Urban&Civic continues to build value and leads the front in demonstrating the pivotal role of Master Developer in accelerated large scale residential delivery. Early mover advantage combined with demonstrable delivery has enabled the Group to accumulate nine projects, with more in the pipeline.

The role of an effective Master Developer is to take project responsibility, in our case, from conception all the way through its implementation. The Urban&Civic model is designed to enable our housebuilder customers to outsource site-wide planning and external environment considerations, to allow them to concentrate better on construction and marketing. Housing design codes represent a statement of partnership which establish two-way obligations to which we are both expected to adhere.

Typically, we grant licences over parcels of around 150 housing plots for which payment of around one-third of end sales value is only received once the new home is bought and occupied. Subject to maintaining minimum build out rates (there is no maximum), the housebuilders need not pay for land on an Urban&Civic project until each individual residential sale contract is completed. That is a key market differentiator and goes directly to the strength of the Urban&Civic brand. Equally, our customers, typically one level below the largest, are increasing annual output at an average 3.5x rate of the UK’s three biggest housebuilders.

Projects like ours disproportionately attract first time buyers and growing families, precisely the groups with the highest current tendency to move. Equally, having made the decision to move, all of the signs are that those residents intend to stay longer. Quite literally, we are creating new living ecosystems for a whole generation and establishing new prime locations for growth.

Our reputation relies upon maintained alignment and sound collaboration. It is the only way we know and all experience has taught us that it is the only way that can be relied upon to work, given the duration and scale of Urban&Civic projects. 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 continue to invest heavily in communication and consultation and maintain active engagement with our neighbours, as well as the increasing numbers who live or work (sometimes both) within the environments that we are crafting.
Urban&Civic is a business grounded on simple demographics. The pace of population growth can only be accommodated effectively in south east England with a more comprehensive contribution from large projects. That is now accepted, but the potential is for so much more. Large projects can offer a stakeholder dividend and the potential for interventionist measures to address climate change that building new houses in isolation can never do. Planning in healthy infrastructure from the outset, planting trees and inculcating travel behaviour to school and work are immediate examples.

Whilst almost all attention has focused on the challenges of meeting housing numbers, Urban&Civic is intent on demonstrating the wider opportunities afforded by our projects in rising to the task in hand.

Nigel Hugill, Chief Executive

Urban&Civic plc

July 2019
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. We also work extensively with Homes England to accelerate infrastructure delivery.

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.

Strategic site delivery:

- **2009**
  - ALCONBURY WEALD
  - RADIOSTATION RUGBY
  - MIDDLEBECK NEWARK
  - PRIORS HALL
  - WATERBEACH BARRACKS
  - WINTRINGHAM ST NEOTS
  - MANYDOWN BASINGSTOKE
  - CALVERT BUCKINGHAMSHIRE
  - TYTTHENHANGER

- **2014**
  - ALCONBURY WEALD
  - RADIOSTATION RUGBY
  - MIDDLEBECK NEWARK
  - PRIORS HALL
  - WATERBEACH BARRACKS
  - WINTRINGHAM ST NEOTS
  - MANYDOWN BASINGSTOKE
  - CALVERT BUCKINGHAMSHIRE
  - TYTTHENHANGER

- **2016**
  - ALCONBURY WEALD
  - RADIOSTATION RUGBY
  - MIDDLEBECK NEWARK
  - PRIORS HALL
  - WATERBEACH BARRACKS
  - WINTRINGHAM ST NEOTS
  - MANYDOWN BASINGSTOKE
  - CALVERT BUCKINGHAMSHIRE
  - TYTTHENHANGER
Our Master Developer approach to residential development unlocks significant areas of land and establishes confidence in delivery. We target big, often complex, sites in key growth locations. We work with a wide range of like-minded partners through a variety of structures.

Our Master Developer approach speeds up the planning process and creates the flexibility needed for quality and diverse delivery. We fully embrace and understand the importance of stakeholder engagement at all levels. We assume planning risk and have evolved a range of planning and transport methodologies which are now considered best practice for strategic sites.

Our Master Developer approach creates a level playing field for all sizes and types of housebuilders to compete and a multi-channel route to market for our product. We produce fully serviced and de-risked parcels of land within large high quality market leading sites for residential and employment delivery.

To our housebuilding customers, many of whom are now operating across a number of our sites, delivering a diverse range of styles, methods and tenures, we sell these on consistent terms which provides us with a percentage of end sales values.

Our Master Developer approach establishes exemplar environments people are proud to be both delivering and living in. We really care about quality and establish a high benchmark from the outset. We use planning and contractual controls, the scale of our operations and the example of site wide and self-delivery to maintain standards.

Our Master Developer approach harnesses the experience from across our portfolio to address challenges, provide community benefits and deliver a range of fully serviced parcels, which increases overall absorption rates. We work at scale, are able to de-risk issues at the earliest opportunity and manage our investment to maximise both jobs and skills opportunities.

We assume responsibility for the delivery of utilities together with high quality green, grey and community infrastructure and work with Homes England to accelerate site-wide infrastructure wherever possible.

Our Master Developer approach speeds up the delivery of the infrastructure required for quality and diverse delivery.

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Our projects
# Alconbury Weald

<table>
<thead>
<tr>
<th>IN DELIVERY</th>
<th>Outline planning permission:</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>100%</strong></td>
<td><strong>5,000</strong> new homes</td>
</tr>
<tr>
<td>ownership</td>
<td></td>
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<tr>
<td><strong>1,425</strong></td>
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</tr>
<tr>
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<td><strong>6,500</strong></td>
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<td>homes</td>
<td><strong>three local centres</strong></td>
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<td><strong>290,000 m²</strong></td>
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<tr>
<td>5,000 homes consented</td>
<td><strong>employment</strong></td>
</tr>
<tr>
<td><strong>1,012</strong></td>
<td><strong>network of</strong></td>
</tr>
<tr>
<td>serviced land plots contracted</td>
<td><strong>footpaths and</strong></td>
</tr>
<tr>
<td>or sold or on own account</td>
<td><strong>cycleways</strong></td>
</tr>
<tr>
<td><strong><a href="http://www.alconbury-weald.co.uk">www.alconbury-weald.co.uk</a></strong></td>
<td></td>
</tr>
</tbody>
</table>
3 new primary schools

3,800m² community facilities

1,500m² health centre

21 hectares of formal open spaces and sports pitches

Travel times:
- Huntingdon to Peterborough – 16 mins
- Huntingdon to Cambridge – 17 mins
- Huntingdon to London – 50 mins
- Peterborough – 30 mins
- Cambridge – 30 mins
- Stansted Airport – 1 hr
- Huntingdon town centre – 30 mins
- Busway Route B: hourly service to Cambridge – 1 hr 50 mins
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 the community. Backed by funding from Homes England, which 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. Key phase 1 is also being extended to include Alconbury Weald’s secondary school, which is expected to commence delivery in 2022.
Having lived in the area for many years, I am delighted to see what Urban&Civic has achieved, here at Alconbury Weald, to encourage sports participation and active and healthy lifestyles. It gave me great personal pleasure to "open" the new pitch, which will be used by many generations to come. Hopefully, before long, we will uncover our next Charlotte Edwards.

SIR JOHN MAJOR

200 households now make up the growing community of Alconbury Weald
IN DELIVERY

50% ownership
Alongside: Aviva Investors

1,170 acres
860 serviced land plots contracted or sold

5,952 new homes to be delivered

Outline planning permission:

6,200 new homes
3 new primary schools
13,850m approximate network of footpaths
new link road
district centre and three local centres

www.houltonrugby.co.uk
1 new secondary school

31 hectares of employment floor space

2,900m² community facilities

8 GP surgery

507 acres

24 hectares of formal open spaces and sports pitches

Travel times:

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

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

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.
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 140 homes occupied and the first primary school now open, Houlton is fast establishing itself as Rugby’s newest neighbourhood. In addition to residents, Houlton is also making a name for itself as a destination within the town, drawing in some 120 people per day to The Tuning Fork and Houlton Play Park. Significant infrastructure works, enabled by the Government’s Homes England and the Department for Education, are also progressing with completion of the £35 million link road to Rugby set for autumn 2019 which has also enabled the acceleration of the secondary school in and around the historic C-Station.
Urban&Civic’s commitment to investing in infrastructure at the early stages of their developments is bringing real benefits for all of Rugby. The link road is strengthening the continued growth of the town and the school already open at Houlton is providing much-needed high quality education. They have also worked hard to make Houlton a true community and a part of Rugby, which I have been delighted to have been involved in and to see grow.

MARK PAWSEY MP  
Member of Parliament for Rugby and Bulkington
IN DELIVERY

- **82.2%** ownership

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

**694** acres

**3,150** homes consented

**237** serviced land plots contracted or sold

www.middlebecknewark.com

Outline planning permission:

- **3,150** new homes
- **1** new primary school
- **17** acres of sports facilities
- **1** new link road
77 acres of employment floor space

178 acres

2,900m² community facilities

Travel times:

- Newark to Kings Cross – 80 mins
- Newark to Lincoln – 30 mins
- Newark to Nottingham – 30 mins
- Nottingham – 35 mins
- Lincoln – 30 mins
- Newark town centre – 15 mins
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. Connectivity is its strongest natural asset, positioned on the Sustrans route offering good links on foot and bicycle to the town and out to the Nottinghamshire countryside. Its location between the A46 and A1 makes it attractive to those commuting out of the town, a route that will be further strengthened in the future through the Southern Link Road delivery. Middlebeck’s first primary school is being designed and out for planning this year, as well as Urban&Civic’s new office.

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 – Under offer
- 145 units
- 10.3 acres
- On site: Q2 2019
- First completions: Q4 2019

4 Parcel 4 – Under offer
- 169 units
- 12.5 acres
- On site: Q1 2020
- First completions: Q1 2021
The overall vision being delivered by Urban&Civic is perfect for my young family and is the reason we chose to live at Middlebeck. By the time my children are ready to start school there will be a primary school only a short walk away and they are building a café at the moment which will be great for meeting with friends. We also enjoy the access to green spaces and countryside so we can walk our dog and be in a well-connected location for us to get to work.

LIZZIE RICHARDS
New resident at Middlebeck
IN DELIVERY

100% ownership

4,320 units unbuilt at point of acquisition

965 acres

781 serviced land plots sold or contracted

www.priorshallpark.com

Outline planning permission:

5,095 new homes

1 new secondary school

12.6 acres of 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
- Corby town centre: 15 mins
Acquired by Urban&Civic in October 2017, Priors Hall in Corby already had more than 2,000 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 progressing quickly with the local centre, anchored by a 4,500ft² Sainsbury’s, due for completion early 2020 and led by the opening of a café and Urban&Civic site office in summer 2019. Master planning is ongoing for zones 2 and 3 which will deliver c.3,500 homes with an outline planning application to be submitted in summer 2019.
Since Urban&Civic took the reigns at Priors Hall Park, we have received constant communication on updates to the development. The Directors attend our community open meetings and they also hold their own open sessions to provide updates to whomever wishes to attend. I can say that I know exactly what is currently developing on Priors Hall Park and what Urban&Civic are planning for the future. They are enthusiastic, passionate, professional and extremely knowledgeable about our homes. I am looking forward to seeing the fruition of their vision for the coming year.

STEVEN ESLER
PHP resident
Resolution to grant hybrid application for:

- **2,800** new homes
- **2** new primary schools
- **2,800** homes consented
- **148** acres of open space
- **400** acres of open space contracted
- **33%** ownership
- **222** serviced land plots contracted

Alongside: Nuffield Dominions Trust and Nuffield Oxford Hospitals Trust

[www.wintringham.org](http://www.wintringham.org)
63,500 m² of employment floor space

9 km of cycleway linking to rail and bus

10 formal open spaces

Travel times:

- St Neots to London – 53 mins
- Bedford – 56 mins
- Cambridge – 38 mins
- To the centre of St Neots – 13 mins
- To Cambridge – 37 mins
Urban&Civic acquired a one-third partnership share of Wintringham, alongside the existing land owners the Nuffield Trusts, in 2017. Wintringham is a 400 acre site located on the eastern edge of St Neots with the station and the existing development of Loves Farm immediately to its north. A hybrid application for outline consent and early infrastructure was approved by Huntingdonshire District Council in late 2018 with resolution to grant achieved in only 20 weeks. Infrastructure delivery is already underway for phase 1 of this 2,800 home development.

The unique nature of the hybrid application and confidence in place is driving accelerated housing delivery by two routes. Firstly, our Master Developer approach backed by Homes England acceleration funding ensures significant infrastructure and landscaping works commenced onsite immediately after consent was granted. Secondly, housebuilders were prepared to enter into sales and purchase contracts while preparing detailed planning applications ahead of outline planning consent being granted. This accelerated approach means first occupations are expected in early 2020 and the first primary school will open in September 2020.
Urban&Civic’s Master Developer approach is an excellent fit with our Trusts’ focus on quality and a lasting legacy. We have been impressed with the speed, energy and commitment of the team as well their transparency in working through the challenges that have arisen during planning. As our partnership moves forward into the delivery phase, in under two years, we are confident that Wintringham will quickly become a community of which we can all be proud.

SIR ANDREW DILNOT
Warden, Nuffield College

2020
primary school opening
RESOLUTION TO GRANT

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

6,500 new homes
716 acres

Hybrid application for:

6,500 homes anticipated
200 acres

health centre
town and local centres

network of footpaths and cycleways

www.waterbeachbarracks.co.uk
3 new primary schools

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
- 5 min drive to Milton Park & Ride.
- Service to town: 10 mins
- Waterbeach to Cambridge: 24 mins
IN PLANNING

50% JV with Wellcome Trust

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

Outline planning application submitted for:

- 3,500 new homes
- 794 acres
- 147 acres of neighbourhood parks and play spaces
- 3,500 homes anticipated
- 2 local centres
- CGI image of Manydown

www.manydownbasingstoke.co.uk
Travel times:

Basingstoke to London Waterloo – 45 mins
Basingstoke to Reading – 17 mins
Basingstoke to Oxford – 45 mins

Guildford – 45 mins
Heathrow – 48 mins

To town centre – 8 mins
EARLY STAGE PROMOTION

**Conditional agreement to purchase with Claydon Estate LLP**

- **785 acres** (with agreement to represent c.2,000 acres) in the area overall
- **5,000+ homes anticipated**

**Key location fundamentals:**

- The site adjoins the new High Speed 2 maintenance depot where HS2 will intersect the proposed East-West rail line
- The site is located within the preferred Oxford to Cambridge expressway corridor selected by the Department for Transport
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.
Conditional agreement with the Tyttenhanger Estate, with U&C taking responsibility for planning, delivery and infrastructure.

- 4,000+ new homes
- 2,000+ acres
- 4,000+ homes anticipated
- 4,000+ new jobs
The land is in single ownership which is currently in use for mineral extraction.

Identified by Hertsmere Borough Council in its “Planning For Growth” consultation document (October 2018) for housing and employment ahead of publication of the draft Local Plan.

Site located alongside the M25 in an area of material housing need with potential for mixed-use significant new settlement.

Travel times:

- St Albans to Kings Cross St Pancras – 21 mins
- Potters Bar to Kings Cross St Pancras – 18 mins
- St Albans to London Bridge – 36 mins
- Potters Bar to London Bridge – 32 mins
- Tyttenhanger is located North of junction 22 on the M25
I just love the design and features of these homes; they are different from anything else we have been involved with and the response has been really positive. The great thing about these being Urban&Civic homes is that it brings the whole story together: the café, gym, play parks and school are all part of what is on offer, alongside great design in the homes and apartments. The lifestyle on offer is very much in tune with what modern buyers are looking for.

EMILY MAYHEW
Associate Sales Manager
Civic Living homes lie at the gateway of Alconbury Weald, and homeowners are a short walk from the Gym and Café, business space, parks, the local shop and the wonderful Ermine Street Primary School.

As owners and developers of the wider development, we have worked with leading architects, John Thompson Partners, to develop designs that reflect a contemporary desire for bespoke homes: well thought out, different from the norm and, most importantly, seeking to use space in a more creative way.

The designs focus on light and shade, with high ceilings and flexible free-flowing layouts to deliver a range of two and three bedroom houses and one and two bedroom apartments.

www.civicliving.co.uk
Our Master Developer approach
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, the 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.

We are very excited about the community shop at Alconbury Weald and we want to make sure it has the same spirit, at the centre of the growing community. We’ve been working closely with the Urban&Civic team who have been a tremendous help and support setting everything up.

ADRIAN WARDMAN
Manager, Swynford Stores
Working with the community
As a Master Developer, we believe our approach to delivering strategic projects is different.

We know that great places don’t just have to look good and function well but that they really only come into their own as people build connections and communities evolve.

From discussion and co-designing, to supporting grassroots football, allotments and tree planting, our teams work with both the existing communities around our developments and the new residents moving in.

“Made In Corby really enjoyed working with local residents, Fermynwoods Contemporary Art and Urban&Civic to commission and install brand new public art that both enhances and reflects the environment at Priors Hall Park. We are delighted that the community panel recruited for the project has gone on to establish Red Kite Productions, a grassroots community group which continues to work with Urban&Civic and aims to engage even more residents in high quality arts opportunities.

MARIAN ANDERSON
Made In Corby, Marketing & Audience Development Officer
Jobs and skills
As our projects mature, and our partnerships progress, the opportunities to make a real difference to the local economy and to local individuals grow.

Urban&Civic is part of two CITB Construction Skills Fund projects, with a skills hub coming forward at Alconbury Weald and Houlton to target underrepresented groups and provide pathways for them into careers in construction. Working with housebuilders and contractors both on our sites and across our local economies, we can – with community groups and training providers – provide real opportunities in the short, medium and long term against the backdrop of our 15–20 year schemes.

In Huntingdonshire EDGE continues to get two people into work or training every week through its free jobs brokerage service to local businesses and residents, and will be rolled out to St Neots and Waterbeach as the developments move forward.

iMET has its first cohort of 25 apprentices, working with composite companies locally to develop bespoke courses to suit their needs. Urban&Civic’s consultant Peter Brett Associates provides part of the Civil Engineering courses, with onsite lessons and tours about the infrastructure and approach at Alconbury Weald.

Alconbury Weald launched its first work experience programme, working with the seven local secondary schools and securing a degree apprenticeship for one of the students. This year Civic Living brought local colleges into its Open Doors event, to see modern construction techniques first hand.

The new Construction training hub and the opportunity we have from the future growth both on the Urban&Civic sites and across Cambridgeshire and Peterborough are transformational for the sector. Only by working together and across our supply chains can we seize the opportunities. The Hub will be an amazing platform to give people real life experience on the ground, provide tailored training to get them work ready and support the requirement we all have for a skilled and keen workforce.

**ROB CARTER**
Director of R G Carter
Come and visit us on site...

- **Alconbury Weald**  
  The Club, The Boulevard, Enterprise Campus, Alconbury Weald, Huntingdon PE28 4WX  
  T: 01480 413141

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

- **Priors Hall**  
  1 The Courtyard, Barnwell Gardens, Priors Hall Park, Northamptonshire NN17 5GS

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

- **Newark**  
  Bowbridge Lane, Middlebeck, Newark On Trent, Nottinghamshire NG24 3XP  
  (Opening September 2019)

- **Wintringham St Neots**

- **Manydown**

- **Calvert**

- **Tyttenhanger**

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.urbanandcivic.com
info@urbanandcivic.com

Alconbury Weald
www.alconbury-weald.co.uk

Priors Hall
Northamptonshire
www.priorshallpark.com

RadioStation Rugby
www.houltonrugby.co.uk

Waterbeach Barracks
www.waterbeachbarracks.co.uk

Newark
St Neots
www.middlebecknewark.com

Wintringham
www.wintringham.org