of homes - 236

Types of homes - One and two bedroom apartments and two and three bedroom houses



Located in the stunning coastal town of Whitstable, Swale Park is a modern development of houses and apartments offering high quality, stylish accommodation and eco-friendly living. This large development's release has been split over three separate phases, and offers a beautiful mix of accommodation styles; from one bedroom apartments to three bedroom detached houses with integral garages.

The properties are designed in a modern style and include a combination of roof types, such as the mono pitch and dual pitch, providing an intriguing roofscape and creating interesting vistas. The use of coloured render and wooden cladding further enhance the visual impact of the properties.

Principal consideration in the design of the scheme was energy efficiency, implemented through the 'Code for Sustainable Homes – Level 3'. To maximise energy efficiency the development incorporates high efficiency gas boilers, energy-efficient lighting throughout, fully insulated cavity walls, Argon filled windows and deep roof insulation, which not only reduces the impact on the environment but also provides savings on residents' energy and water bills.

BARTON MEWS

Westmeads Road, Whitstable, Kent, CT5 1LN

Number of homes - 14

Types of homes - Two bedroom apartments and two and three bedroom houses



Located in a quiet street, Barton Mews is an exclusive development of just 14 homes, all built to the exceptional standards that Weston Homes are renowned for.

The properties' exteriors feature an attractive blend of brick, slate coloured uPVC windows and white cladding; the stylish architectural style seamlessly blends the development into the surroundings of the desirable seaside town of Whitstable.

Each home at Barton Mews has allocated parking and all houses benefit from private rear gardens offering fantastic outside living space.



AURA

Burnt Oak Broadway, Edgware, London, HA8 5AQ

Number of homes - 189

Types of homes - One, two and three bedroom apartments and three, four and five bedroom townhouses



Built on a derelict brownfield land site, which had previously suffered from decay, vandalism and squatters, Aura provides 189 homes of mixed tenure including one, two and three bedroom apartments and three, four and five bedroom townhouses.

The refined use of shape and form in this development's design is typical of Weston Homes' approach to sustainable, desirable urban living. The development is designed around a central water feature and set in beautiful landscaped grounds. The houses maintain a sense of uniqueness whilst the apartment blocks blend cool ivory walls with natural detailing and elegant glazed balconies. The development also features its own basement car park.



David Cameron, former Prime Minister, accompanied by Bob Blackman, MP for Harrow East, visited the Aura development as part of David Cameron's election pledge to support the new homes market in London. Aura was chosen for the visit because it provided an example of best practice in local level regeneration; how a housing development in the capital can provide employment and skills training for young people; and how a housebuilder can successfully focus on selling homes to ordinary Londoners for end use.

Aura proved to be extremely popular with local Londoners looking for a new home, many of whom were first-time buyers benefiting from the government's Help to Buy initiative. Purchasers also included second time movers and British-based buy to let investors, with a small proportion sold overseas to investors. 12% of the development was provided to a Housing Association to offer homes for people on low incomes or requiring housing subsidy.



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



Computer generated image of Stratford Riverside.

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.

The marketing material for Stratford Riverside sees the introduction of camera-matching computer generated imagery with high definition aerial filming and photography to give ultra-realistic depictions of the completed development in its surroundings before building has even started. The brochure features an augmented reality 3D model of the development that purchasers can interact with.



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.



Computer generated photomontage of Stratford Riverside.

PRESTON HALL

London Road, Aylesford, Kent, ME20 7NJ

Number of homes - 36

Types of homes - One, two, three and four bedroom apartments, houses and villas



With origins dating back as far as 1102, this magnificent Grade II listed Victorian mansion, built in Jacobean style, has been meticulously restored and renovated into a collection of 36 stunning apartments, houses and villas.

As part of the restoration process the elegant ceilings, coats of arms, the rich wooden wall panelling and marquetry, turrets and towers were carefully restored to their former glory.

Preston Manor, as the original building was previously known, was a country residence to a series of influential families who have played a notable role in British history. The first family to live at Preston Manor for over 400 years were the Culpeper family. The founder of the dynasty, the first Sir Thomas Culpeper, served as Sheriff of Kent and a courtier to King Edward I. In 1925 Preston Hall became a hospital for the Royal British Legion and finally between 1945 to 2012 it served as headquarters for the local health authority.



This impressive home is set in 2.5 acres of gardens and landscaped grounds, complete with a long carriage entrance, sculptures and a fully restored fountain. A double door entrance leads to a shared communal double-height hall with grand staircase that boasts restored features.

Weston Homes skilfully combined ornate period details with state-of-the-art specifications that include fully fitted designer kitchens, spacious stone panelled bathroom suites, luxury bedrooms and spacious open living areas. Homes ranged up to 2,255 sq ft in size with some featuring mezzanine levels open to spectacular double-height living areas.



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 townhouses

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.



Computer generated images of Precision.



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 - 120

Types of homes - One, two and three bedroom apartments, three bedroom maisonettes and commercial units



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.

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 images of The Foundry.

SPRINGFIELD PARK

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

Number of homes - 192

Types of homes - One, two & three bedroom apartments

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 and it 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 in the town.

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 close to the town centre of Maidstone close to the River Medway, providing attractive living in Kent.



Computer generated images of Springfield Park.



UK AND OVERSEAS EXHIBITIONS

LANGLEY SQUARE

With over two decades of huge success exhibiting property overseas, 2016 saw Weston Homes launch Langley Square, Dartford, in Hong Kong and Singapore over two weekends, coupled with a simultaneous UK launch. The exhibitions for phase one of the development were a great success and resulted in over 167 reservations with sales taken in the UK, Hong Kong and Singapore.

Following the phenomenal sales of phase one, the second phase of Langley Square launched in October 2016 with a showcase in the Far East in Spring 2017 to follow.

Dartford town is undergoing a £94 million regeneration making Langley Square an exciting investment opportunity in the Thames Gateway regeneration area.

Inside the M25 motorway and just 30 minutes into central London, Langley Square is ideal for families and couples wanting to live in a leafy garden suburb setting within easy commuting distance of the capital from nearby Dartford Station.



The location is also fantastic in terms of amenities; just minutes from Bluewater shopping centre, one of Europe's largest shopping malls, and within walking distance of the town centre which offers excellent shopping, dining and leisure facilities.

The Mill Pond and river setting provide attractive water features for the adjoining homes and the leafy garden suburb inspired design creates a highly attractive place to live. Each of the development's stunning, beautifully designed homes feature contemporary open-plan living areas, including superb bespoke designer kitchens, and beautiful high specification bathrooms, all finished to the highest quality.



PRECISION

Precision exhibited in both Hong Kong and Singapore receiving a great deal of attention and reservations. With a strong global presence, London property draws the appeal from worldwide investors. The UK launch of Precision was unlike any other, transforming the iconic Cutty Sark in London into a stunning exhibition space. Both the UK and overseas exhibitions saw 40 reservations.

Precision is a new landmark situated on the historic 1.2 acre Telegraph Works site in Greenwich. The scheme comprises 272 one, two and three bedroom apartments and duplexes, and three bedroom townhouses set within landscaped grounds on the River Thames.

Precision will provide new high quality homes to Londoners from first time buyers to couples, professionals and families. The scheme forms part of the extensive regeneration currently being undertaken in the area and will help to alleviate the current shortage of housing in London. Greenwich has transformed dramatically over recent years and is fast becoming one of the most popular locations to own a home.

Precision is located just North of the centre of Greenwich and is close to The O2 and the leisure outlets, restaurants and shops surrounding it. It is also close to the Blackwall Tunnel allowing easy access to East London and the City of London. North Greenwich Underground Station by The O2 provides access to the Jubilee Line with just one stop to Canary Wharf and a journey of just over 20 minutes to Green Park. In the local region is City International Airport, whilst for shopping there is nearby Canary Wharf and Westfield Shopping Centre at Stratford.



UK AND OVERSEAS EXHIBITIONS

UK AND OVERSEAS EXHIBITIONS

WESTON BUSINESS CENTRES

THE STANSTED CENTRE

The Stansted Centre retained its 100% serviced office occupancy level throughout the year, but sadly The Centre had to say goodbye to a number of longer term office clients as additional space to accommodate the growth of Weston Homes was required.

The reception area and lounge have been completely refurbished, creating a much more contemporary entrance to the centre. The reception area boasts stylish soft furnishings and an impressive 65 inch plasma screen. The lighting has now been upgraded to the very latest multifunctional technology, which can be controlled remotely. The café has also been extended and equipped with upgraded catering facilities to accommodate the increasing catering requirements. Demand for these catering facilities has increased due to the rising number of people within the building, plus external conference and meeting room delegates.

A new purpose built car park opened in August 2016 creating further parking to accommodate the rising number of occupants. 10 bicycles are available to use to get to and from the centre, which are proving to be popular.

The meeting rooms continue to flourish with both internal and external bookings. Conference centre bookings are steadily increasing, with more bookings being taken for evening and weekend events such as wedding parties and charity dinners.



THE COLCHESTER CENTRE

This year the Colchester Centre occupancy remains between 80-90%. The easy in and easy out licence terms facilitate clients being able to change their requirements in a timely manner.

During the year The Centre saw more clients increasing their office size due to the flexibility of the dismantlable partitions, which make it simple and quick to accommodate their office growth. The Centre now incorporates 66 offices, varying in size from 100 to 1,000 square feet.

The meeting and training rooms continue to be popular with both existing clients and new business.

The modern in-house café offers fresh home cooked food and is used by both internal and external clients, whilst also offering hospitality to the meeting rooms.

The Reception and Admin Teams continue to provide a full service for both internal and virtual clients, providing everything a business needs to flourish under one roof.



STANSTED ENVIRONMENTAL SERVICES (SES)



SES continues to be a reliable provider of Health, Safety and Environmental services. The Team addresses tasks with confidence and with our clients' requirements foremost in our planning.

SES have received a glowing report following their annual audit by UKAS who recognise their established knowledge and experience in Sound Insulation Testing.

The Sound Insulation Testing and Air Pressure Testing Team continues to grow with demand, and deals with a range of clients from the large national developers to single unit developers. The same level of expertise is provided to both ends of the scale.



The Contaminated Land Team are to expand in 2017, as they now provide a geotechnical service.

SES have purchased a specialised drilling rig that can be configured to provide 3 different drilling techniques. SES will be able to drill to depths of up to 100m and to obtain samples to enable accurate information to be provided to structural engineers for the designing of foundations and load spread. In addition, the rig will enable SES to provide a more efficient service with respect to environmental soil, gas and ground water testing and assessments.

An integral part of any successful Health and Safety Consultancy is to be able to provide competent health and safety training. SES are a registered training centre with the CITB, and can now provide a high quality, accredited and industry recognised training. From 2017, SES will provide a range of additional specialised training courses for Construction Managers and Construction Operatives. The courses can be provided either at the Stansted Centre or on customer's premises, and each course can be tailored for the client's needs.



Brexit is not expected to dramatically affect the UK's energy industry and whilst the UK may slow down its progress towards Zero Carbon, the global commitments are clear. Since 2015, London Boroughs have been allowed to raise the bar, and so SES has proactively been working with clients to find appropriate and cost effective situations. Whilst Code for Sustainable Homes can no longer be set as a planning requirement, SES continue to provide a service for dealing with legacy cases, and are registered with the BRE to provide assessments for the Home Quality Mark Scheme, which more and more developers are engaging with.

In a fast changing market, SES provides a commitment to its clients that they will provide a high quality service, and continue to look to the future to support business demands.

HEALTH AND SAFETY

The Weston Group was rewarded with a 9th Consecutive Gold Medal from RoSPA, which recognises the commitment and dedication the Company has to ensure a safe work place for staff, subcontractors and visitors.



Health and Safety training is provided to all staff members at all levels, and continues to be important as the Company meets the challenges of changing legislation and guidance.

Health and Safety is paramount to the business and as such forms one of the essential core values, which needs to be considered by all those who want to grow a working relationships with the Weston Group.

Fortunately, accidents and health and safety incidents are infrequent at the Weston Group and they remain below the industry standard. However, the Company continues to aim for a target of 'zero'.

As the Weston Group moves forward, SES will press for consistency across the business, and adopt and embrace innovation and change within the industry.

ENVIRONMENT

Government policy expects the planning system to encourage new sustainable development. This is economic growth that protects and enhances the environment and society, thereby improving people's lives without limiting opportunities for future generations. It produces well designed schemes which stimulate community interaction, accessible on foot or with good public transport, using specifications that minimise carbon emissions. Equally important is the preservation of historical and cultural places and buildings, natural habitats and species. However, turning planning permissions that are sustainable on paper into viable attractive schemes takes skill and commitment, which is where Weston Homes excels, as demonstrated by its track record.

The Company has always focused on 'brownfield' sites, recycled from previous use, many in locations close to local facilities and public transport, which, with secure bicycle storage arrangements,

allow residents to make journeys without using their cars. Where suitable, schemes include car clubs, saving residents the need to own cars. Recent car clubs have included electric vehicles, and parking areas have facilities for charging electric cars.

Carbon emissions reduction is achieved by specifying efficient building materials and construction, using renewable energy, communal heating and power systems (CHP), lowered water consumption and recycling collection. Flood risk is reduced by rain water irrigation and storage, often in attractive ponds, which enhance biodiversity alongside planting native trees, shrubs and wildflower meadows, installing 'green' and 'brown' roofs and erecting bird and bat boxes where appropriate. In terms of the appearance of buildings, every design is bespoke for its setting, and the Company constantly reviews external building materials to ensure a wide range of attractive, durable quality finishes.



Computer generated image of The Denham Film Studios.

The Group's track record demonstrates its success in the conversion and renovation of both listed and unlisted buildings, encompassing former schools, offices, hospitals, a folly and even Art Deco film studios, as featured in this review. This preserves Britain's heritage and avoids redevelopment.

The 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 the sites during the construction phase, all developments are registered with the Considerate Constructors' Scheme, to ensure an acceptable level of impact whilst redevelopment is underway.



Electric car club at Aura.

Notable features of some of Weston Group's recent projects are as follows.

The electric car club at recently completed Aura, Edgware, a development of 178 apartments and 11 houses located around a new open space featuring a large pond which is designed to avoid flood risk. Working in partnership with Electric Car Club, Weston Homes sponsored a car club using zero carbon electric vehicles for the residents of the development, and other club members. This club enables residents to hire one of the vehicles for variable periods at immediate notice, thereby making it practical to live at the site without owning their own car, or perhaps owning only one rather than two cars. Car clubs are proven to reduce the number of cars on the roads.

Precision, in the major regeneration location of Greenwich Peninsula, a development of 272 dwellings, with new park, CHP centre, green roofs, electric car charging capability and ecological enhancements.

The Denham Film Studios, a careful conversion of the Grade II listed Art Deco main building to form 49 apartments with a restored cinema and bar, alongside striking contemporary new houses.



Computer generated image of Precision.

OUR PEOPLE



Bob Weston with the Group's trainees.

The Weston Group is extremely proud of its continued growth, which has generated many new opportunities. It is pleasing to see so many existing employees being promoted and taking on additional responsibilities. Employee numbers increased by a further 62 over the past year to the highest ever number of 375.

The Group continues to focus on attracting young people into construction related careers and communicating the diverse range of opportunities offered within the industry. The Career Start and Management Trainee schemes were extended in 2016 to reflect the enhanced selection of career pathways and study options available. In August, 7 new starters joined the Advance and Elevate programmes to join the existing 31 trainees. As a member of the 5% Club the Group pledges to achieve a minimum 5% of the workforce participating in a formalised sponsored programme - with the current level at 10%, the Group is pleased to have doubled the original commitment.

The Group's recently launched Learning Academy, with a dedicated head office training room and trainer has, as its sole objective, the continuous training and development of its people. This year saw the introduction of Leadership, Management and Personal Effectiveness programmes.



The Group's performance this year was exceptional and this success was achieved through the hard work, determination and dedication of the whole team. To celebrate

the end of the financial year, an annual Summer Ball was held on 30th July at the Hilton Bankside Hotel in London. Every member of staff and their guest were

invited to the event. The evening consisted of a champagne reception, 4 course dinner, entertainment, dancing and a fun Casino, together with an overnight stay.



The Weston Group has a very strong paternalistic and team focused culture. A raft of different events and activities took place during the year, such as a bowling evening, a Family Fun Day and various cricket, rugby and football challenges to create opportunities for people to engage in and build team relationships.



OUR PEOPLE

OUR PEOPLE

QUALITY ASSURANCE & CUSTOMER SERVICE

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

The department carries out quality inspections at various important construction stages, as well as undertaking inspections of works in progress.

It is not just the product that the department sees as important, but also the service provided to its customers during and after the sales process. The service levels are subject to continuing review to ensure levels are maintained and any opportunities to improve seized upon.

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

All of its customers are asked for their opinions in the form of customer telephone surveys which are collated by the industry leaders 'In-House Research' who provide regular analysis to the business as a whole.

It is very much the Company's intention to ensure that once a customer has made the important decision to purchase a Weston Homes property that it provides a level of service and support that exceeds the customer's expectations.



CUSTOMER COMMENTS

"I think the quality of the fittings you put in are first class. Everything is there and it is all neatly done."
Purchaser at Morello Quarter

"The whole process has been really smooth and very professional."
Purchaser at Waterford Place

"I found them easy to deal with, the quality is good and everything is included as a package, for example flooring."
Purchaser at Morello Quarter

"I'd recommend because of what's included in the price and the quality of the finish. All together it's a lovely product."
Purchaser at Waterford Place

"Your service is fantastic."
Purchaser at Morello Quarter

"I was a first time buyer and you guided me through the entire process."
Purchaser at Morello Quarter

"The quality of the product is the key thing, as well as the customer service and the communication."
Purchaser Waterford Place

"The product is good and the finish is high quality. Overall, it exceeded my expectations."
Purchaser at Morello Quarter

"The customer service and your people are brilliant. With the build quality, people would be stupid not to buy."
Purchaser at Waterford Place

"My home is tip top and the sales staff, from selecting the plot through to the sale, were absolutely superb."
Purchaser at Swale Park

OUR BUSINESS PARTNERS

The Annual Business Partner Awards were held on 12th February 2016. 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, David Mellor QC.

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 to Year End and an insight into the pipeline of forthcoming developments that are available for Business Partners to tender for. The Weston Group is thankful to all of its suppliers for their continued support and service.



2016 BUSINESS PARTNER AWARD WINNERS

Weston Business Centre Partner of the Year
Air Options

Professional Services Business Partner of the Year
Fitzroy Solutions

Consultant of the Year
Meinhardt UK

Sales and Marketing Award
Ash Landscaping & Design

Health and Safety Performance Award
Highly Commended - Amwell Electrical
Winner - Seabro Scaffolding

New Business Partner of the Year
Henry Construction Ltd

Supplier & Material Supplier of the Year
Supplier - Oakwood Kitchens
Material Supplier - D J Evans

Sub-Contractor of the Year
Corbyn Construction Ltd

Customer Care and After Sales Award
E J Taylor & Sons

SES Business Partner of the Year
Wildlife Matters

Individual Contributor
Florin Sandru, Corbyn Construction Ltd

Group Business Partner of the Year
Meinhardt UK

PARTNERSHIP HOUSING

2016 has been another exciting year in the Partnership world, as the Company continues to develop relationships with long-standing partners as well as working with new partners in the Housing Association world and the private sector.

Weston Homes is committed to exploring and delivering high quality housing with a wide variety of partners. In particular the Company is keen to develop partnerships that make use of their in-house expertise and innovative approach.

The Company continues to deliver a significant number of affordable housing units through effective Section 106 negotiations. Traditionally this has been through Section 106 obligations with registered providers, whether it is for rented or shared ownership units.

Over the year the Company has developed new relationships with B3 Living, London and Quadrant, and Metropolitan and look forward to working with them as well as its existing Housing Association partners.

A growing part of the business also relates to joint ventures with private and public partners.

During the last financial year, the Company has delivered the following partnership schemes:

- Completions - 51 homes**
- Under construction - 234 homes**
- Terms agreed - 128 homes**

During 2015/16 the Company has completed a number of PQQ's (Pre-Qualification Questionnaires) for partnerships with Local Authorities. It is a growing trend that the public sector is using its assets to develop partnership schemes. Weston Homes looks forward to competing in this area and developing those relationships further.



Images of Housing Association at The Denham Film Studios, Buckinghamshire.



Images of Housing Association at Aura, Edgware.



It is worthwhile mentioning a number of large partnership projects that Weston Homes has been working on over the last 12 months as the Company demonstrates its innovative approach to urban regeneration.

Weston Homes is continuing to develop partnerships with other landowners in the private and public sectors and using its enormous in-house expertise is keen to expand this area of the business and maximise those opportunities.



PARTNERSHIP HOUSING

PARTNERSHIP HOUSING

IN THE COMMUNITY

The Group's commitment to its key charities and local communities continues. This year included:

THE TAYLOR CENTRE

Weston Homes is proud to have helped fund a new building in memory of founding business partner, Dick Taylor. The Company undertook the construction of a new office and storage facility, as well as an extension of the car park and provision of an ambulance bay. Bob Weston unveiled the Taylor Centre at an official opening at St Clare Hospice on Tuesday 19th April 2016, along with Dick's wife Angela.



Weston Homes sponsored over fifty percent of the £820,000 building costs, as well as providing the expertise of over 50 building contractors, many of whom kindly volunteered their time or worked on a not-for-profit basis in support of St Clare.

Bob said at the building's official opening: "St Clare is close to my own heart, and to the many families who have been through their doors. I know that Dick, and thousands of other people in need, have received care which is second to none at St Clare. It is a privilege to be able to support St Clare Hospice through this new building, going some way to repaying the kindness which they have shown to families in our local community across three decades."



The Taylor Centre may be bricks and mortar, but it means so much more to the people and families who come to St Clare.



ST CLARE HOSPICE GOLF DAY

The Company is also proud to support the Annual Sponsored Golf Competition for St Clare Hospice. Each year the St Clare Golf Day receives a fantastic level of support in terms of the number of teams participating and the generosity of funds raised during the festivities. In 2016 an incredible £90,000 was raised.

TAKELEY 10K RUN AND FUN DAY

Weston Homes has been and continues to be a lead sponsor for the Takeley 10k Run and Fun Day – which raises funds in aid of Takeley Village Hall and Social Club redevelopment project.



MILITARY DINNER

Weston Homes hosted the most recent Military Dinner at their Head Office on 21st July 2016. 120 soldiers were invited from Colchester Barracks, made up from 2 and 3 Para Regiments. The tables for the evening were sponsored by civilians, and were made up of 6 soldiers and 4 civilians per table. A four course dinner was served and entertainment was provided by Bobby Davro, which was enjoyed by all.

This is the 5th Army Dinner the Company has organised as a thank you to the military.

COLCHESTER UNITED FOOTBALL CLUB

Weston Homes continues its support of Colchester United Football Club via its sponsorship of the Weston Homes Community Stadium and remains its long-term shirt sponsor.

Bob Weston commented: "We have been a proud supporter of Colchester United for many years and we are delighted to sponsor the team kits for the next three seasons. Colchester has a fantastic community spirit and the Community Stadium is at its heart. We are delighted to provide continued support to the team and the local community."



THE OVAL

Weston Homes has supported the home of Surrey's County Cricket Club, The Kia Oval, since 2004 when it became a club sponsor and is currently an Executive Box Holder which enables Weston Homes to enjoy corporate hospitality at one of the most iconic stadiums in the world with unrivalled views of the action.

IN THE COMMUNITY

IN THE COMMUNITY

IN THE COMMUNITY

HANNAH BURKE

The Company continues its sponsorship of Hannah Burke, professional golfer of the Ladies European Tour, who in August 2015 won her first Ladies European Title in the Czech Republic.



“I’m absolutely lost for words”, said Hannah Burke. “I didn’t really focus too much on winning. I had a little goal set each day and went out to achieve them and I’ve come out on top, so it feels good. I played very consistently. I only missed one green and putted well. Seven birdies is a good way to get on top.”



DANIEL FIELD

Weston Homes also continues its sponsorship of Daniel Field, the head Professional Golfer of the East Herts Golf Club.

MAX WHITLOCK

Weston Homes became an official sponsor of gymnast Max Whitlock in February 2015. Max has won Olympic medals as well as World, European and Commonwealth medals.

Max made the country proud with his performance at the Rio 2016 Olympics, winning one bronze and two gold medals. His achievement was no small feat, winning a gold on the men’s Pommel Horse less than two hours after winning gold in the men’s Floor Exercise.



Max has helped Weston Homes at many sales launch events in the past and has even designed the two bedroom show apartment at Highbanks, Southend-on-Sea. Max teamed up with Blocc Interiors to produce a signature show apartment based around the principles of minimal and uncluttered living, featuring Olympic-themed design flourishes. Bob Weston, Chairman of Weston Homes Plc, commented: “Max wanted the apartment to be clean and fresh, and to appeal to a young audience his age. Weston Homes has sponsored and supported Max for several years, however we did not know he was a person of so many talents. His show apartment really adds a personal touch to the Highbanks development.”

The Company is proud to sponsor such a young talent and is keen to support him in the next phase of his already exceptional career.



IN THE COMMUNITY

IN THE COMMUNITY

IN THE MEDIA

Weston Homes undertake a multi-layered public relations (PR) campaign which focuses on promoting corporate and development specific activities.

In recent years, the rapid evolving use of social media has influenced the way in which Weston Homes now structures and undertakes PR campaigns.

In addition to placing stories in high profile national and overseas newspapers, which serve to raise the profile of the Weston Homes brand, the PR campaigns also focus on generating coverage in specialist online editorial portals, as well as through various social media channels including Twitter, Facebook and YouTube.



High-end homes announced for old Peterborough District Hospital Site Peterborough Telegraph, January 2016

"High-end homes will be built on the former Peterborough District Hospital site after The Gables was sold to new developers. Bob Weston, CEO of Weston Homes, said the site will comprise ideal homes for first-time buyers and family homes for those looking to upsize." [The Gables, Peterborough](#)

First-time buyers lay new foundations The Daily Telegraph, January 2016

"Twenty-one-year-old, Colchester United FC defender Alex Wynter has recently purchased a brand new two bedroom apartment at Hawkins Wharf – just down the road from the ground – where prices started from £121,000."

[Hawkins Wharf, Colchester](#)

I build homes for ordinary Londoners Evening Standard, February 2016

"Bob Weston is a straight-talking construction boss who builds 'affordable homes for normal people'. Chairman and founder of Weston Homes, he adds: 'There are builders in London who build at the top end, but that market is very limited, subject to bubbles, and doesn't represent 99.9 per cent of real buyers. Central London has an oversupply of it.'"

New build flats go on sale within a 50 minute commute from London – and they're in property hotspot Dartford Daily Mail, February 2016

"A development of 400 new build flats which are within a 50 minute commute from the centre of London goes on the market for sale next month. The flats, with prices starting at £205,000, are a five-minute walk from Dartford station where trains reach London's Cannon Street in 41 minutes."

[Langley Square, Dartford](#)



You don't need a title to buy a slice of (leak-free) history Metro, March 2016

"There is a two bed apartment available in Preston Hall, Aylesford, Kent, the scene of Henry VIII's fifth wife Catherine Howard's alleged adulterous affair with Thomas Culpeper, for which she was beheaded. Priced at £475,000, the mezzanine flat, from Weston Homes, has a spectacular double-height living area."

[Preston Hall, Aylesford](#)



Commute to your home by a Dartford Millpond Evening Standard, March 2016

"Beside the river, where the Phoenix Paper Mill was built in 1852, a new 400-home neighbourhood is being created around a millpond. The complex, next to the train station, was a Wellcome pharmaceuticals base after paper making ceased."

[Langley Square, Dartford](#)

TWEETS

ST CLARE HOSPICE

@hospicestclare 4th January 2016

Massive thanks to @WestonHomes and @Bob_Weston_ for raising an incredible £68,000 for St Clare Hospice! #thankyou

ELEMENT78

@Element78 12th February 2016

Kicking off the @WestonHomes 23rd Annual Awards with a beautiful lunch and great company..

SEABRO LTD.

@SeaBroLtd 16th February 2016

@WestonHomes proud to be winners of your 2015 Health & Safety Performance Award - a fantastic achievement.

KENT PROPERTY MARKET

@KPMR_Kent 7th March 2016

@WestonHomes launches new 400 homes development in Dartford #Kent
[Langley Square, Dartford](#)

ICENI PROJECTS

@IceniProjects 9th March 2016

Iceni is delighted to have helped @WestonHomes secure planning consent for 118 new homes and creative space in Barking town centre
[Rivermill Lofts, Barking](#)

STEWART JACKSON MP

@Stewart4Pboro 26th March 2016

This week I'll be visiting the new @WestonHomes development at the former PDH site in #Peterborough The Gables.
[The Gables, Peterborough](#)

ST CLARE HOSPICE

@hospicestclare 30th March 2016

#ThankYou to the wonderful staff @WestonHomes for raising an amazing £2,380 for us at their #charity #quiz

HANNAH BURKE

@Burkey28 30th March 2016

Can't wait for the arrival of my new bags @MPDCustomGolf @WestonHomes, @EssendonCCGolf and @BromptonSupport

ST CLARE HOSPICE

@hospicestclare 19th April 2016

What a #beautiful day for a party! We're so excited for @Bob_Weston_ of @WestonHomes to open the #TaylorCentre

CORNELIUS GROUP PLC

@CorneliusGroup 3rd May 2016

Big thanks to everyone who supported the #charity #football match vs @WestonHomes on Friday!

HERTS RUGBY

@hertsrugby 14th May 2016

@WestonHomes featured in the programme, they do so much for Herts Rugby #supportHerts #thankyou

ALLOY FABWELD LTD

@Alloyfabweld 17th May 2016

Honoured to build an ambulance canopy for the new Taylor Centre, St Clare Hospice Essex @hospicestclare @WestonHomes

4SITE IMPLEMENTATION

@4site_implement 20th May 2016

Thank you @WestonHomes for an extremely enjoyable evening as always at the Garden Party. Huge thanks to all involved and well done.

PRIMERESI

@PrimeResi 23rd May 2016

@WestonHomes sets up £120m Denham Film Studios scheme. The Denham Film Studios, Buckingham

BUSINESS INSIDER UK

@BIUK 23rd May 2016

The film studio behind Star Wars and James Bond films will become a housing development by @WestonHomes The Denham Film Studios, Buckingham

CITY A.M.

@CityAM 23rd May 2016

Now you can buy a home on the set of Star Wars, ET and Superman with @WestonHomes The Denham Film Studios, Buckingham

IN THE MEDIA

The dream factory

The Sunday Times, May 2016

"Now Denham is getting a sequel of its own; a £120m development of 224 converted and new-build homes. It's Weston Homes' 'most glamorous and unique restoration project yet', says its Chairman."
The Denham Film Studios, Denham

A film buff's dream home: Movie studios where Star Wars, Skyfall, Superman and The Dambusters were made are converted into £120m Art Deco flats complex

Daily Mail, May 2016

"An Art Deco movie studios home to 'Britain's Hollywood' where flicks such Stars Wars, Skyfall and the Dambusters were made will be converted into a £120million residential complex. The Grade II listed main laboratory and head office building, built in 1936 and designed by Walter Gropius for British film director and producer Alexander Korda, and the surrounding 11.94 acre site, will be transformed to create an exclusive residential address."
The Denham Film Studios, Denham



Computer generated image of The Denham Film Studios, Buckingham.

Weston Homes and RAK partner to create stunning bathroom concept

Building News, July 2016

"Weston Homes has partnered with RAK Ceramics to create a new stunning bathroom concept that features throughout its Southpoint project. A combination of RAK sanitaryware, surfaces and bespoke furniture reflect the project's meticulous design, bringing a balance of luxury and practicality to the bathrooms."
Southpoint, Southend-on-Sea



Southpoint, Southend-on-Sea.

Transforming a movie studio

International New York Times, September 2016

"As a nod to the studio's past, the landscaped communal grounds will feature Celluloid Walk, a pedestrian access lined with film stills recreated as large works of art. One of the two remaining screening rooms will also be retained as a theatre for residents' use, while the other is to become a bar and lounge. The rest of the site's look will be very contemporary. 'I don't want to mimic the past,' said Mr Weston. 'I prefer to layer architecture, so that you can read a building's history.'"
The Denham Film Studios, Denham

The Denham Film Studios, Denham

Get ahead with new first-time buy scheme

Metro, October 2016

"Weston Homes prides itself on its excellent customer service, an ethos that comes right from the top. Chairman Bob Weston has always been concerned that customers should have the best possible buying experience and now he's focusing on those who are trying to get onto the property ladder. He wants the Government to extend the period that mortgage offers can remain open, but rather than sitting around waiting for this to happen, has introduced his own scheme to encourage home ownership: First-time SecureBuy."

TWEETS

COLCHESTER CARNIVAL

@Col_Carnival 18th June 2016

@WestonHomes will be our main sponsor for yet another year. Their continued support is most appreciated.

LINDA BARKER

@ReallyLinda 25th June 2016

Very impressive. @WestonHomes have built exemplary houses at #TheGables - high spec, high tech, loads of layouts & 45mins from London...

The Gables, Peterborough

ST CLARE HOSPICE

@hospicestclare 27th June 2016

Thank you @WestonHomes for the £998 you raised in your charity football match! And congratulations on your win!

MDA CONSULTING

@MDAtoday 27th July 2016

Topping Out Ceremony @WestonHomes fantastic building #StratfordRiverside later.

Stratford Riverside, Stratford

LAWRIE CORNISH

@LawrieCornish 18th August 2016

Great afternoon with @WestonHomes touring The Denham Film Studios, such an incredible site with lots of history!
The Denham Film Studios, Buckingham

MAX WHITLOCK

@maxwhitlock1 2nd September 2016

Couldn't resist another planche! Thanks for having us @WestonHomes had a wicked time!

ST CLARE HOSPICE

@hospicestclare 10th September 2016

Wow wow wow! A record £90,000 was made at yesterday's @WestonHomes St Clare Charity Golf Day! #PartneringWithTheBest

DAVID PHILLIPS

@DP_Furniture 14th September 2016

We love this BFG themed bedroom by @WestonHomes to celebrate Road Dahl's 100th birthday.
Nightingale Rise, Buckingham

4SITE IMPLEMENTATION

@4site_implement 22nd September 2016

Busy working on exciting projects at the moment with @WestonHomes #LangleySquare and #Precision, lovely developments.
Langley Square, Dartford and Precision, Greenwich

ST CLARE HOSPICE

@hospicestclare 13th October 2016

Thank you to @WestonHomes staff who held a coffee morning for us, raising £750 in memory of their colleagues Rachel and Paul #BigBrew #charity

RUSS DRAGE ARCHITECTS

@russdragearch 28th October 2016

Great to be at launch of @WestonHomes Langley Place, Dartford, first phase of Mill Ponds waterside mixed use by @russdragearch @PlanitE
Langley Square, Dartford

RICHARD JACKSON LTD

@rj_ltd 28th October 2016

Great night @WestonHomes launch of #LangleySquare supported by @maxwhitlock1. We are proud to have provided #structuralengineering services.
Langley Square, Dartford

QUINTESSENCE

@quintessenceld 3rd November 2016

Quintessence install a QT Pad interactive for Weston Homes Langley Square and it looks amazing. #technology @WestonHomes
Langley Square, Dartford

VOYAGE INTERIORS LTD

@VoyageInteriors 3rd November 2016

Excited for the launch of @WestonHomes #Precision development in #Greenwich where we have done the interior design of 2 stunning apartments.
Precision, Greenwich

TRIDENT MARKETING

@TMAld 4th November 2016

Great night at the @WestonHomes #precision launch last night in #Greenwich #propertymarketing #londonliving
Precision, Greenwich

ACCOUNTS

CONSOLIDATED INCOME STATEMENT - Year ended 31 July 2016

	2016 £'000	2015 £'000
Revenue	154,077	138,476
Cost of sales	(116,541)	(106,489)
Gross profit	37,536	31,987
Administrative expenses	(20,535)	(16,166)
Other operating income	217	111
Operating profit	17,218	15,932
Finance income	9	99
Finance costs	(1,201)	(1,880)
Profit before tax	16,026	14,151
Income tax expense	(3,509)	(4,776)
Profit for the year	12,517	9,375

CONSOLIDATED BALANCE SHEET - At 31 July 2016

	2016 £'000	2015 £'000
Non-current assets		
Intangible assets	90	103
Property, plant and equipment	8,747	6,581
Deferred tax asset	111	226
Other receivables	299	418
	9,247	7,328
Current assets		
Inventories	193,877	130,935
Trade and other receivables	2,653	4,264
Cash at bank and in hand	16,963	6,027
	213,493	141,226
Total assets	222,740	148,554
Liabilities		
Current	42,403	35,972
Non-current	135,913	78,175
Total liabilities	178,316	114,147
Net assets	44,424	34,407
Capital and reserves		
Share capital	245	245
Capital redemption reserve	4,180	4,180
Retained earnings	39,999	29,982
Total equity	44,424	34,407

CONSOLIDATED STATEMENT OF CASH FLOWS - Year ended 31 July 2016

	2016 £'000	2015 £'000
Reconciliation of operating profit to net cash flows from operating activities		
Operating profit	17,218	15,932
Depreciation, amortisation and loss on sale of assets	1,969	1,483
Finance costs included in cost of sales	4,962	7,169
Increase in inventories	(62,386)	(40,526)
Decrease/(increase) in trade and other receivables	1,729	(2,273)
Increase in trade and other payables	4,498	15,586
Net cash outflow from operations	(32,010)	(2,629)
Interest paid	(6,956)	(5,217)
Non-equity dividends paid	(722)	(707)
Tax paid	(1,448)	(5,297)
Net cash outflow from operating activities	(41,136)	(13,850)
Cash flows from investing activities		
Net capital expenditure	(1,874)	(2,352)
Interest received	9	14
Net cash outflow from investing activities	(1,865)	(2,338)
Cash flows from financing activities		
Capital element of finance lease rental payments	(1,593)	(956)
Net increase in bank loans and borrowings	58,030	20,800
Equity dividends paid	(2,500)	(2,500)
Issue of preference shares	-	500
Net cash inflow from financing activities	53,937	17,844
Net increase in cash	10,936	1,656
Cash at bank and in hand brought forward	6,027	4,371
Cash at bank and in hand carried forward	16,963	6,027

Analysis of changes in net debt

	Opening balance £'000	Cash flows £'000	Non cash movements £'000	Closing balance £'000
Cash at bank and in hand	6,027	10,936	-	16,963
Loans	(71,400)	(58,030)	-	(129,430)
Preference shares	(9,025)	-	-	(9,025)
Finance leases	(2,054)	1,593	(2,250)	(2,711)
	(82,479)	(56,437)	(2,250)	(141,166)
Net debt	(76,452)	(45,501)	(2,250)	(124,203)

CONTACTS

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ANNUAL REVIEW

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