



Urban&Civic plc
STRATEGIC SITES

U&C

Master Developer

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.

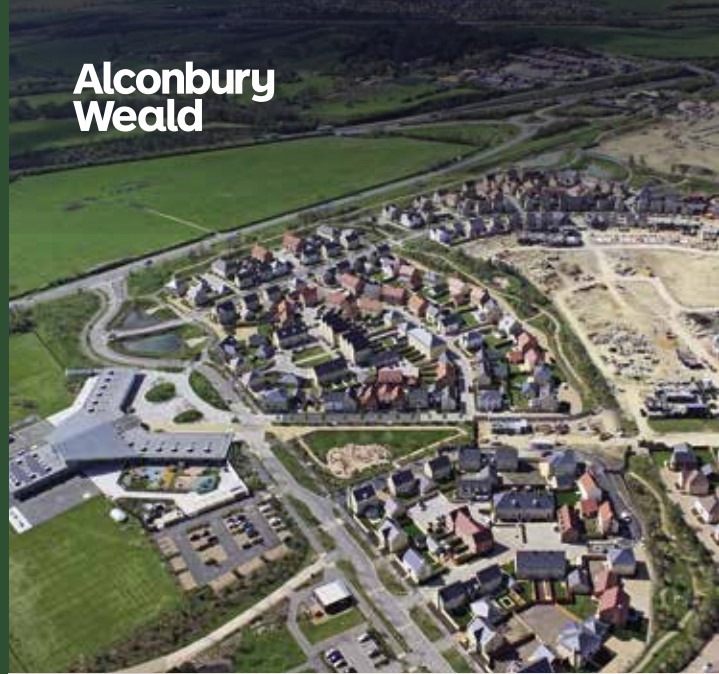
The role of an effective Master Developer is to take project responsibility, in our case, from conception all the way through its implementation. The Urban&Civic model is designed to enable our housebuilder customers to outsource site-wide planning and external environment considerations, to allow them 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.

Alconbury
Weald



Calvert
Buckinghamshire



Manydown
Basingstoke



RadioStation Rugby



Wintringham St Neots



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

Waterbeach Barracks



Newark



Priors Hall Northamptonshire



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. 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.



+21,000
consented homes



53km
of roads



8m ft²
employment
floor space



18
primary schools



2,000
acres of
open space



5
secondary schools

Strategic site delivery:

2009

2014

2016

ALCONBURY WEALD



RADIOSTATION RUGBY



MIDDLEBECK NEWARK



PRIORS HALL

WATERBEACH BARRACKS



WINTRINGHAM ST NEOTS



MANYDOWN BASINGSTOKE

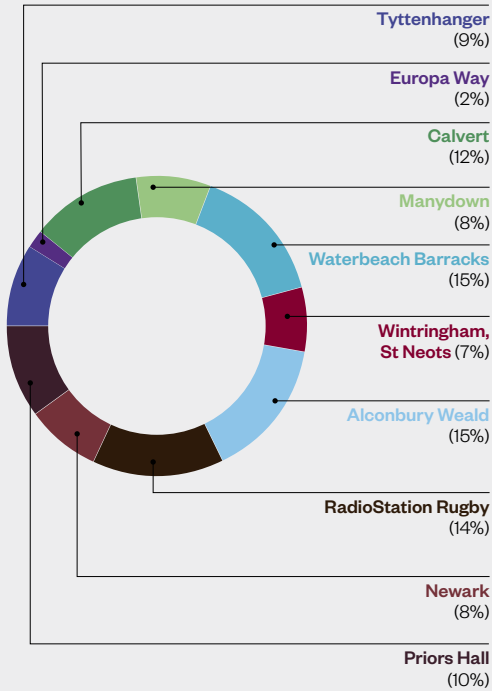


CALVERT BUCKINGHAMSHIRE

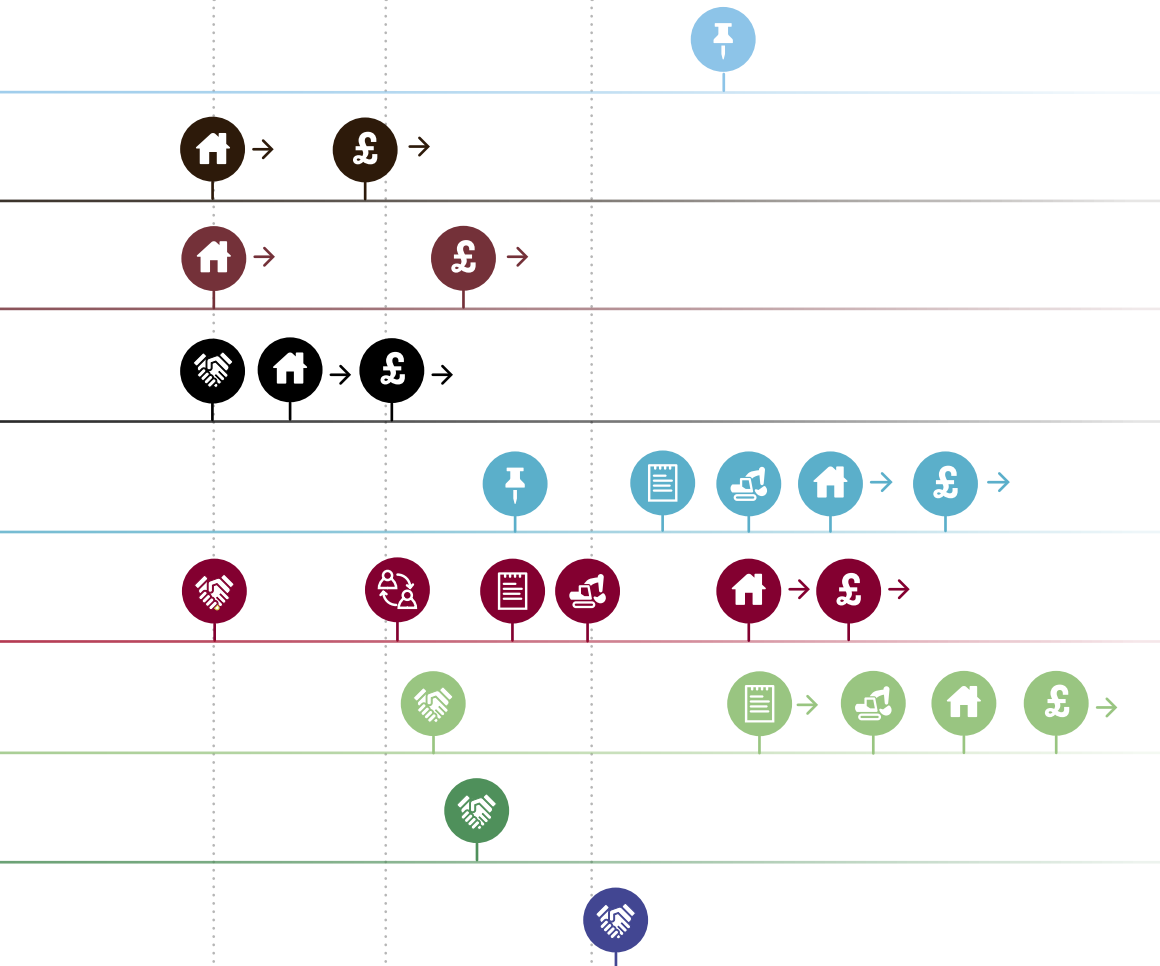
TYTTENHANGER

Consented and anticipated homes

42,457



2017 → 2018 → 2019 →



Timeline key:

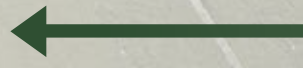
- Acquisition/appointed
- Further land acquired
- Allocation
- Community engagement
- Outline planning
- Infrastructure
- Residential delivery
- Receipts
- Ongoing

Alconbury Weald Make|Grow



8

Key Phase 1
Alconbury Weald



7

Homes and Employment



SERVICED LAND

- 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.

6

Green Infrastructure and Community



QUALITY

- 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 business and the example of site wide and self-delivery to maintain standards.

5

Grey Infrastructure



4

Utilities

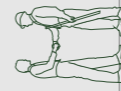


DELIVERY

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

3

Phase Approval

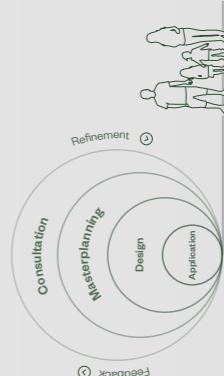


PLANNING

- 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.

2

Outline Planning

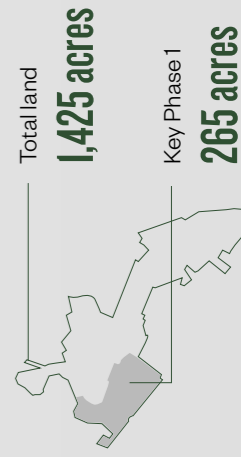


LAND

- Our Master Developer approach 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.

1

Raw Land



Scan the code to see the full interactive online version

Urban&Civic plc

MASTER DEVELOPER METHOD

Our projects

COMMUNITY PARK, ALONBURY WEALD



Alconbury Weald



IN DELIVERY

100%

ownership

6,500

homes anticipated, including
5,000 homes consented

1,425

acres

1,012

serviced land plots contracted
or sold 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 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.



A Club Building

B Incubator

C Incubator 2

D IKO

E MMUK

F John Adams Toys

G Ermine Street Church Academy

H iMET

I Cricket pitch

J Community Park

K Watchtower Green
Completion: Q2 2019

L The Glade

M Cambridgeshire County Council HQ
Completion: Q4 2020

N Allotments

O Magpas

P Primary Sub-Station

Q Secondary school

1 Parcel 1 – Hopkins Homes
 • 128 units
 • 11.9 acres
 • 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
 • 200 units
 • 18.3 acres
 • On site: Q1 2017
 • First completions: Q4 2017

4 Parcel 4 – Civic Living
 • 138 units
 • 8.3 acres
 • On site: Q4 2017
 • First completions: Q2 2019

5 Parcel 5 – Hopkins Homes
 • 189 units
 • 12.9 acres
 • On site: Q3 2019
 • First completions: Q2 2020

6 Parcel 6 – Crest Nicholson
 • 192 units
 • 11.6 acres
 • On site: Q2 2019
 • First completions: Q2 2020

6a Parcel 6a – Future residential parcel

7 Parcel 7 – Future residential parcel

8 Parcel 8 – Future residential parcel

“

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



2014 Timewarp 2019



200

households now make up the growing community of Alconbury Weald



RadioStation Rugby



IN DELIVERY

50%

ownership

Alongside:
Aviva Investors

5,952

new homes to be delivered

1,170

acres

860

serviced land plots contracted
or sold

www.houltonrugby.co.uk

Outline planning permission:



6,200

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



2,900m²
community
facilities



507
acres



31
hectares of employment
floor space



8
GP surgery



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**



DAVIDSONS
HOMES



MORRIS



Crest
NICHOLSON



REDROW

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.

- A** **St Gabriel's CofE Academy Primary School**
Opened: Sept 2018
- B** **Dollman Farm**
 - Visitor centre
 - Project office
 - Community building
 - The Tuning Fork Café
 Completed: Q2 2018
- C** **Link Road**
 - Opening: Q3 2019
- D** **Houlton Secondary School**
 - Opening: Q3 2021
- 1** **Parcel 1 – Davidsons Homes**
 - 243 units
 - 18.5 acres
 - On site: Q4 2016
 - First completions: Q4 2017
- 2** **Parcel 2 – Morris Homes**
 - 183 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: Q1 2018
- 4** **Parcel 4 – Redrow**
 - 248 units
 - 23.2 acres
 - On site: Q1 2019
 - First completions: Q3 2019
- 5** **Under offer**
 - 151 units
 - 13.1 acres
 - On site: Q1 2020
 - First completions: Q3 2020
- 6** **Under offer**
 - 368 units
 - 20.9 acres
 - On site: Q1 2020
 - First completions: Q2 2020





“

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 be involved in and to see grow.

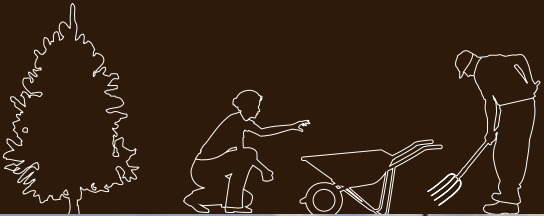
MARK PAWSEY MP

Member of Parliament for Rugby and Bulkington

2015 Timewarp 2019



c.150
residents



Middlebeck

Newark



→ IN DELIVERY

82.2%

ownership

694

acres

3,150

homes consented

237

serviced land plots
contracted or sold

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

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**



Newark 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. 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.

- A Primary school**
- One form entry school
 - Target opening: Q3 2021

- B Project office**
- On site: Q1 2019

- C Link Road**

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

- 3 Parcel 4 – Under offer**
- 169 units
 - 12.5 acres
 - On site: Q4 2019
 - First completions: Q1 2020



“

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



60

occupations



Priors Hall

Northamptonshire



IN DELIVERY

100%

ownership

4,320

units unbuilt at point
of acquisition

965

acres

781

serviced land plots sold
or contracted

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**

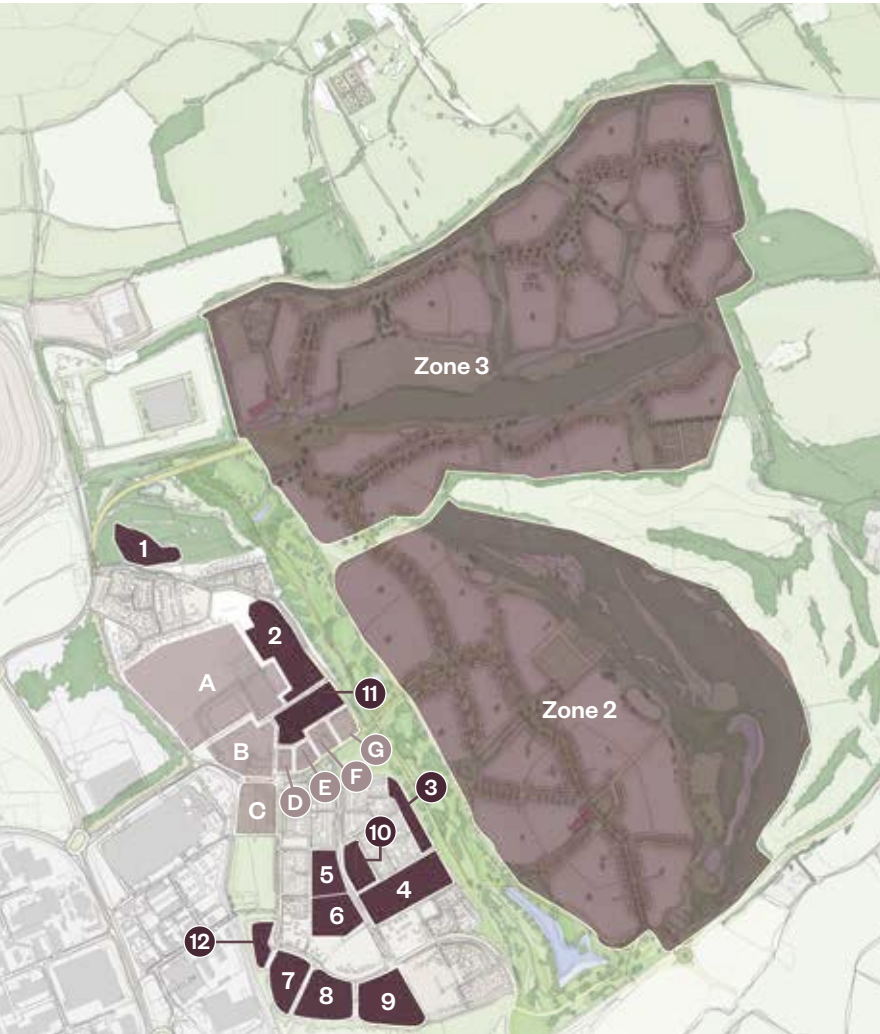


Leicester – **49 mins**

Peterborough – **37 mins**



Corby town centre – **15 mins**



FRANCIS JACKSON HOMES



Where quality lives
David Wilson Homes



Phase one progress

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.

- | | |
|-------------------------------------|--|
| A Corby Business Academy | 1 Parcel 1 – Francis Jackson
• 53 units |
| B Priors Hall Primary School | 2 Parcel 2 – Larkfleet Homes
• 144 units |
| C Corby Enterprise Centre | 3 Parcel 3 – Edg Homes
• 23 units |
| D Children's Nursery | 4 Parcel 4 – Jelson Homes
• 132 units |
| E Doctor's Surgery | 5 Parcel 5 – Project Etopia
• 47 units |
| F Food Store | 6 Parcel 6 – Kier
• 65 units |
| G Care Home | 7 Parcel 7 – Under offer
• 86 units |
| | 8 Parcel 8 – Barratt Homes
• 62 units |
| | 9 Parcel 9 – David Wilson
• 61 units |
| | 10 Parcel 10 – Under offer
• 37 units |
| | 11 Parcel 11 – Under offer
• 75 units |
| | 12 Parcel 12 – Under offer
• 50 units |

“

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



c.2,500
occupations



WINTRINGHAM

ST NEOTS



EARLY DELIVERY

33%

ownership

400

acres

2,800

homes consented

222

serviced land plots contracted

Alongside:
Nuffield Dominions Trust
and Nuffield Oxford
Hospitals Trust

www.wintringham.org

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



10
formal open spaces

Travel times:



St Neots to London – **53 mins**



Bedford – **55 mins**
Cambridge – **38 mins**



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



To Cambridge – **37 mins**



Phase one progress

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.

- A Primary school**
 - Planning application: Q4 2018
 - Planning consent: Q2 2019
 - Opening: Q4 2020
- 1 Parcel 1 – Cala Homes**
 - 222 units
 - 14.7 acres
 - On site: Q3 2019
 - First completions: Q2 2020
- 2 Parcel 2 – Under offer**
 - 233 units
 - 16.8 acres
 - On site: Q3/Q4 2019
- 3 Parcel 3 – Future residential parcel**
- 4 Parcel 4 – Future residential parcel**



“

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



Waterbeach Barracks



CGI image of Waterbeach



RESOLUTION TO GRANT

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

6,500

homes anticipated

716

acres

www.waterbeachbarracks.co.uk

Hybrid application 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**



5 min drive to Milton Park & Ride.
Service to town – **10 mins**



Waterbeach to Cambridge – **24 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

3,500

homes anticipated

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**



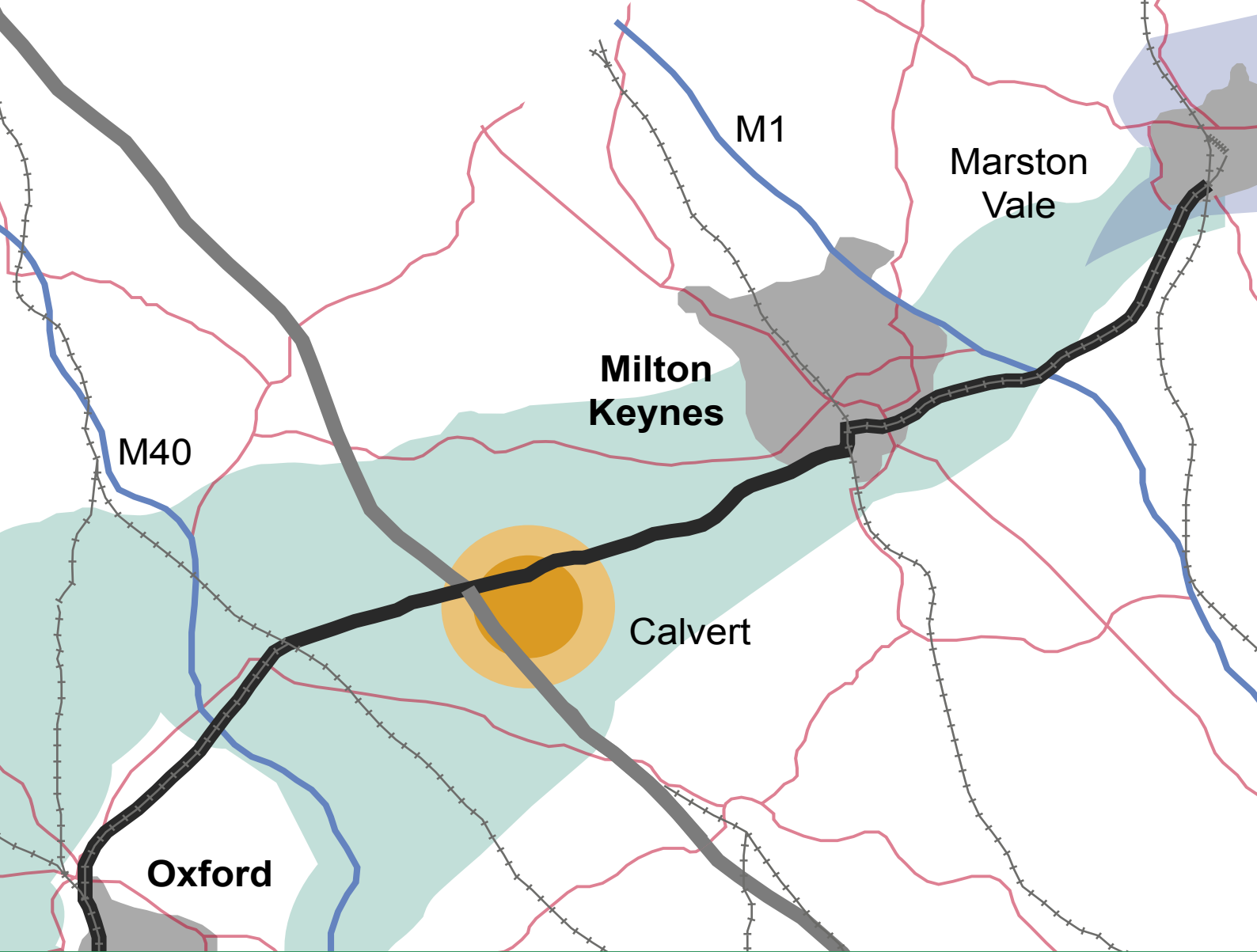
Guildford – **45mins**
Heathrow – **48 mins**



To town centre – **8 mins**

Calvert

Buckinghamshire



EARLY STAGE PROMOTION

Conditional agreement to purchase with Claydon Estate LLP

785

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

5,000+

homes anticipated

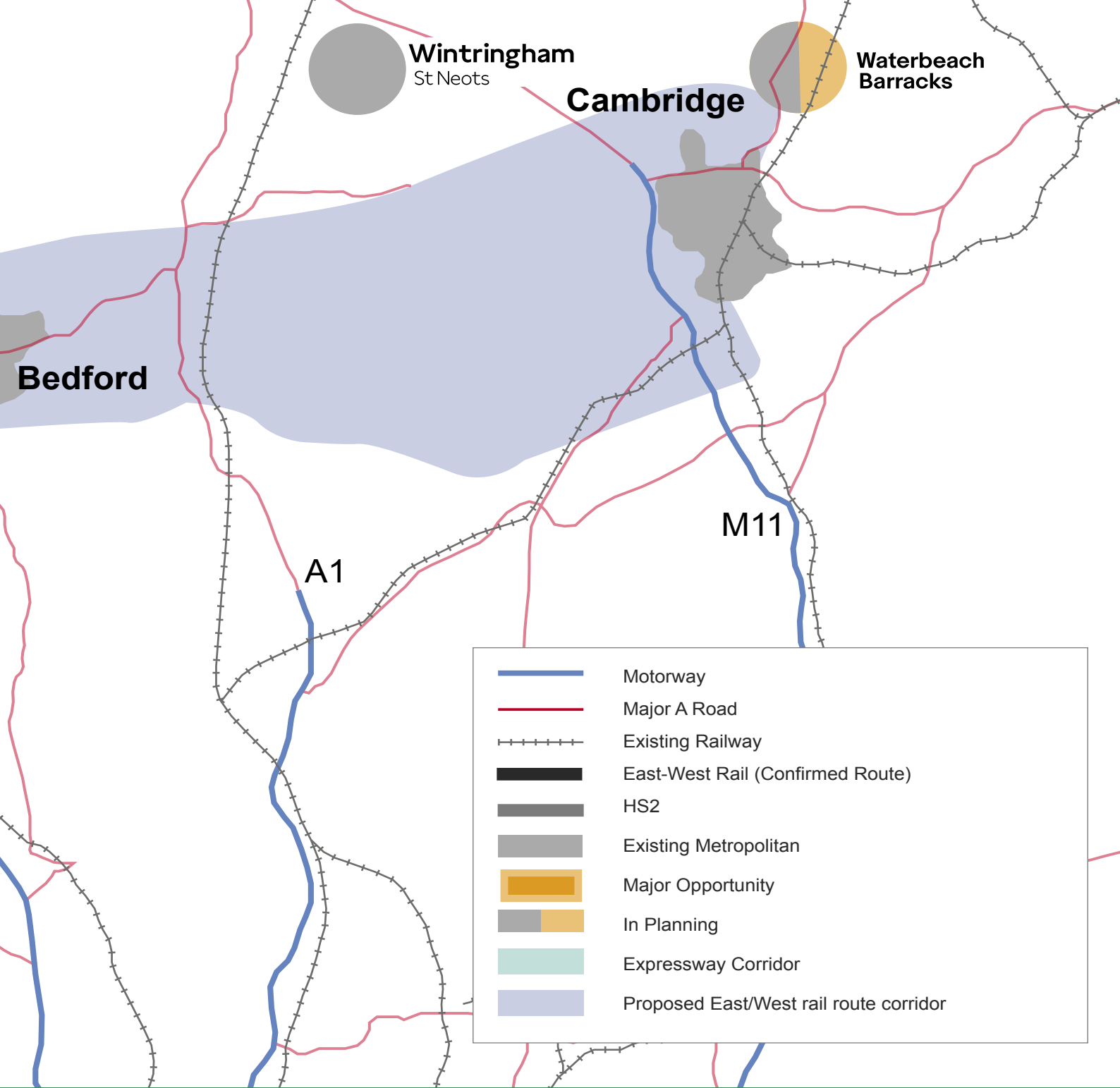
Key location fundamentals:



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



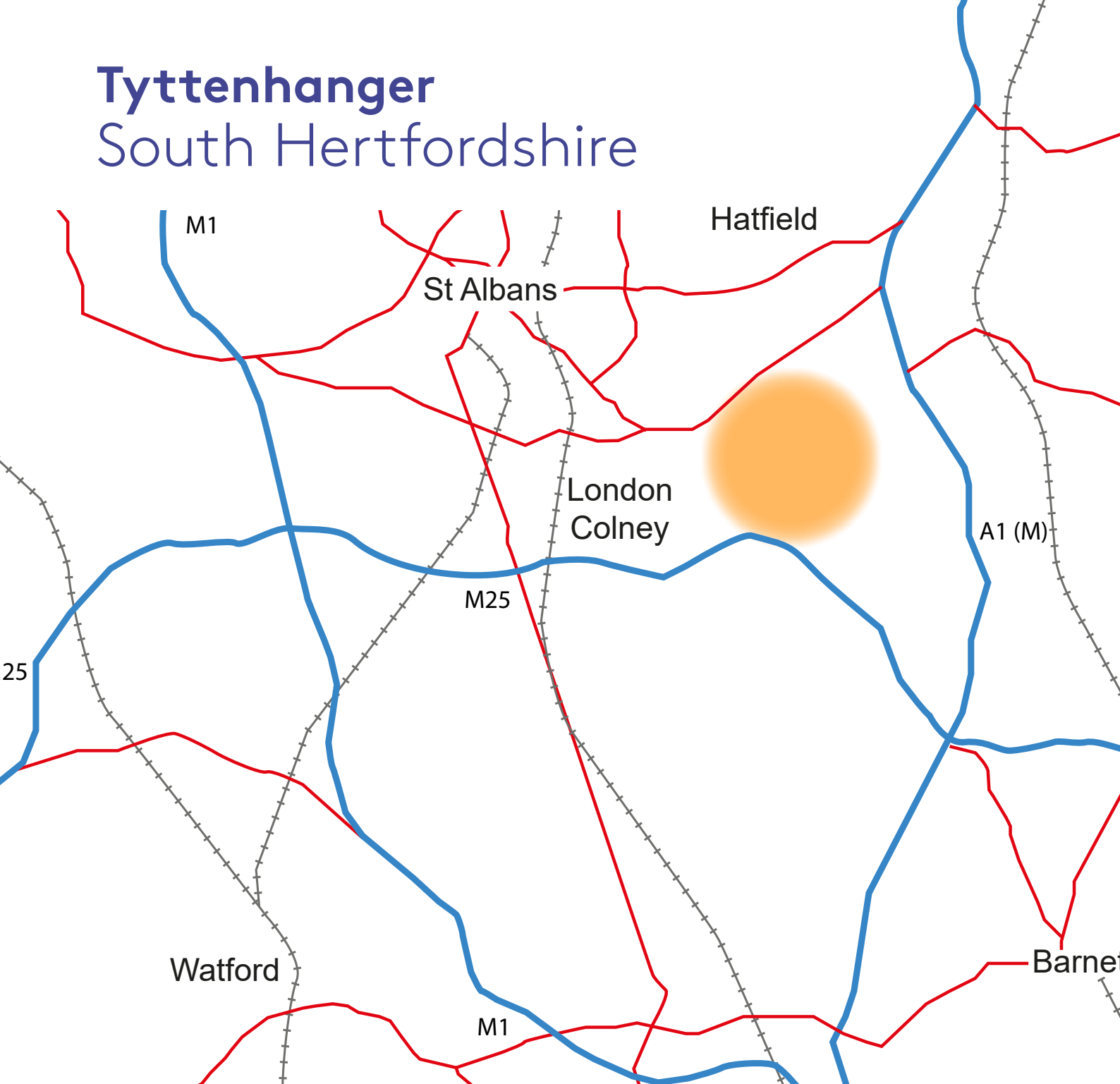
Located within the Cambridge-Milton Keynes-Oxford corridor, the site is a priority area identified by the National Infrastructure Commission (NIC) for new housing delivery



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

Tyttenhanger

South Hertfordshire



EARLY STAGE PROMOTION

Conditional agreement with the Tyttenhanger Estate, with U&C taking responsibility for planning, delivery and infrastructure

2,000+
acres

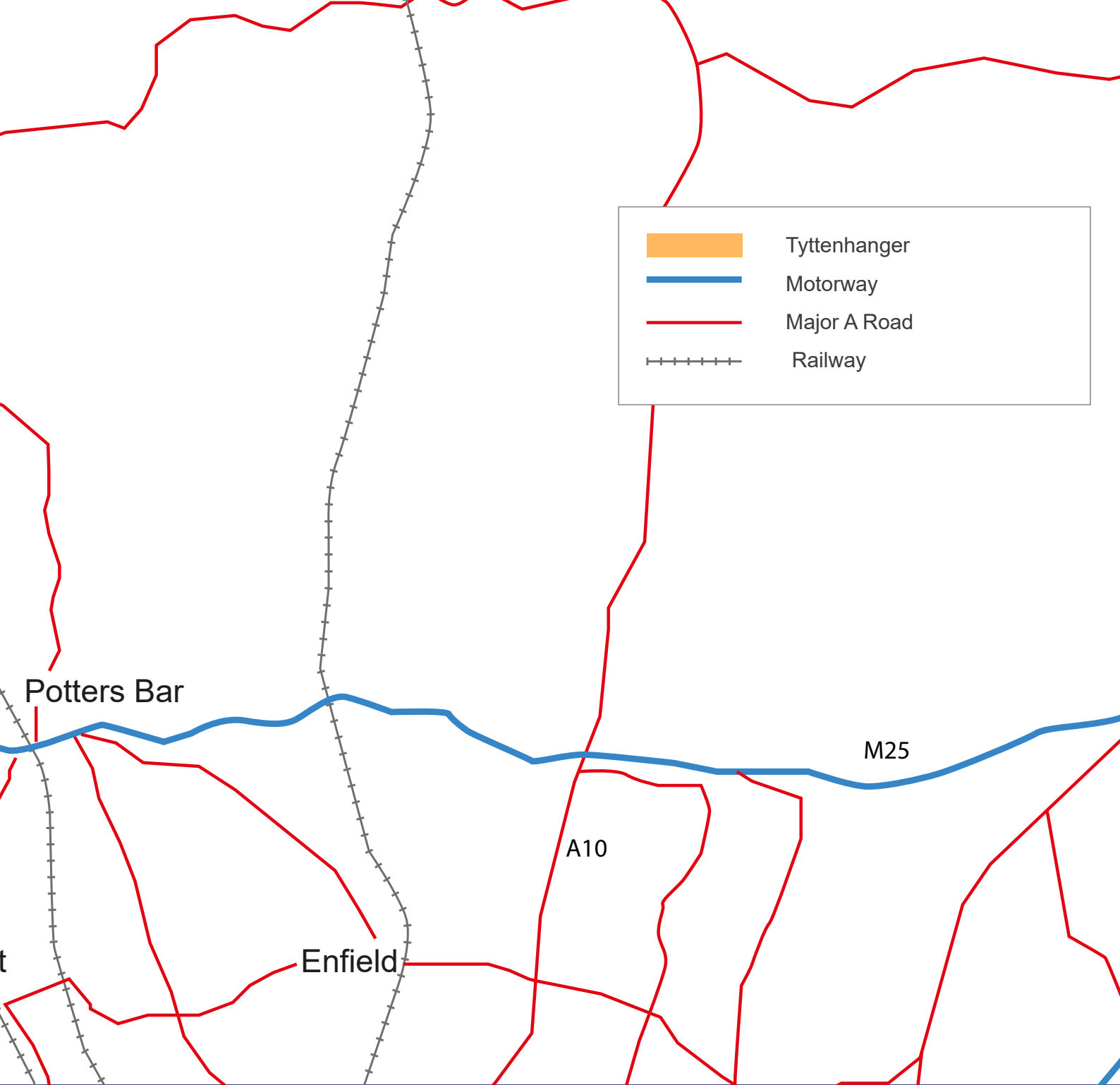
4,000+
homes anticipated



4,000+
new homes



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

Built around you
CivicLiving



“

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.

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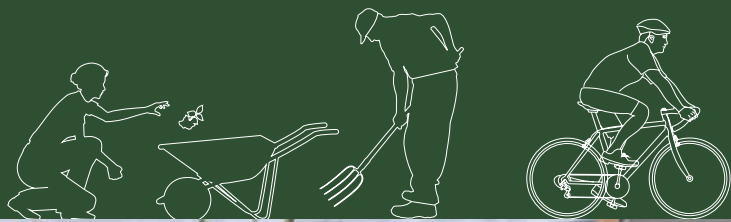
We are very excited about the community shop at Alconbury Weald and we want to make sure it has the same spirit, at the centre of the growing community. We've been working closely with the Urban&Civic team who have been a tremendous help and support setting everything up.

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.



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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







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.

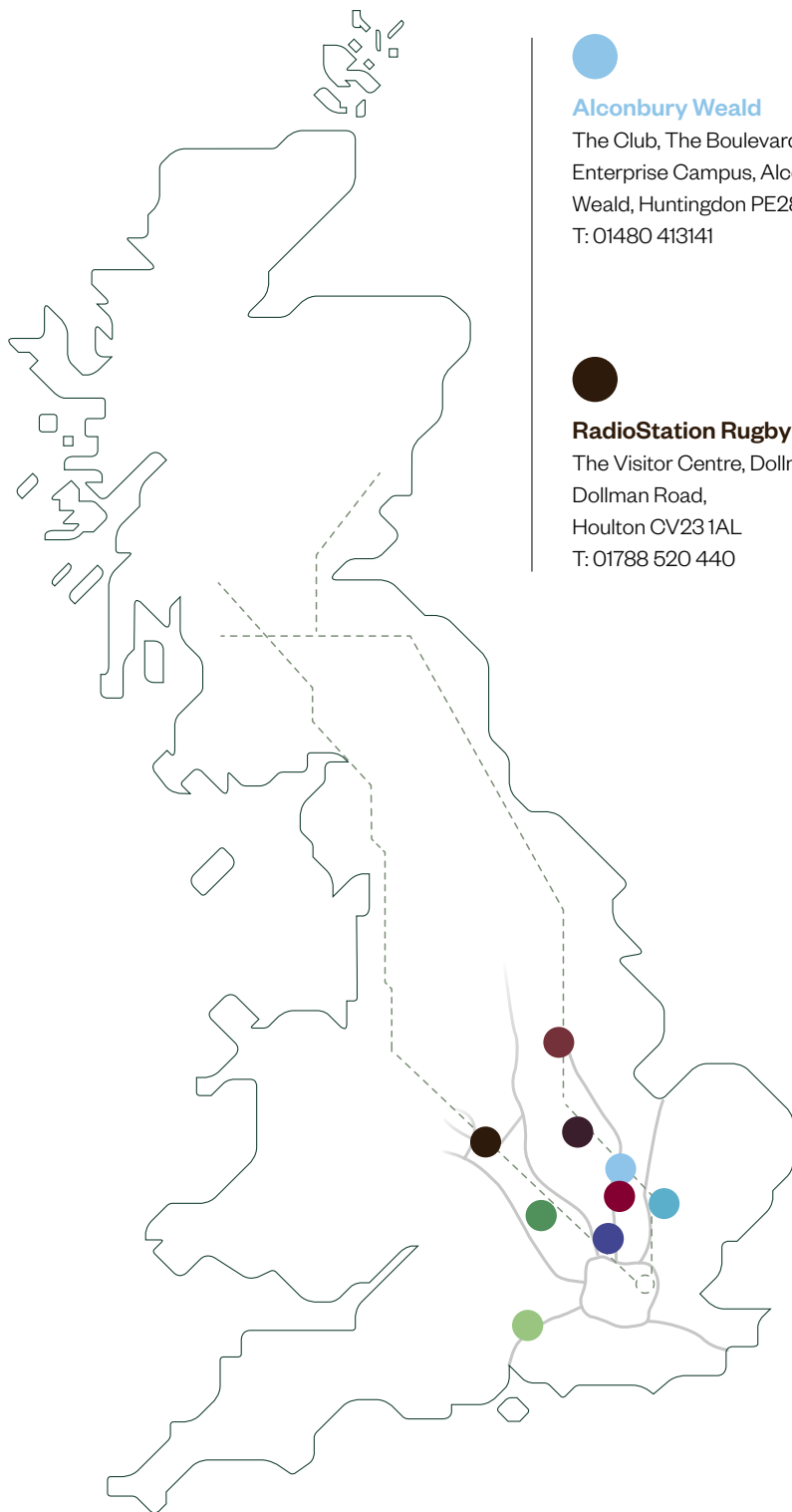


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The new Construction training hub and the opportunity we have from the future growth both on the Urban&Civic sites and across Cambridgeshire and Peterborough are transformational for the sector. Only by working together and across our supply chains 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

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Enterprise Campus, Alconbury
Weald, Huntingdon PE28 4WX
T: 01480 413141



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)



Priors Hall

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



Waterbeach Barracks

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



Wintringham St Neots



Manydown



Calvert



Tyttenhanger

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

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...or online

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Priors Hall

Northamptonshire

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Instagram

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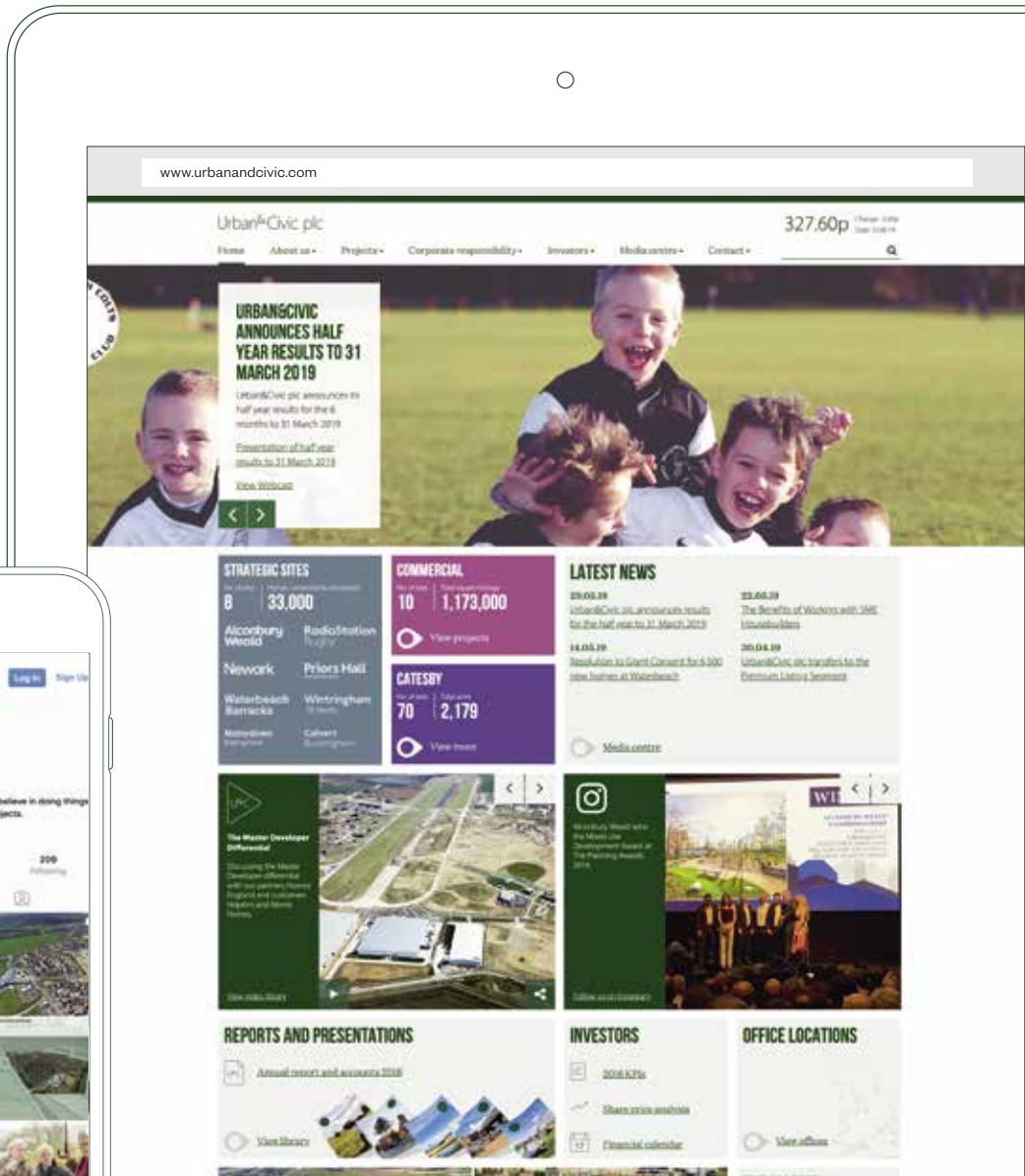
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