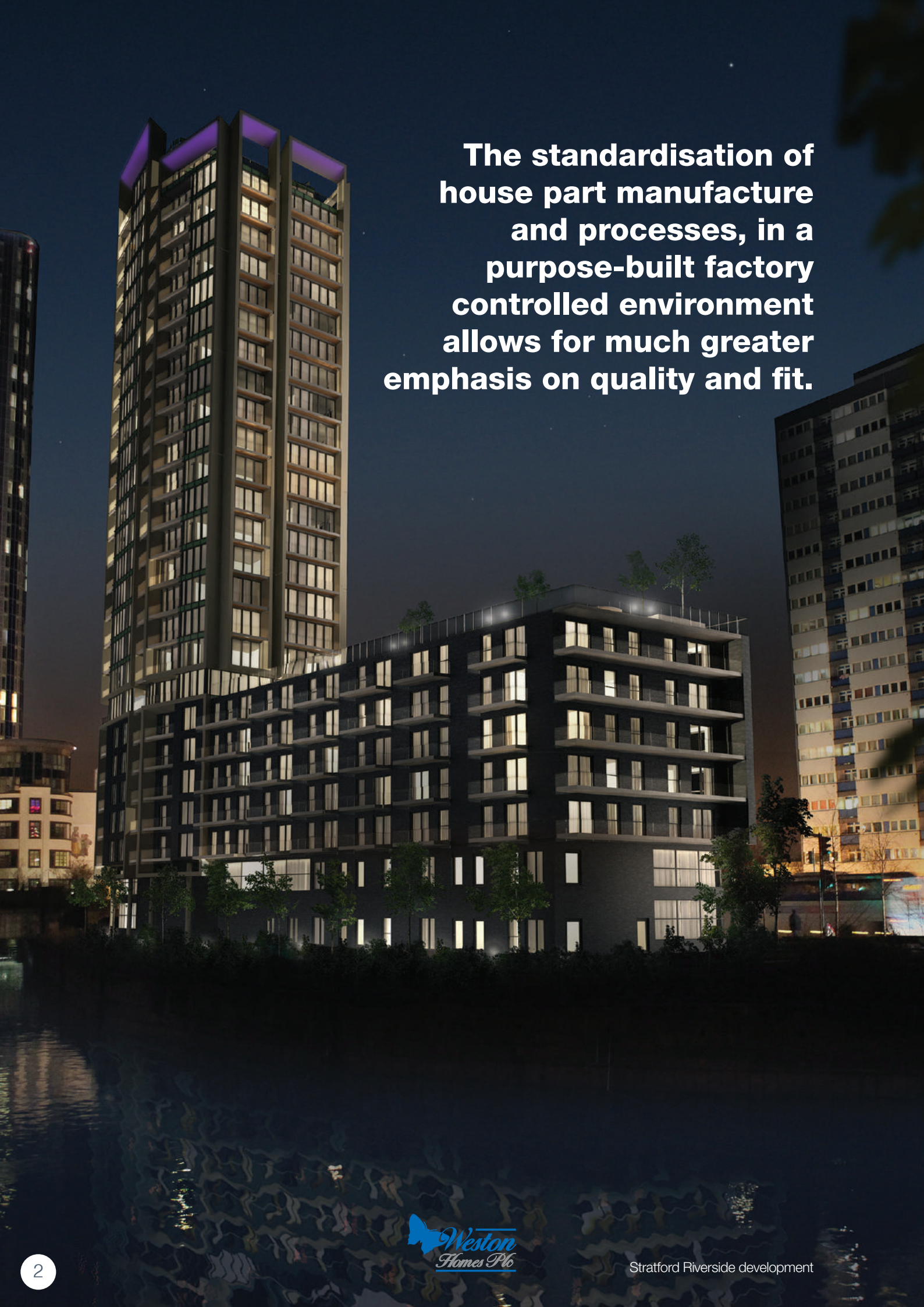




PROJECT GENESIS

— an evolution in house building —



The standardisation of house part manufacture and processes, in a purpose-built factory controlled environment allows for much greater emphasis on quality and fit.

INTRODUCING

PROJECT GENESIS

— an evolution in house building —

We pride ourselves on delivering a superior product to our customers. Whether purchasing a new build house, apartment or a property within one of our restoration or conversion projects, each development design is well considered and offers bespoke homes to fulfil the various needs of our customers. Through our innovative 'Project Genesis', we have made many advances in modern construction methods which means customers can benefit from high specification products utilising cutting-edge technologies as a 'standard' without being charged additional premiums.

'Project Genesis' differs from traditional building practices in that it removes many of the inconsistencies associated with the usual on-site workforce. The standardisation of house part manufacture and processes, in a purpose-built factory controlled environment allows for much greater emphasis on quality and fit. Operatives trained in factory procedures have the advantage of increased testing and quality control.

Standardisation in vast quantities allows for economic benefits, making it feasible to produce superior quality fittings, fixtures and finishes, therefore reducing the cost levels comparable to traditional site constructed and assembled parts.

Manufacturers, materials and suppliers can be sourced from around the globe bringing the

emphasis on quality and value to the forefront of requirements. Speed and efficiency are further beneficiaries.

Timescales for internal finishing programmes can be reduced by 50% and manpower cut by 20%.

Final evaluation shows a greatly reduced requirement for replacement or repair of damaged fittings. This means less waste as well as cost, in keeping with new legislation requirements. All of which contribute to our excellence in ecological design and build.



Southpoint development



• BATHROOMS •

Our bathrooms are manufactured to the highest of standards, with a mix of innovative and bespoke fittings.

Our quest for quality and variety takes us around the globe, giving us the advantage of spotting and promoting future trends ahead of our rivals.

In all of our current developments we have introduced a range of wall-hung sanitary ware. Through our policy of direct buying we have sourced many new high-end products such as stylish digital taps. Innovation is at the heart of our business along with the desire to provide our customers with the most enticing yet practical options for their new homes.

A standardisation approach to the production of our bathroom suites leaves us in a position to pass on the economic benefits, either through the upgrading of fitments, or as a contributory factor in reducing overall costs.

Bathroom tiling and flooring is an area in which we excel and lead the market. Tiles are laid in a more European style and are made to a tolerance specific to Weston Homes, meaning that the tiles are created to a set size enabling them to be laid with a minimum of grouting.



Southpoint development

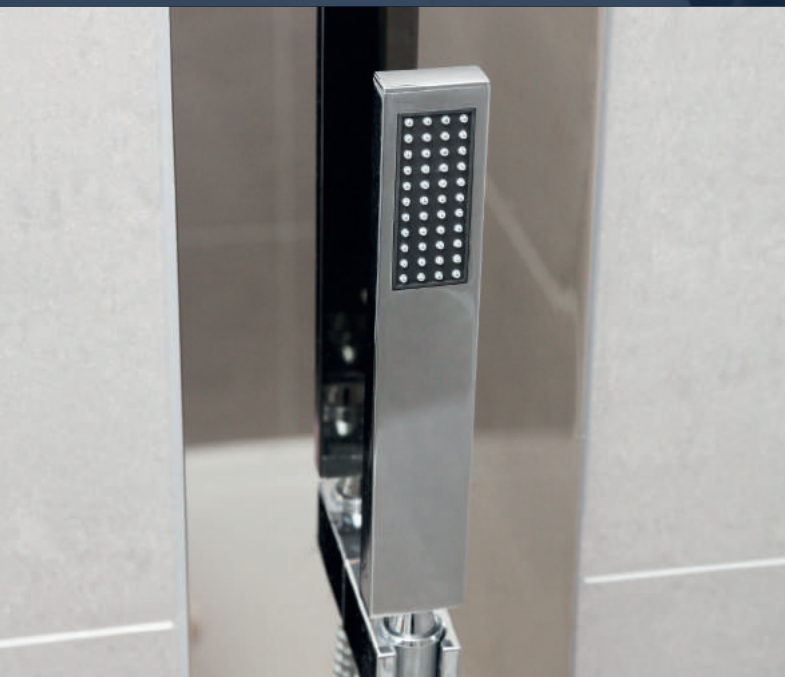
Our quest for quality and variety takes us around the globe, giving us the advantage of spotting and promoting future trends ahead of our rivals.



Fascino digitally controlled *Smart Tap*



Heated chrome towel rails



Fascino *Smart Shower* - quick use hand shower



Fascino digitally controlled
Smart Shower and *Smart Bath*



RAK Ceramics basin



Fascino *Smart Shower* - rainfall shower head

The all new *Smart Bathroom* delivers state-of-the-art hygiene and performance technology. The system is designed to deliver the latest specification to customers, providing 5 star living for everyday people. The clean and sleek design of the bathroom is assembled with the customer as the first priority. All the elements of the *Smart Bathroom* are designed for modern living, making the best use of space and providing a seamless and quality bathroom experience.

The system includes five key areas:

The *Hygiene+* Toilet and Pan

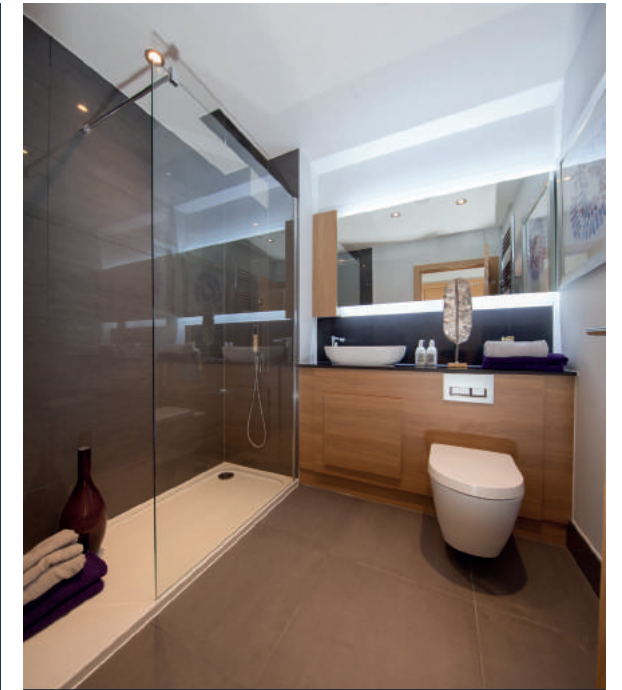
Hygiene+ technology has been developed by RAK Ceramics to minimise water usage, cleaning and materials in the toilet. This technology is based around a RAKRimless™ pan which eliminates the areas of the toilet where germs and bacteria can collect. The *Hygiene+* Toilet provides a level of cleanliness only found previously in specialised healthcare settings. The *Hygiene+* Toilet also provides style and comfort for the user featuring an ergonomically designed seat, fitted with soft close as standard.

Integrated Storage Space

We continuously strive to provide the customer with what they want. After a rigorous series of customer feedback surveys, bathroom storage was highlighted repeatedly as an area for improvement. As a result of this, the new vanity units include storage for practical and beauty items. This is provided in the under-sink storage cupboard and mirror cupboard, together giving enough storage to satisfy even the most beauty oriented owner.



The *Hygiene+* Toilet and Pan



Southpoint development

Smart Mirror

The new *Smart Mirror* includes LED lighting, shaver socket, digital clock and de-mist pad. The *Smart Mirror* is operated seamlessly through touch functions integrated into the glass. LED lighting provides a superior environment for all grooming needs, while the de-mist pad means the mirror will never need wiping down, reducing streaks and cleaning.

Fascino *Smart Tap*

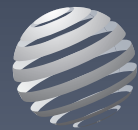
The *Smart Tap* makes water precise, giving accurate flow and temperature every time. The *Smart Tap* remembers the latest setting used, meaning the user always gets what they need. Elegant and clean, the *Smart Tap* also makes cleaning easier through a soft and flowing design.

Fascino *Smart Shower* and *Smart Bath*

The Fascino range of digitally controlled showers offers the pinnacle in user control, delivering exactly what the user desires. The *Smart Bath* enables you to digitally control your water temperature. The *Smart Shower* can even reduce water bills for the owner, allowing a pre-set time for the shower to run. From the rainfall shower head, quick use hand shower and the luxurious body jets, this range of chromeware is the ultimate in modern living.



Aura development



• WARDROBES •

A luxurious bedroom gives the homeowner a general sense of well-being. Consequently, we take the utmost care in fitting our built-in wardrobes with a finish of high-level sophistication. Our products are made to measure and site visits are made prior to fitting.

Quality control is of prime importance, great consideration is given to checks from arrival of new materials and components, through to manufacturing and installation processes. Spot checks are also carried out to ensure ongoing high standards are maintained throughout. On-site deliveries and installation requires great attention to detail to ensure that our products are immaculate.

Our manufactured products are protected to ensure the absence of damage. Delivery is via specially designed vehicles and installation is carried out at the very end of the construction process. Our specially trained fitters take every precaution to guarantee perfect and efficient fittings.

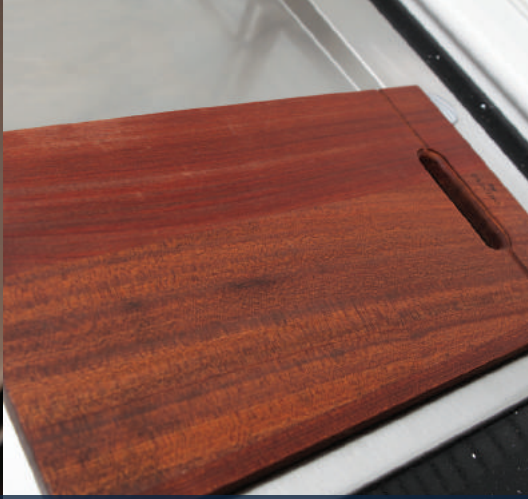
• WARDROBES •



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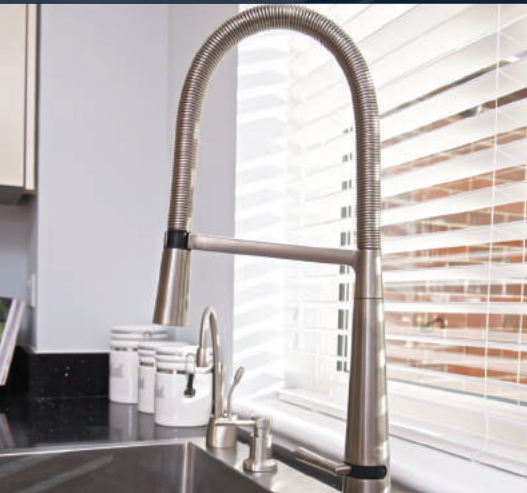
Zanussi stainless steel electric fan oven



Integrated chopping board



Fascino instant boiling water tap and soap dispenser



Fascino tap with hose spray extension



Acrylic fronted kitchen unit



Zanussi ceramic hob



• KITCHENS •

By definition a kitchen is the most important feature of the home. Styling, practicality and durability are paramount.

Our large range of bespoke kitchens are constructed from wood or wood-based products. Raw materials are sourced from sustainable, well-managed forests around the world with emphasis where possible on recycled sources. Kitchens are designed using state-of-the-art CAD systems to the specification required for each development. We offer a large range of kitchen options as standard including our new range of acrylic fronted doors which offer extra durability suitable for modern family living. Manufactured in purpose-built factories through the 'Project Genesis' scheme, the production is labour-intensive with

human intervention throughout the whole process which is absolutely essential to ensure high standards of quality are never compromised.

Each stage of production is checked to strict standards. On completion, units are delivered on site. Installation is left until the last possible moment allowing for a pristine finish. We have recently upgraded our specification to include: quartz stone worktops as standard, Fascino instant boiling water tap, integrated removable chopping board and integrated stainless steel soap dispenser.

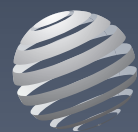


• KITCHENS •

The production is labour-intensive with human intervention throughout the whole process which is absolutely essential to ensure high standards of quality are never compromised.



Door manufacturing operative



• WINDOWS AND DOORS •

Windows and doors in our new homes are unique to each development. With months of preparation, design and manufacture, our products are market leaders in style, finish and performance.

All our doors are produced as complete sets thus allowing the door, framing, trim and ironmongery to be fitted quickly with accurate efficiency. Sets are made up of walnut or oak veneers and foil wrapped components. Pre-hung in face finished MDF linings, complete with stops and architrave.

All doors are hung on a high specification finish hinge, and fitted with latch or bathroom lock. Supplied with modern bar style chrome handle with matching turn and release for bathroom and en-suite doors. Front doors are fitted with an elegant chrome roller bolt, night latch and deadlock. Plots are individually loaded and

marked during manufacture, ensuring that each door is purpose-built. Sets are created in clean factory controlled conditions with continuous quality control checks.

Doors are transported at the final stages of construction in specially fitted out vehicles. They are then installed as complete units at the final stages of on-site construction. This eliminates the possibility of on-site damage. Installation is carried out in much the same way as fitted bedroom units, by a specialist door set installation team. The result of which is a high specification top quality piece of furniture.



• WINDOWS AND DOORS •

Using the highest quality materials and workmanship in both PVCu and aluminium windows and doors ensures that all current building regulations are not only met but where at all possible surpassed.

Areas of consideration:

The Environment

Products must meet the ecological standards keeping in mind durability and waste even taking into consideration the sourcing of raw materials to limit the impact on the environment.

Energy Efficient Homes

Windows can have a huge impact on the energy required to maintain a comfortable environment to live in. We use the best products with the latest materials to not only limit heat loss through the glazing but to limit heat gain through the windows which can often require as much energy to keep a room cool as to heat it.



High efficiency glazing



Secure by Design locks

Practicality

Homes must be comfortable and the design and positioning of the windows and doors is given serious consideration, windows should be accessible to be cleaned on the outside, handles easy to use and the optimum use of glass to have as much natural light as possible but balancing the impact on heat loss.

Security and Safety

Where required extra safety is applied such as the use of Secure By Design which enhances the security of the windows and doors, safety glass is a standard specification to all doors and larger windows, child safety restrictors are fitted where necessary and fire egress windows to meet current regulations are always used.

Aesthetics

Whilst all the practical issues of energy and safety are important it must not be forgotten that the home should look attractive and suit its environment. Care is taken in design and colour to ensure that with a Weston Homes property, you have a home to be safe and comfortable in as well as a style to be proud of.

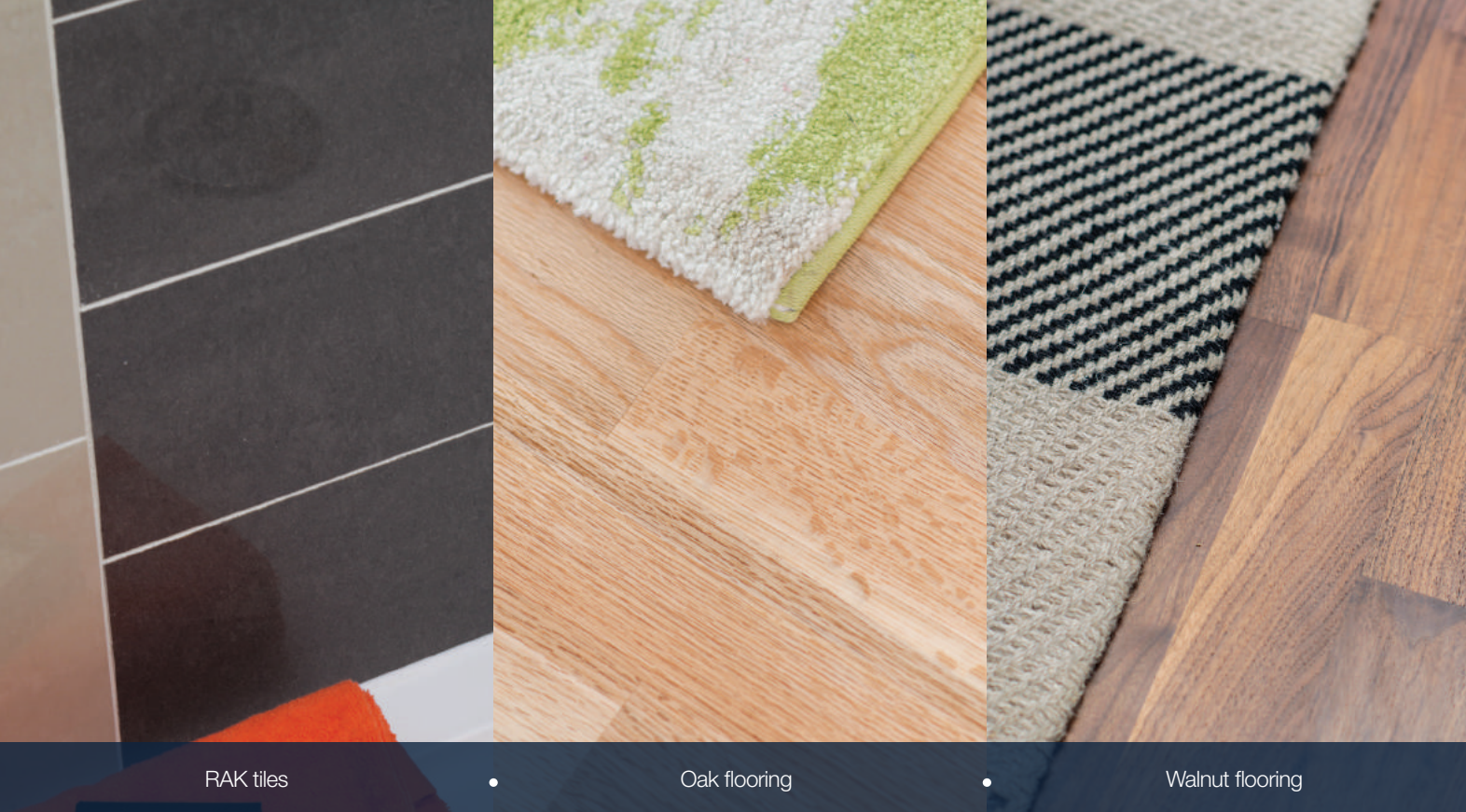


The Gables development



Oak foil finish door with modern lever on rose ironmongery





RAK tiles

Oak flooring

Walnut flooring



• FLOORING, TILES AND STAIRS •

Our well established partnership with RAK Ceramics has enabled us to upgrade our specifications and offer porcelain tiles as standard. Travertine effect full body wall and floor tiles add further style to bathrooms and kitchens.

RAK Ceramics is the world's largest manufacturer of high quality ceramic and porcelain tiles. They operate an accredited quality management system that serves as a framework for managing its operations, including continuous compliance, for its manufacturing and products. The company is considered unique in its ability to create excellent quality products using the most advanced technical processes available, this ensures a conformity of size, enabling very small grout joints which add to the contemporary finish.

All flooring and tiles are manufactured under a stringent quality control system, ensuring high quality throughout each and every development. The range of high quality flooring does not stop at the front door of our homes, we prefabricate and install modern luxurious duotone carpets throughout communal areas of each development.

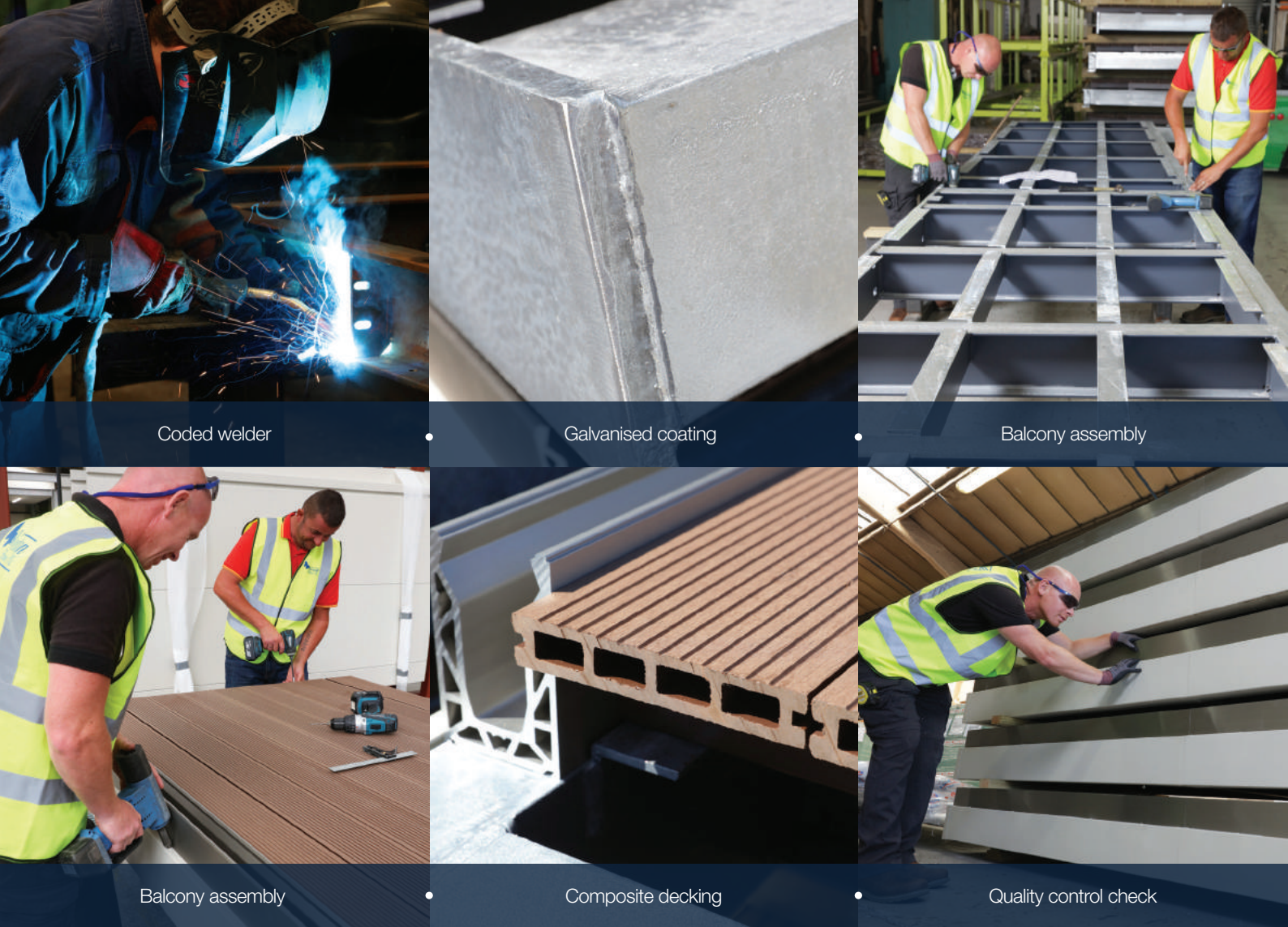
Our ranges and choices of floor coverings are designed to cater for all tastes, whether it be carpeted, tiled or engineered real oak/walnut flooring as opposed to vinyl substrate all of which are prefabricated and expertly installed.

We are pleased to announce that some of our featured developments will boast 'floating staircases' as a standard design feature. This ultra-modern finish is another example of how 'Project Genesis' facilitates the use of superior features within our developments. The staircase steel work is premanufactured in UK to our design specification. This modular item is then delivered to site along with structured glass balustrading and premanufactured timber covers that fit over the steel element. This innovative product is fitted by our highly qualified on-site fitters. The finished result is a stunning staircase that appears to be floating.

• FLOORING, TILES AND STAIRS •

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Coded welder

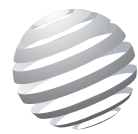
Galvanised coating

Balcony assembly

Balcony assembly

Composite decking

Quality control check



• BALCONIES •

Historically, balconies have been produced as a set of components then delivered for on-site assembly. This has led to a host of problems including timescales for assembly and possible loss or damage on-site or during delivery.

Utilising the latest technologies, the manufacturing process now allows for the complete construction and assembly of balcony units in a controlled factory environment. This technology has many advantages including consistent high specification products allowing for quality control throughout the entire production process including material control which ensures all materials are fully traceable and certified. Specific machinery allows for accurate and repetitive workmanship, which means that the balconies are produced

standardised to the bespoke specification for that development. Highly skilled coded welders and fitters ensure all products fulfil the specifications.

One of the major positive factors about this method of construction is the speed and efficiency in which the balconies can be installed. We are currently installing two storey balcony sets at our Stratford Riverside development. This makes the installation of balconies over 29 storeys a far quicker process and therefore more cost-effective.



• BALCONIES •

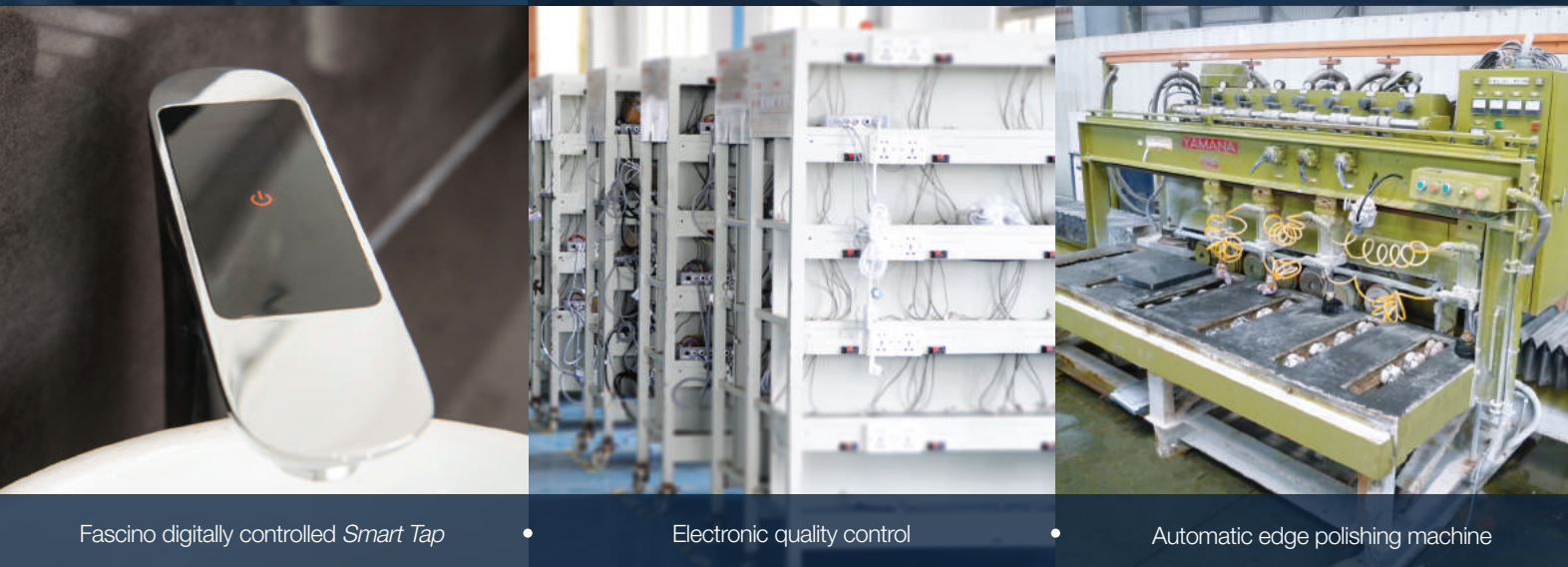
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Electronic assembly

Balcony assembly

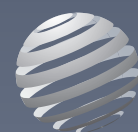
Electronic assembly



Fascino digitally controlled Smart Tap

Electronic quality control

Automatic edge polishing machine



• MODERN MANUFACTURING METHODS •

All Weston Homes suppliers are fully audited and adhere to our strict manufacturing standards in line with ISO, CE and RoHS. Once the modular components arrive at our own assembly facility, they are quality checked by our skilled workforce before being assembled. This ensures a consistent high quality product and helps us speed up the installation process when the units arrive on-site.

We have our own assembly facility for modular components, they are quality checked prior to site delivery which in turn speeds up the installation process.

The highly automated systems enable cost-effective production which in turn allows us to reinvest in upgrading our standard options to

provide consumers with the very latest high-tech specifications such as LED lighting, digitally controlled showers, instant boiling water taps and integrated soap dispensers. We provide products that exceed expectations, but are user friendly and practical with the added bonus of features one would expect to find in a 5 star hotel.



• MODERN MANUFACTURING METHODS •



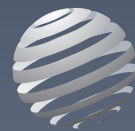
We provide products that exceed expectations, but are user friendly and practical with the added bonus of features one would expect to find in a 5 star hotel.

Fascino digitally controlled Smart Shower and Smart Bath





Manufactured vanity unit



Consistency and quality is our core ethos at our in-house production facility. Highly skilled operators are responsible for a product from the beginning of the production process through to installation on-site. This drives the quality control as staff are accountable for a particular product. This process also means that products go through a variety of checks including quality checks, visual checks, pressure and electrical tests whilst in the production stages. This highly controlled environment means that all products that leave the warehouse to be delivered to site are in a perfect condition.



Fitted toilet element



Fitted bathroom storage

MODERN • MANUFACTURING METHODS •

We are also able to seamlessly blend both modern and traditional building technologies during restoration projects. A superb example of how old can meet new was successfully displayed at our Preston Hall development. During the design and restoration process, a stunning 1848 original tiled floor was discovered which had been damaged beyond salvation by a previous owner.

Utilising old photographs of the building, our creative team were able to re-create the tile design. Working in partnership with our stone quarries in Verona, Italy, we were able to utilise CNC water jet cut technology onto natural marble which resulted in stunning tiles which were laid by our highly skilled tilers to create the perfect entrance hall feature which was both historically accurate but aesthetically pleasing.

We are also able to seamlessly blend both modern and traditional building technologies during restoration projects.



QUALITY ASSURANCE AND • CUSTOMER SERVICE •



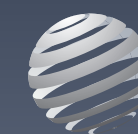
Our customers are very happy with the impressive standard of finish, and visual impact of products used.



Customer service team member



Customer service technicians



QUALITY ASSURANCE AND • CUSTOMER SERVICE •

Our ultimate goal is complete customer satisfaction, this is constantly monitored by our Customer Service Team, who were created solely to meet the needs of customers, quickly and efficiently. Included in the team are site-specific coordinators that have complete knowledge and understanding of their development.

Quality control remains at the top of the agenda. The training is very extensive with close liaison alongside the Quality Standards Team. Product training plays a major role in the department's activities. Performance and response time is continually monitored in an effort to reduce timescales.

Comprehensive checks and re checks are carried out thoroughly. Any issues raised by the customer are taken care of at the demonstration inspection. The customer then has the added reassurance of a two year warranty period, during which time any queries or problems are discussed and resolved. The complete inspection process together with the use of high quality products

has seen a significant reduction in the number of defects. Consequently, our customers are very happy with the impressive standard of finish, and visual impact of products used. An independent customer service survey is carried out quarterly, the results of which are circulated to the Board of Directors for review.

Our total commitment to the development and investment in our greatest asset, namely our employees, has been rewarded by achieving Investors in People accreditation, the national standard for the achievement of business goals through employee training and development, of which we are justly proud.





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