



Urban&Civic plc
STRATEGIC SITES

Masterful Development

Political mathematics, underpinned by simple demographics, means that there is no realistic prospect of housing the fast growing population within 100 miles of London without an increased contribution from large projects. Effective realisation involves two basic imperatives: shortening the period from outline planning submission to first house completion and accelerating quality delivery thereafter.

The core reason for establishing Urban&Civic as Master Developer was to address both of these imperatives; bringing professionalism and a wealth of commercial experience to the delivery and management of large scale strategic projects.

For us this means:

- Working with our institutional and land owning partners, local authorities, communities and businesses, as well as Homes England and our housebuilder customers, to use all the levers available to accelerate the delivery of homes, spaces, places and communities of real quality.
- Fully supporting the Government's ambition that land lying idle, which could provide homes and employment, is brought into use as fast as possible. The pinch points in the development process can delay delivery by years. We have developed innovative but now tried and tested ways, with key stakeholders, to maintain momentum and work around challenges.
- Being able to turn complex sites into serviced land parcels for a full range of customers. Urban&Civic aims to actively encourage small and medium-sized housebuilders by reducing the barriers to delivery through our proprietary licence structure, which eliminates upfront payments for our customers whilst giving us a stake in the retail sales price achieved.
- Rigorous project management with key infrastructure, schools, cycleways, footpaths, roads, planting and playgrounds all delivered by Urban&Civic early and to the highest quality. Three decades of large project experience has taught us how to minimise any sense of pioneering amongst incoming residents.
- Focusing on the opportunities for jobs and skills that can be achieved from the delivery of large scale projects. Our locations afford the scope, as well as the time, to drive forward initiatives and make introductions that make a difference.

Alconbury Weald



Calvert Buckinghamshire



Manydown Basingstoke





RadioStation Rugby



Wintringham St Neots

Urban&Civic has been a listed company for only four years. Our first eight strategic projects are set to deliver approaching 40,000 new homes through our serviced land model, more than 8 million sq.ft. of business space, at least 17 primary schools and five secondary schools across 6,950 acres of land.

Maintaining good relationships with the communities around our projects is fundamental to achieving rapid planning consent and keeping to programme during the delivery process. We invest heavily in communication and consultation and continue to engage and support the people who live and work on or near our sites as development matures.

Large scale projects are an essential component of meeting the housing needs of this country but if they are to be successful they need to be brought forward quickly and with real quality. Our company is defined by exactly that; the quality and the delivery of what we bring forward.

Nigel Hugill, Chief Executive

Urban&Civic plc

June 2018



Waterbeach Barracks

CGI image



Newark

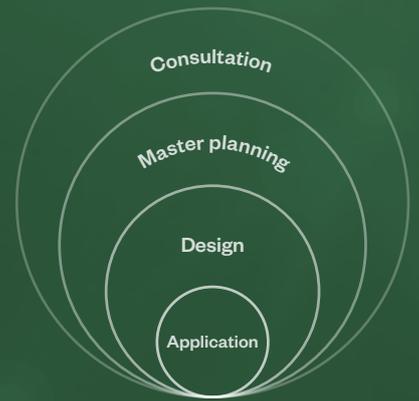


Priors Hall Northamptonshire

The DNA of a Master Developer

The Master Developer approach to strategic sites, with its emphasis on pace, scale, quality and sustainability is woven into the DNA of our business.

For Urban&Civic this means:



Projects

- Target big, often complex sites in key growth locations
- Invest in the land for long-dated returns
- Work with like-minded partners
- Recognise every site demands a bespoke approach

Planning

- Ensure senior team engagement with stakeholders and communities
- Trust needs to be earned by making and delivering on promises
- Cut through jargon and complexity – explain, illustrate and guide
- With a 20 year consent – build in flexibility from the outset as things will change

Funding

- Patient, experienced capital is required
- Investment needs to be aligned with a commitment to quality, delivering jobs and skills and building community
- Actively use public funds to accelerate delivery
- Maintain delivery throughout economic cycles



Delivery

De-risk issues at the earliest opportunity

Assume responsibility for delivery of infrastructure to maintain momentum

Work at scale to create efficiency and maximise wider benefits

Establish multiple points of sale to enhance absorption



Quality

Establish quality benchmark from the start

Use planning, contracts and the example of self-delivery to maintain standards

Ensure all the team really cares about the details

Don't spend more money – just spend it smarter

Homes

Keep control by not selling off large parcels

Package land on a consistent basis across phases and sites

Create a level playing field for all sizes and types of housebuilder to compete

Be prepared to self-deliver the more difficult plots to maintain quality and values

Build to rent

Operating at strategic scale

Our strategic projects are large scale, predominantly brownfield areas of land for mixed-use housing led development.

Whilst a number are owned outright, Urban&Civic have extensive historic and active experience of working in partnership with like-minded land owners and investors to deliver significant projects. Our current partners include Aviva Investors, the Nuffield Trusts, the Defence Infrastructure Organisation, the Wellcome Trust and the Church of England.

Each project is at a slightly different state of maturity requiring Master Developer focus from across the skills of our team and allowing us to run a portfolio of projects whilst maintaining active senior management involvement.



21,000
consented homes



45km
of roads



8m ft²
employment floor space



17
primary schools



1,700
acres of open space



5
secondary schools

Strategic site delivery:

2009

2014

2016

Alconbury Weald



RadioStation
Rugby



Newark



Priors Hall
Northamptonshire

Waterbeach Barracks



Wintringham
St Neots



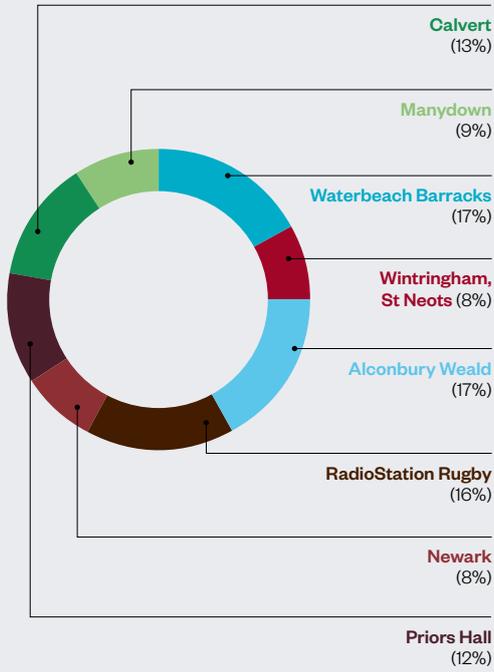
Manydown
Basingstoke



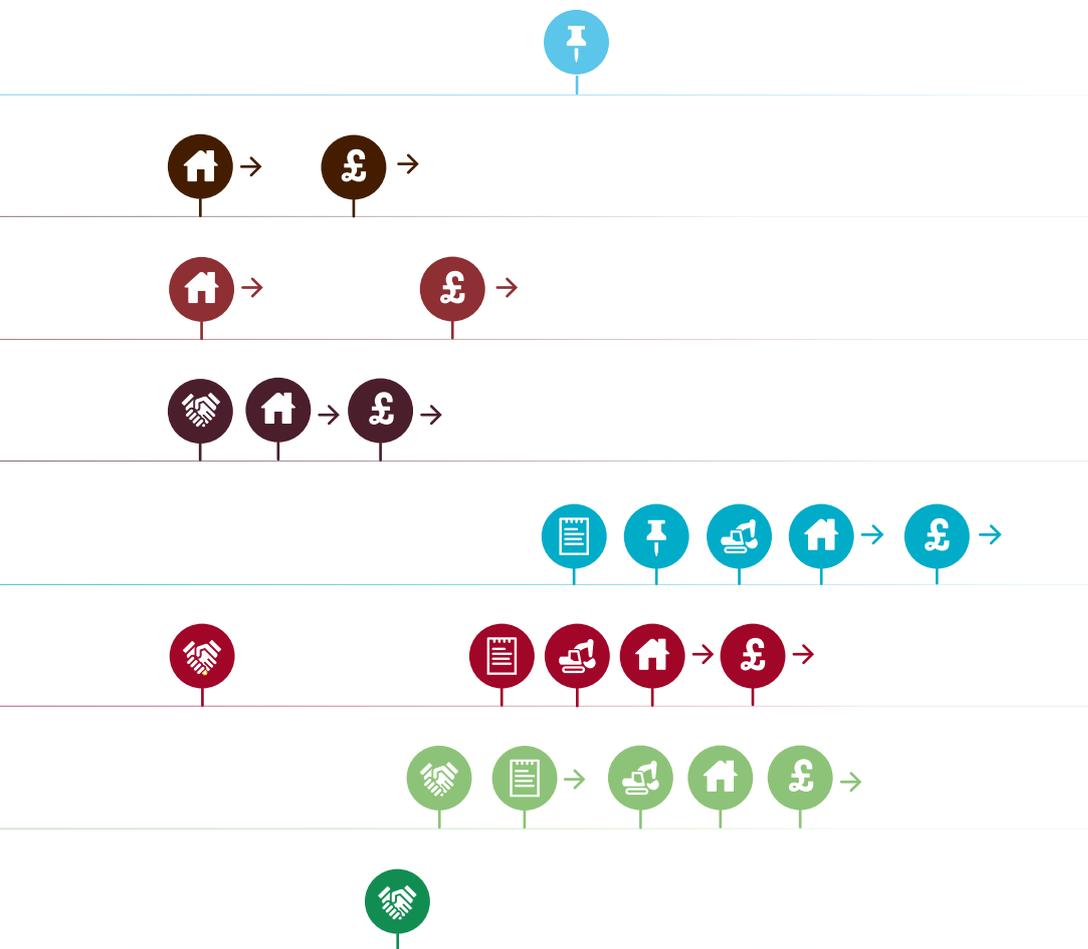
Calvert
Buckinghamshire

Consented and anticipated homes

37,722



2017 → 2018 → 2019 →



Timeline key:

- Acquisition/appointed
- Further land acquired
- Allocation
- Community engagement
- Outline planning
- Infrastructure
- Residential delivery
- Receipts
- Ongoing

Our projects





Alconbury Weald



IN DELIVERY

100%

ownership

6,500

homes anticipated, including
5,000 homes consented

1,425

acres

814

serviced land plots contracted
or on own account

www.alconbury-weald.co.uk

Outline planning permission:

 5,000
new homes

 enterprise zone

 district centre
and three
local centres

 290,000m²
employment
floor space

 1
new secondary
school

 network of
footpaths and
cycleways



3
new primary
schools



3,800m²
community
facilities



608
acres



1,500m²
health centre



reserve site
for railway
station



21
hectares of formal open
spaces and sports pitches

Travel times:



Huntingdon to Cambridge – **17 mins**

Huntingdon to London – **50 mins**



Peterborough – **30 mins**

Cambridge – **30 mins**

Stansted Airport – **1 hr**



Cycle to town centre – **30 mins**



Civic Living

Phase one progress

The industry consensus is that Alconbury Weald is the most significant strategic regional project under current development. As a true mix of uses, combining at least 5,000 homes with 3 million sq.ft. of Enterprise Zone employment floor space, Alconbury Weald is achieving high quality volume delivery and is a catalyst for real investment in jobs, skills and community. Backed by funding from Homes England, which recently launched its rebranding at Alconbury Weald, site wide infrastructure is being accelerated and the emerging local plan will allocate an additional 1,500 homes over and above the existing 5,000.

- A** Incubator
- B** Club Building
- C** Ermine Street Church Academy
Opened: Sept 2016
- D** EZ: IKO
Completed: Q1 2018
- E** EZ: MMUK
Completed: Q2 2017
- F** EZ: John Adams Toys
Completed: Q2 2018
- G** EZ: Incubator 2
Completed: Q2 2018
- H** EZ: iMET
Opened: Q2 2018
- I** Cricket park and green
Completed: Q4 2017
- J** Community Park
Opened: Q2 2017
- K** Watch Tower
On site: Q1 2018
Completions: Q4 2018
- L** The Glade
On site: Q4 2018
- M** Cambridgeshire County Council HQ
Completions: Q4 2020

- 1** Parcel 1 – Hopkins Homes
 - 128 units
 - On site: Q1 2016
 - First completions: Q3 2016
- 2** Parcel 2 – Morris Homes
 - 165 units
 - 13.3 acres
 - On site: Q1 2017
 - First completions: Q4 2017
- 3** Parcel 3 – Redrow Homes
 - 200 units
 - 18.3 acres
 - On site: Q1 2017
 - First completions: Q4 2017
- 4** Parcel 4 – Civic Living
 - c.138 units
 - 8.3 acres
 - On site: Q2 2017
 - First completions: Q3 2018
- 5** Parcel 5 – Under offer
 - 189 units
 - 15.6 acres
 - Under offer
- 6** Parcel 6 – Crest Nicholson
 - 183 units
 - 11.4 acres
 - On site: Q4 2018
 - First completions: Q4 2019

“

Urban&Civic is creating something special and this is not your typical consortium site by a long way. We are delighted to be involved and believe this scheme can really raise the bar for large-scale new communities. Urban&Civic is prepared to invest in infrastructure and is committed to enforce design codes that certainly fit our product.

JAMES HOPKINS

Executive Chairman, Hopkins Homes

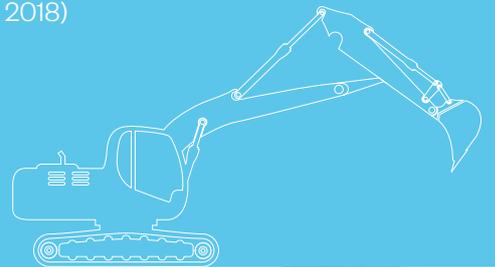


2016 Timewarp 2018



1,020

number of construction workers
on site (May 2018)



RadioStation Rugby



→ IN DELIVERY

50%

ownership

Alongside:
Aviva Investors

1,170

acres

616

serviced land plots contracted

Outline planning permission:



5,952

new homes



3

new primary
schools



13,850m

approximate network
of footpaths



network of
cycle paths



new link
road



district centre
and three
local centres



 **1**
new secondary school

 **31**
hectares of employment floor space

 Rugby to London – **52 mins**
Rugby to Birmingham – **35 mins**

 **2,900m²**
community facilities

 **8**
GP surgery

 Northampton – **40 mins**
Milton Keynes – **57 mins**
Coventry – **30 mins**

 **507**
acres

 **24**
hectares of formal open spaces and sports pitches

 At present the cycle time from Rugby town centre to Houlton is **20 mins**, but once the new link road is open the journey will take approx. **10 mins**



DAVIDSONS
HOMES



MORRIS



Crest
NICHOLSON

Phase one progress

Connectivity has always been at the heart of this former long wave radio transmission centre which is now the main mixed use urban extension for Rugby. Named Houlton, after its original transatlantic receiving station in Maine, this is a key site for the growth of the East Midlands, having strong links in all directions. With the first primary school opening in September 2018, alongside the extremely popular Tuning Fork Café and Community/Visitor Centres, work is already underway on the Homes England supported 2.5 mile link road running through the site into Rugby town centre.

A **St Gabriel's CofE Academy primary school**
Opening: Sept 2018

B **Dollmans Farm**
• Visitor centre
• Project office
• Community building
• The Tuning Fork Café
Completed: Q2 2018

1 **Parcel 1 – Davidsons Homes**
• 250 units
• 18.5 acres
• On site: Q4 2016
• First completions: Q4 2017

2 **Parcel 2 – Morris Homes**
• 180 units
• 15.0 acres
• On site: Q3 2017
• First completions: Q2 2018

3 **Parcel 3 – Crest Nicholson**
• 186 units
• 11.8 acres
• On site: Q3 2017
• First completions: Q2 2018

4 **Parcel 4 – Under offer**
• 251 units
• 23.2 acres
• On site: Q4 2018
• First completions: Q2 2019



“

Houlton is a great place to show placemaking at its best. Urban&Civic are collaborative to work with, they engage us fully and keep us in the loop. Together with Rugby Borough Council, it's been a really good partnership delivering a great scheme.

LINDSEY RICHARDS

Head of Planning, Homes England

2016 Timewarp 2018



55

acres of habitat and ecology corridor already created



Newark



IN DELIVERY

82.2%

ownership

694

acres

Alongside:

The Church Commissioners for England, Southwell and Nottingham Diocesan Board of Finances and BPB United Kingdom Limited (British Gypsum)

237

serviced land plots contracted

www.middlebecknewark.com

Outline planning permission:



3,150
new homes



1
new primary school



17
acres of sports facilities



new link road



77
acres of
employment
floor space



2,900m²
community
facilities



178
acres

Travel times:



Newark to Kings Cross – **80 mins**

Newark to Lincoln – **30 mins**

Newark to Nottingham – **30 mins**



Nottingham – **35 mins**

Lincoln – **30 mins**



Cycle to town centre – **15 mins**



AVANT
homes

Bellway

Phase one progress

Named after the stream that weaves gently through the project, Middlebeck is the main urban extension to the south of Newark. Once complete, it will provide 3,150 new homes in Newark and will boast 35 hectares of informal open space, including ponds, natural habitat and a tranquil waterside promenade. With abundant natural landscaping, criss-crossed with paths, scenic walkways, the Sustrans cycling route and the Homes England supported link road, connecting the A1 to the A46, Middlebeck has strong connections in all directions.

- A** Link Road
- B** Sustrans Bridge

- 1 Parcel 1 – Avant Homes**
 - 173 units
 - 16.1 acres
 - On site: Q3 2017
 - First completions: Q2 2018
- 2 Parcel 2 – Bellway Homes**
 - 64 units
 - 4.2 acres
 - On site: Q1 2018
 - First completions: Q3 2018
- 3 Parcel 3 – Out to market, subject to offers**
 - 200 units
 - 13.2 acres
 - On site: Q4 2018
 - First completions: Q3 2019



“

The Urban&Civic portfolio of large sites is impressive and we are keen to see their approach to placemaking and quality realised in Newark. We also benefit from their expertise in delivering strategically important infrastructure.

MATT LAMB

Newark and Sherwood District Council
Business Manager – Growth and Regeneration



1.2km

phase one link road
constructed and operational



Priors Hall

Northamptonshire



IN DELIVERY

100%

ownership

4,320

units unbuilt at point of acquisition

965

acres

664

serviced land plots contracted

Outline planning permission:



5,095

new homes



1

new secondary school



12.6

acres employment floor space



network of footpaths and cycleways



3

new primary schools



district centre and two local centres



25.5

acres of formal open spaces and sports pitches

Travel times:



Corby to St Pancras – **70 mins**

Corby to Kettering – **11 mins**

Corby to Wellingborough – **22 mins**



Leicester – **49 mins**

Peterborough – **37 mins**



Priors Hall to the town centre – **15 mins**



Taylor Wimpey

Where quality lives
David Wilson Homes



FRANCIS JACKSON HOMES



Phase one progress

Acquired by Urban&Civic in October 2017, Priors Hall in Corby already had more than 1,000 residents with homes delivered by national and regional housebuilders. Priors Hall Primary School for 420 children had its first intake in September 2016, and is adjacent to the Foster Associates designed Corby Business Academy. The purchase of Priors Hall was part funded by Homes England, which has made additional funding available to accelerate on site infrastructure. Phase one is nearly complete and master planning is ongoing for zones 2 and 3, which will deliver over 3,500 homes.

- | | |
|--|---|
| A Corby Business Academy | 6 Lagan Homes <ul style="list-style-type: none"> • 279 units • All units complete |
| B Priors Hall Primary School | 7 Lodge Park <ul style="list-style-type: none"> • 103 units • All units complete |
| C Corby Enterprise Centre | 8 Jelson Homes <ul style="list-style-type: none"> • 132 units • 39 complete |
| 1 Francis Jackson Homes <ul style="list-style-type: none"> • 53 units • 18 complete | 9 Barratt Homes <ul style="list-style-type: none"> • 116 units • 101 complete |
| 2 Barratt Homes <ul style="list-style-type: none"> • 91 units • All units complete | 10 Kier Homes <ul style="list-style-type: none"> • 97 units • 47 complete |
| 3 Taylor Wimpey <ul style="list-style-type: none"> • 130 units • 91 complete | 11 Barratt Homes and David Wilson Homes <ul style="list-style-type: none"> • 233 units • 85 complete |
| 4 David Wilson Homes <ul style="list-style-type: none"> • 34 units • All units complete | |
| 5 Larkfleet Homes <ul style="list-style-type: none"> • 144 units • 52 complete | |

“

We find Urban&Civic are a breath of fresh air. All staff, including Directors, make themselves accessible for residents. They consult, listen, support and include the Priors Hall community in deciding what needs to change. Responsible staff and contractors are employed to help turn Priors Hall around and bring amenities and the environment up to the required standards.

MICHAEL AND ANGELA PAGE

Priors Hall residents



c.2,500
resident community

A line drawing of a house with a gabled roof and several windows. Below the house is a silhouette of a family consisting of two adults and two children.

Wintringham

St Neots



IN PLANNING

33%

ownership

400

acres

Alongside:

Nuffield Dominions Trust and
Nuffield Oxford Hospitals Trust

Resolution to grant hybrid application for:



2,800

new homes



2

new primary
schools



district centre
with ancillary uses



148

acres of open space



9km
of cycleway linking
to rail and bus



63,500m²
of employment
floor space



19
acres of sports pitches

Travel times:



St Neots to London – **1 hr 15 mins**



Bedford – **55 mins**

Cambridge – **38 mins**



To the centre of St Neots – **13 mins**

Waterbeach Barracks



CGI image of Waterbeach



IN PLANNING

Development manager for
Defence Infrastructure
Organisation with right
to draw down land

716
acres

Hybrid application submitted for:



6,500
new homes



200
acres



health centre



town and local
centres



network of
footpaths and
cycleways



3
new primary
schools



community
facilities



1
new secondary
school



60
acres of formal open
spaces and sports pitches

Travel times:



Waterbeach to Cambridge – **9 mins**
Waterbeach to London – **1 hr 6 mins**



Cambridge town centre – **22 mins**
Ely – **22 mins**



Cambridge Science Park – **11 mins**
North Cambridge station – **22 mins**

Manydown Basingstoke



CGI image of Manydown



IN PLANNING

50%

JV with
Wellcome Trust

794

acres

Preferred bidder to
form joint venture with:
Basingstoke and Deane
District Council and
Hampshire County Council

www.manydownbasingstoke.co.uk

Outline planning application submitted for:



3,500
new homes



147
acres of
neighbourhood parks
and play spaces



sports hall/
pavilion and
pitches



2
local centres



250
acre country park



1
health centre



2
primary schools



provision for
one secondary
school

Travel times:



Basingstoke to London Waterloo – **45 mins**

Basingstoke to Reading – **17 mins**

Basingstoke to Oxford – **45 mins**



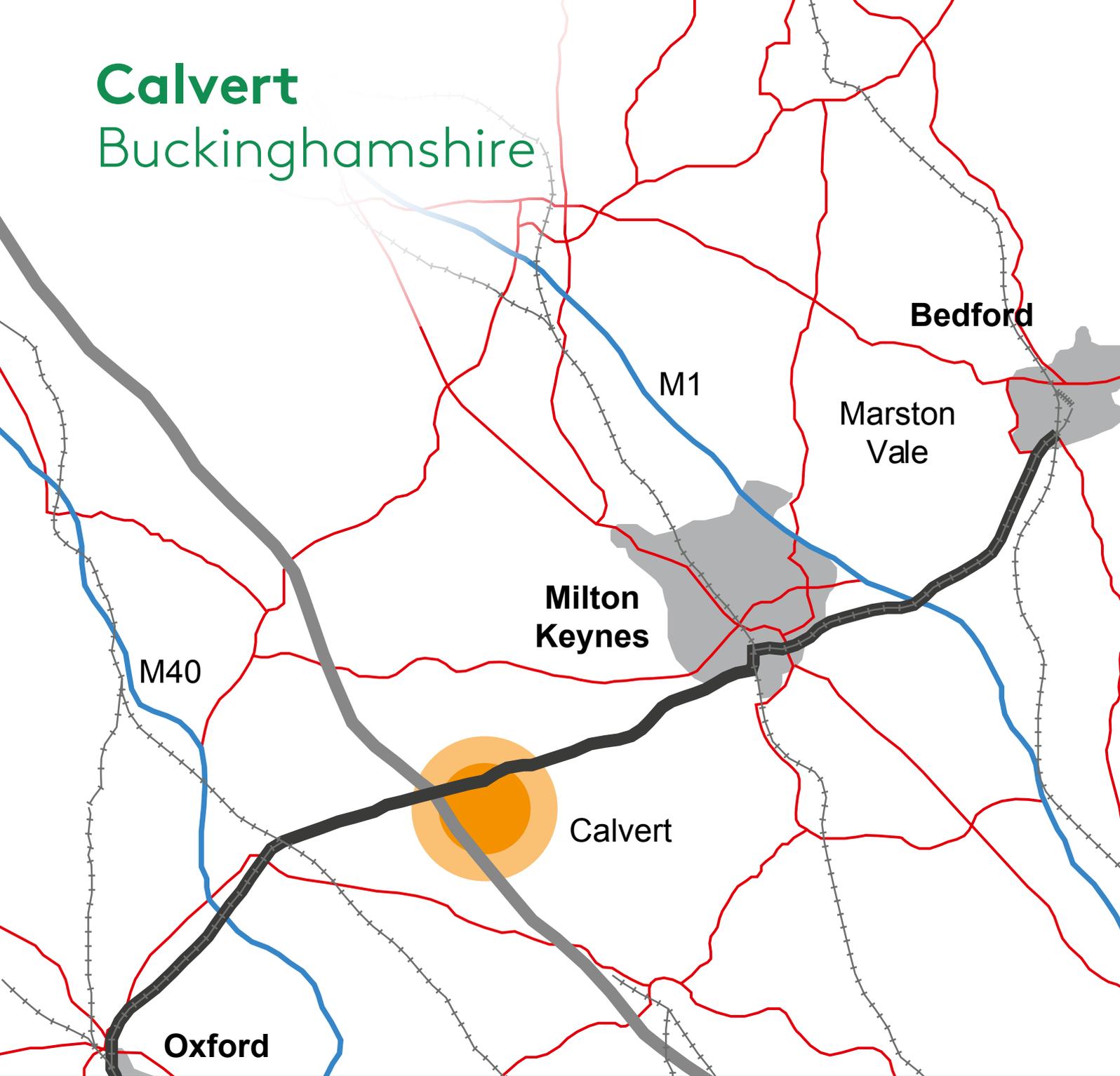
Guildford – **45mins**

Heathrow – **48 mins**



To town centre – **8 mins**

Calvert Buckinghamshire



EARLY STAGE PROMOTION

Conditional agreement
to purchase with
Claydon Estate LLP

c.5,000

homes

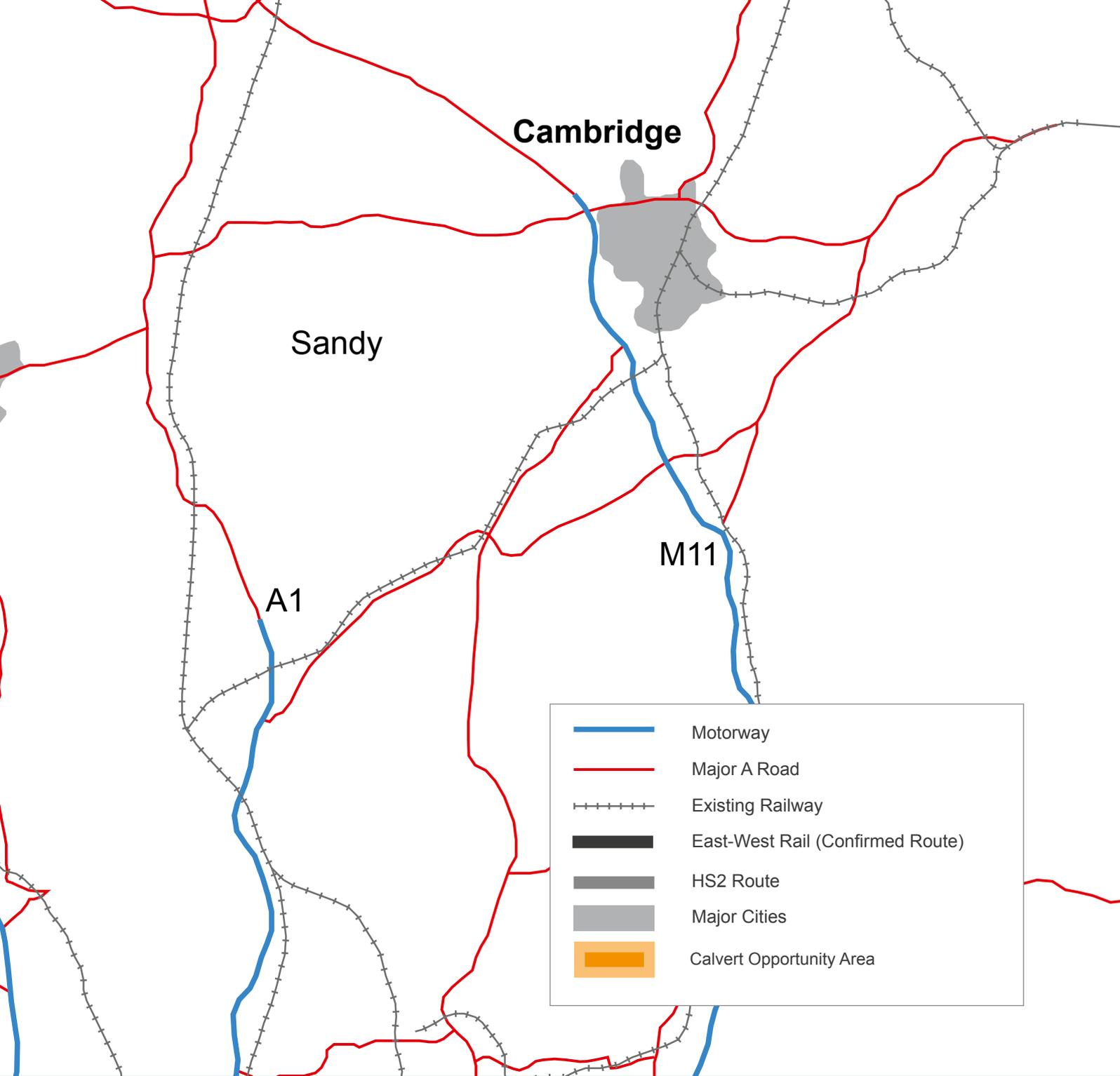
785

acres (with agreement to
represent c.2,000 acres)
in the area overall

Key location fundamentals:



The site adjoins the new High Speed 2 (HS2)
depot where HS2 will meet the proposed
East-West rail line.



NIC

Located within the Cambridge-Milton Keynes-Oxford corridor, the site is a priority area identified by the National Infrastructure Commission (NIC) for new housing delivery.



The land at Calvert, together with additional neighbouring landholdings, has the potential for a significant new settlement in an area of nationally strategic importance.

Civic Living



“

We are delighted to be working in partnership with Urban&Civic to bring forward Civic Living's first homes at Alconbury Weald. Our focus is on delivering a successful project and providing quality housing that will serve the local community.

MARTIN RANDALL

R G Carter



Civic Living is our own brand housebuilding business which will:

- only bring forward parcels of land on our strategic sites;
- once established, aim to build and sell over 200 homes a year across our portfolio;
- avoid competing with our housebuilder customers by delivering a differentiated product on more complicated plots; and
- build to rent.

We will always offer our best land parcels to our customers. That is a core component of our Master Developer model.

Civic Living represents an additional lever to help meet local and national housing targets by enlarging the scale of new house delivery.

We are on site with 138 Civic Living homes at Alconbury Weald and will be applying for planning approval on other projects during 2018.





Our Master Developer approach





U&C

Placemaking





You don't get a second chance to make a first impression. The Urban&Civic Master Developer model stands or falls on our ability to identify and deliver liveable and sustainable outcomes from the very start.

Our job is to weld together infrastructure, public realm, schools and homes to create real places. Our bespoke licence approach fosters alignment with local stakeholders as well as our housebuilder customers. Our abiding mantra is trees, not fees.

Decoupling the role of housebuilder from that of Master Developer is at the heart of the Urban&Civic approach to delivery. We work best at large scale. We care about the quality and value of the 5,000th plot just as much as the first.

We are proud of what we have achieved to date but our collective determination is that we have only just started. Pick a project and see for yourself.

“

With the school in place, The Tuning Fork, The Barn and the Visitor Centre, Houlton already has a community feel and is just the right place for young families such as ours.

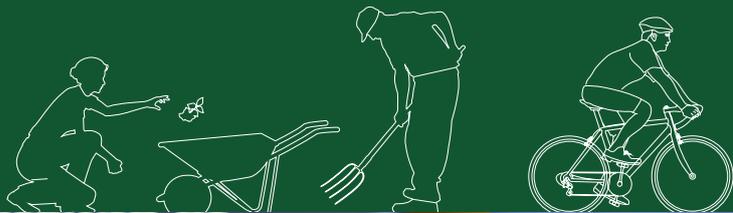
TINA GILL

Houlton resident





Working with the community





As a Master Developer, we believe our approach to delivering strategic projects is different.

By listening to and working with the people on the ground who will be affected by our developments, we build confidence, bring disused land into development faster and make sure that the impact of change is a positive one.

Successful community building is grounded on local relationships. We invest in these relationships before and during development and we are proud of the outcomes we are able to achieve together.



“

The Brownies at Alconbury Weald have had a fantastic year and it has been great to see how well the unit has settled in at Ermine Street Church Academy and welcomed new members as the local community continues to grow. We always have lots of fun and there are many exciting activities and events planned for 2018.

DALLAS PUPINS
Tawny Owl





U&C

Jobs and skills





Large scale projects can not only make an important contribution to local and regional prosperity from construction onwards but, properly managed, they can also act as a catalyst for wider, more dynamic initiatives which leverage project investment across a region.

The Master Developer approach, with its project lifetime alignment, long dated capital and focus on community benefits, seeks to maximise opportunities for jobs and skills across all aspects of delivery, operation and management.

Requirements on contractors to use local labour and service providers only go so far. The Master Developer seeks to provide easy channels and opportunities to marry employers with talent.

By way of examples:

- EDGE at Alconbury Weald, which was co-founded by Urban&Civic, works with local training providers, careers advice services, local authorities and the Jobcentre to make connections both on site and off to help local people into work experience, training and employment.
- iMET, which opens at Alconbury Weald in September 2018 and for which Urban&Civic donated the land, will deliver a range of apprenticeships, commercial courses and business services, to meet the evolving needs of the local economy.



“

We're already committing to being an active member of the jobs and skills community here, recruiting our workforce through EDGE, starting discussions with iMET about future training requirements and getting involved with local schools to bring on the next generation.

ANDY WILLIAMSON
IKO UK Group Managing Director

Come and visit us on site...



Alconbury Weald

The Club, The Boulevard,
Enterprise Campus, Alconbury
Weald, Huntingdon PE28 4WX
T: +44 (0)1480 413141



RadioStation Rugby

The Visitor Centre, Dollman Farm
Dollman Road,
Houlton CV23 1AL
T: 01788 520 440



Newark

Millstone Cottage,
Bowbridge Lane,
New Balderton,
Newark NG2X 3BY



Priors Hall

Priors Hall Park,
Corby Enterprise Centre,
London Road,
Corby NN17 5EB



Waterbeach Barracks

The Control Tower,
Waterbeach Barracks,
Waterbeach,
Cambridgeshire CB25 9LF



Wintringham St Neots



Manydown



Calvert

**These projects do not yet
have offices on site
so come and see us at:**

Urban&Civic plc
50 New Bond Street
London W1S 1BJ
T. 0207 509 5555

...or online

Urban&Civic plc

www.urbandandcivic.com
info@urbandandcivic.com

Instagram

www.instagram.com
/urbanandcivic

LinkedIn

www.linkedin.com
/company/urban&civic/

Alconbury Weald

www.alconbury-weald.co.uk

RadioStation Rugby

www.houltonrugby.co.uk

Newark

www.middlebecknewark.com

Priors Hall Northamptonshire

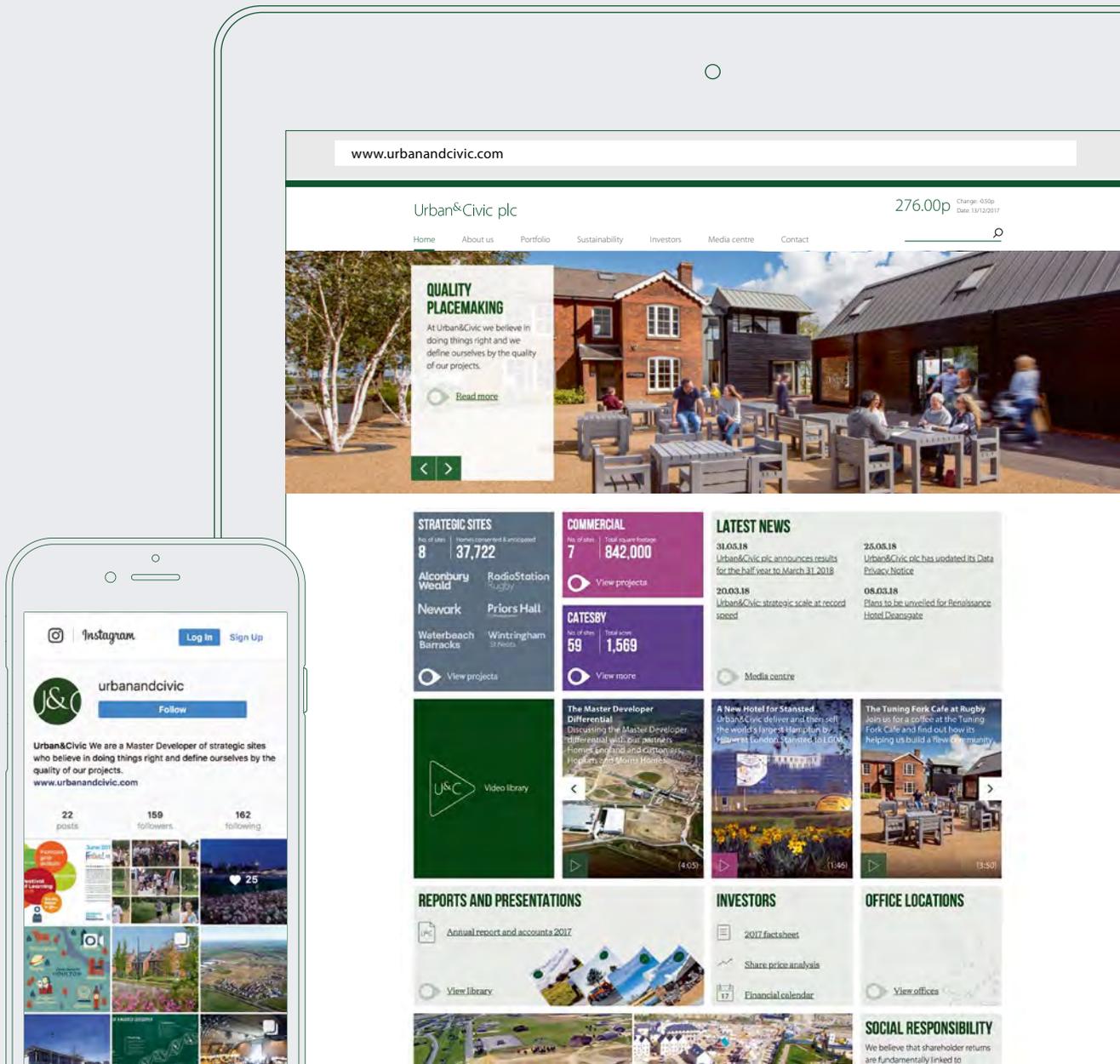
www.priorshallpark.com

Waterbeach Barracks

www.waterbeachbarracks.co.uk

Wintringham St Neots

www.wintringham.org



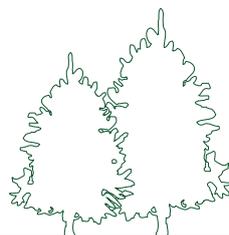
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