

Built with Passion,
Delivered with Pride





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Executive summary

Operating since 1987

and now one of the leading developers of quality homes in the South East of England

Founded by Chairman Bob Weston,

alongside the late Dick Taylor

Weston Group Plc has five subsidiaries: Weston Homes, Weston Logistics, British Offsite, Weston Business Centres and Stansted Environmental Services

Weston Homes is a major employer with

409 employees

across the group

Weston Partnerships launched in 2025

A new division of Weston Homes focussed on developing partnerships across the full residential spectrum including BTR, local authorities, later living and student accommodation providers

Secured £203 million BTR deals

on Bracknell Beeches, Abbey Quay and Town Quay in Barking with Royal London Asset Management

Over the last five years (2019-2024) Weston Homes has purchased land sites that will deliver

£2.06 billion

(Gross Completed Value) worth of residential and mixed use development comprising

6,654 new homes

The company has taken a revolutionary approach to property development with many of the properties' components now premanufactured and tested in the group's own carefully controlled British Offsite factory, rather than on site

£40 million invested in British Offsite's

'Horizon' factory with world class robotic

production line, to deliver up to 5,000 new homes annually

Weston Group's ESG Report

published March 2025 setting out the Group's journey to net zero by 2040

Sustainability is at the core of everything that Weston Homes design and build, with the company adopting a comprehensive 'fabric first' approach to all building design and development

Weston Homes has established a development partnership with Tesco, working together on three projects to deliver

1,500 new homes, commercial and retail facilities

making Weston Homes one of Tesco's largest real estate development partners

In the last financial year the business legally completed on 537 units with homes ranging in price from

£190,000 to £1,020,000

As well as new-build projects, the company has extensive experience of refurbishment and restoration work, including buildings of national historic importance

3 years running, in 2022, 2023 & 2024

Voted by readers as First Time Buyer Magazine's 'Private Developer of the Year' and WhatHouse? Best Medium Housebuilder Gold or Silver

Weston Group has a ROSPA Order of Distinction and in 2024 retained the ROSPA Gold Award for 18th consecutive year - for our unwavering commitment to health and safety

Inspired by the luxury retail boutiques of Bond Street and Sloane Street, Weston Homes has created on all of the company's major developments spectacular

Sales and Marketing suites up to 6,000 sq ft in size

Weston Homes is working with award-winning newspaper editor Janice Morley, and a team of highly respected journalists to produce Westonlifeandstyle.com, a monthly online magazine, the first of its kind in the industry

During the last 12 months, of the 197 customers surveyed by In-House Research Ltd,

95% would recommend Weston Homes to a friend or a relative

In-House Research Ltd provided Weston Homes with a

Gold Award for Customer Service

for 2023 and 2024

Trustpilot Score now 4.5 out of the maximum 5

Section 1 Weston Group





Introduction from Bob Weston

Weston Homes is one of the UK's leading regional housebuilders – a company that has evolved over 38 years from building a single house in Essex, to becoming one of the South East's most respected homebuilders.

Throughout this journey, we've stayed true to our commitment to delivering high-quality, innovative homes. From the beginning, Weston Homes has blended traditional craftsmanship with the latest construction technologies, ensuring that each of our developments enhances its surroundings and offers a modern living experience for all.

As specialists in transforming brownfield sites, the company's projects are hugely varied ranging from select housing developments to large-scale placemaking urban regeneration schemes. Alongside new-build projects, Weston Homes has extensive experience of refurbishment and restoration work, breathing new life into listed and heritage buildings.

We have now delivered over 3,000 new homes using British Offsite's UNisystem - our own Modern Method of Construction manufactured in our state-of-the-art robotic factory located in Braintree, Essex. We are proud to be leaders in our industry, at the forefront of innovation in housebuilding and known for our ability to find solutions to deliver sustainable, energy-efficient homes in desirable locations.

Our dedication to improving the lives of our customers remains unwavering. We continue to focus on creating homes that are not only of the highest quality but are also built to last. We have published our Environment, Social, Governance (ESG) Report this year, reflecting our commitment to sustainability throughout our business and at every stage of construction. By integrating energy-efficient designs and materials, we strive to reduce environmental impact while making our homes more affordable to run for future generations.

As we move forward, we remain committed to building homes that make a lasting positive contribution to the communities in which we operate. We are confident that with our talented and dedicated team, we will continue to thrive and lead the way in providing high-quality, sustainable homes for our customers.

Built with passion, delivered with pride

The Weston Group is made up of five businesses: Weston Homes, British Offsite, Weston Logistics, Stansted Environmental Services and Weston Business Centres. Each business has its own specialisms and independent customer base, but they also work together and make significant contributions to our Group's core business of building homes.

In every part of our business there is a real focus on providing customers with great quality and choice. On finding responsible ways to help them buy. On operating efficiently with sustainability principles embedded in decision-making. On creating genuine social value both during and beyond construction and in the way we run our business.

Our homes are designed to last and enable our customers to live well and feel good, because of the way we choose to build them:

- In vibrant communities within 15 minutes walk of essential transport links
- Using sustainably sourced materials and Modern Methods of Construction (MMC)
- Meeting or exceeding the anticipated Future Homes Standard for insulation and energy efficiency, ensuring homes are warm and efficient to operate
- Creating or enhancing a variety of outdoor meeting places to nurture connections across neighbourhood communities
- Protecting and boosting local biodiversity

Our companies

Weston Homes

Builds over 1,000 high quality homes each year across the Home Counties and South East, including apartments, executive homes, social housing, complex restorations and major regeneration projects.

British Offsite

The Weston Group's high-tech manufacturer of UNIsystem, our Modern Method of Construction in use across our new homes portfolio and by external customers. UNIsystem is a light gauge steel frame panellised system that enables faster construction and more energy efficient buildings and homes.

Also the home of BOS Fitout, a range of bespoke products including bathroom vanity units, kitchen worktops and wardrobe systems that are preconfigured offsite for faster installation onsite.

Weston Logistics

A provider of supply chain management, warehousing, distribution and plant hire services.

Stansted Environmental Services

A provider of health and safety consultancy, ground testing, geotechnical work, energy and sustainability services and pressure and sound testing for Weston Homes and external clients.

Weston Business Centres

A provider of meeting facilities, conference suites and office accommodation for Weston Group and external clients.



Best
Refurbishment
Gun Hill Park



Best Medium
Housebuilder



Best Sustainable
Development
Abbey Quay



Prevention of
Accidents
Order of
Distinction



Pride in the
Job Award
Abbey Quay



Private Developer
of the Year



The Weston Group Board of directors



Bob Weston
Chairman

Bob Weston is Chairman of Weston Group. Having spent his early career at Fairview New Homes, he left as Construction Director to form Weston Homes in 1987. From his first development, a four-bedroom house in Essex, Bob has developed Weston Homes into a company which now delivers over 1,000 homes a year across the South East alongside creating the four other subsidiary companies that sit within the Weston Group. Bob is a regular commentator on issues shaping housebuilding in the UK and works with government and policy-makers to effect change in the industry.



Peter Gore BSc. MCIOB
Chief Executive Officer

Peter joined Weston Group in 2021 as Group Operations Director, before being appointed as CEO in 2024. Peter was previously Managing Director of Taylor Wimpey London and in a career spanning over 30 years has held senior leadership positions at both Mount Anvil and Barratt Developments. Peter has a degree in Building Management and is a Member of the Chartered Institute of Building.



Stuart Thomas BA (Hons) FCA
Group Finance Director

A Fellow of the Institute of Chartered Accountants in England and Wales, Stuart joined Weston Group in 2002 from Hepworth Plc and has been Group Finance Director since 2008. He is responsible for managing relationships with the Group's funders and for overseeing Finance, Tax, Treasury, Insurance and IT across the Weston Group businesses.



Jane Stock MCIPD
Group Organisational
Development Director

Jane joined Weston Group in 1994, initially handling accounts and payroll. As the business grew rapidly, along with the headcount, Jane completed a degree in Human Resources and became Director of Human Resources in 2012. She was also MD of Weston Business Centres Ltd from 2009 to 2018. Jane joined the Group Board in 2015.



Suzanne Aplin BA (Hons)
Group Sales & Marketing Director

Suzanne joined Weston Group in 2020 as Group Sales & Marketing Director. Suzanne has held senior Sales and Marketing leadership and director positions in a career in housebuilding of over 25 years at Countryside Properties, Homes by Skanska UK and heritage specialist developer City & Country, after her earlier career in retail merchandising and marketing at Marks & Spencer Plc.



Stephen Bickel BSc (Hons)
Group Administration Director

Stephen joined Weston Group in 1988 and has worked in many different areas of the business, on site and in the office, including Procurement, Customer Care, Fleet and Administration. He has been a director since 1997 and is second only to the Chairman for his length of service in the Group.

Non-Executive Directors



Martin Chapman
Non-Executive Director

In November 2012, Martin exercised his option to take early retirement after a 38 year career with HSBC Bank plc. For the 10 years prior to his retirement, Martin held the position of Head of Corporate Banking for HSBC's largest Corporate Banking team based in the West End of London. In addition to managing and leading a large team of senior managers, Martin had ultimate responsibility for managing the Bank's relationship with a large number of corporate customers covering almost all industry sectors and included a substantial number of publicly quoted companies. As well as the general mid-market corporate business, Martin was also responsible for the Bank's Corporate Real Estate business for Southern England as well as the Bank's Corporate Hotel business for the whole of the UK. Martin has spent the majority of his career in Corporate Banking where he has gained considerable experience in leading strategic discussion with management teams/shareholders and stakeholders in exploring debt financing options and Capital Market solutions for supporting growth, whether organically or by way of acquisition or merger activities.



Andrew Taylor
Non-Executive Director

Andrew joined Weston Group as a non-executive director in 2018. Holding a Master's degree in Corporate Strategy and Governance, Andrew oversees a portfolio of family business investments in and around the construction industry, including sub and main contractors. Prior to this, he worked in the IT industry project managing key government infrastructure projects.



Ongoing commitment to sustainability

Weston Homes and the other Weston Group companies are committed to achieving net zero carbon across the business for all three greenhouse gas emission scopes by 2040, including all of the energy that the group uses and the carbon it emits.



Our Fabric First approach

The business is implementing this commitment through taking a 'Fabric First' approach to development and rolling out eco-friendly construction and specification features across the group's residential and mixed-use developments in London and the South East.

The 'Fabric First' approach to development refers to the clever use of building materials and construction methods for creating highly insulated floors, walls, roofs, doors and windows.

The fundamental principle is to save energy by not needing it in the first place.

The 'Fabric First' approach is taken with the design and construction of all their dwellings and includes building components manufactured off-site by group company British Offsite. Their two highly advanced design and development factories use highly precise automated construction techniques, trailblazing an affordable and accessible approach to British home building off-site, on a large scale.

The British Offsite factories have researched, designed and built their own unique UNIsystem including their UNipanel which are made complete with vents and fire stopping, 200mm of internal insulation, with another 100mm externally, allowing minimal heat to escape. It all fits together like a glove, airtight and draft-free.

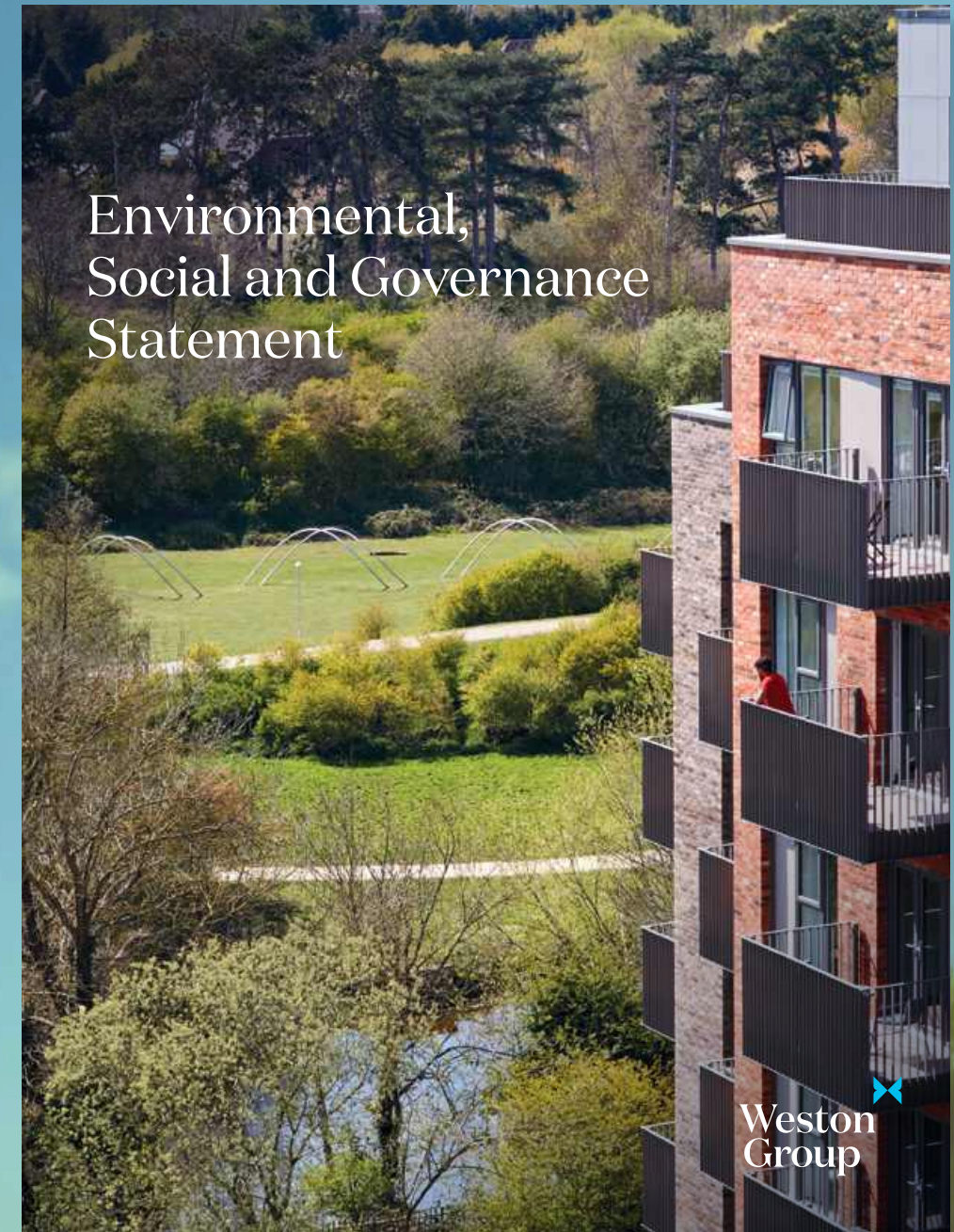
By carrying out the manufacture of these panels off-site, the construction process is also not at the mercy of the weather, while the efficiency of the process means that the waste of materials is minimised. Additional environmental advantages include fewer vehicular deliveries and sub-contractor journeys to site with associated lower CO2 / particulate emissions from vehicles and additional traffic into built-up areas.



All Weston Homes developments offer a range of sustainable features including:

- Air source heat pumps and/or connection to District Network Heating systems
- PV Solar Panels to provide solar power either to individual households or for communal electricity requirements – minimising the new developments' reliance on fossil fuels
- Home appliances chosen for their high Energy Efficiency Ratings and low water usage
- Every parking bay with access to Electric Vehicle charging points – making electric vehicle ownership practical and seamless
- Green or brown roofs to apartment buildings – enhancing biodiversity through the creation of a habitat for plants and animals, improving air quality and insulating the building
- Thermally efficient, high performance double-glazed windows and patio doors, reducing heat loss and maximising natural warmth from sunlight. The windows in Weston Homes properties are also floor to ceiling wherever possible, bringing in large amounts of natural daylight which decreases the need for artificial lighting, thus helping to save on electricity bills
- Weston Homes properties are fitted with controlled high-efficiency CFL and LED lights both inside and outside. LEDs use up to 90% less energy and last up to 25 times longer than traditional incandescent bulbs. There are no harmful gasses, very little heat, and a much better lifespan – now up to 50,000 hours
- Sustainable urban drainage systems which mitigate against water pollution and flooding
- Digital temperature-controlled taps and shower controls in bathrooms banish unnecessarily high hot water bills and toilets are fitted with dual flush cisterns, reducing water volume and waste.

Environmental, Social and Governance Statement



Scan the QR code to see the full Weston Group ESG statement.

The Weston Group is working to achieve Net Zero by 2040, providing luxurious, sustainable homes that are affordable to buy and run.



Weston Group headquarters – our commitment to sustainability

As part of the ongoing commitment to sustainability Weston Group has transformed their state-of-the-art 49,000 sq ft headquarters near London's Stansted Airport with eco-features including solar panels for power, a new fleet of electric company cars and a new parking facility with electric vehicle parking and-charging bays.

To support the energy needs of the headquarters the group has installed 717 solar panels across the vast roofs of the HQ, which make a substantial contribution (25%) to the electricity generation and usage of the complex.

The group is also shifting the group's company car fleet to become fully electric. Every member of the Group Board and the majority of wider business employees are now driving electric vehicles. There are over 100 electric cars in the corporate fleet with electric vehicles from MG, Fiat, Mercedes, Audi, BMW, Jaguar, Porsche and Tesla.

To power this electric fleet the business has built an additional 127 new electric vehicle parking bays with electric charging points in the HQ parking facility, which are in addition to the 70 existing electric vehicle parking bays already in place.

Providing Grade A office space, the headquarters has an on-site restaurant, convenience shop/café and gymnasium, all provided for staff and visitor health and wellbeing, and also to try and reduce car travel and commuting/energy use.

With its striking glass façades and innovative design, the building is designed to draw natural warmth/energy from the sun, with the open plan spaces and central multi-storey atrium designed to circulate air and help regulate temperature throughout the HQ.



Weston Group – An influential ambassador in our sector

Bob Weston and the Weston Group Board actively seek engagement opportunities with representatives across industry and the political spectrum, to provide input into debates and thought leadership on areas relevant to the Weston Group and the wider industry.

Recent highlights in our political engagement calendar

OCTOBER 2023



The Rt Hon James Cleverly MP, then Member of Parliament for Braintree and Secretary of State for Foreign, Commonwealth and Development Affairs, toured the British Offsite Horizon factory in Braintree as part of the official launch and opening activities for the factory. The tour emphasised the environmental benefits of MMC and the principle advantages of offsite construction and we were complemented on the combination of high tech robots and skilled trades people, working together to drive efficiencies.

15TH NOVEMBER 2023

House of Lords Dinner (supported by Weston Homes). Attended by **Lee Rowley**, then Housing Minister and **Lord Dominic Johnson** (Minister of State in the Department for Business and Trade).

JANUARY 2024

Labour East Reception Weekend for candidates and representatives across Bedfordshire, Essex, Cambridgeshire, Hertfordshire, Suffolk and Norfolk, sponsored by Weston Homes – attended by Bob Weston and Steve Hatton (Planning and Design Director).

Labour Business Networking Dinner attended by numerous shadow ministers and candidates for local seats – attended by Bob Weston and Steve Hatton.

APRIL 2024

Q&A event on partnership with business with then Shadow Business Secretary Jonny Reynolds attended by Bob Weston.



MAY 2024

Following Keir Starmer's '6 Steps' manifesto launch on 16th May, then **Shadow and now Defence Secretary John Healey MP** selected Weston Homes' Gun Hill Park in Aldershot as the backdrop for the local Labour manifesto launch.

SEPTEMBER 2024

Labour Party Conference attended by Bob Weston, Steve Hatton and Suzanne Aplin. Bob spoke at the **Labour YIMBY** launch rally.

Weston Group sponsored publication of 'Get Britain Building' produced by the **Labour YIMBY** group, which was distributed to every Member of Parliament and civil servants in relevant roles. The publication includes a diverse range of views across the housing spectrum, with the objective of identifying and suggestion potential solutions to the many and varied reasons for the current lack of delivery of housing across the country.

OCTOBER 2024

Suzanne Aplin spoke at the parliamentary launch of the **Labour YIMBY** agenda at the Palace of Westminster.

Weston Group hosted drinks and Q&A event at the House of Commons, attended by **Lord Bailey of Paddington** (Member of the London Assembly) and **Lord Charles Banner KC**.

NOVEMBER 2024

Weston Group hosted a reception and dinner at the House of Lords, attended by **Baroness Taylor of Stevenage** and **Chris Curtis, MP** and leader of Labour Growth Group.

DECEMBER 2024

Baroness Taylor of Stevenage visited British Offsite factory in Braintree. As the **Member of the House of Lords' representing the Ministry of Housing, Communities and Local Government**, Baroness Taylor has expressed significant interest in the role that MMC



Baroness Taylor of Stevenage visiting British Offsite, December 2024

can play in helping to deliver the Government's objective to build 1.5 million new homes during the current parliament. This visit resulted in Bob Weston taking part in an MMC round table event hosted by Baroness Taylor in February 2025.

MARCH 2025

Three MP's from the Labour Growth Group, **Chris Curtis MP**, **Mike Reader MP**, **Dan Tomlinson MP**, visited the British Offsite factory in Braintree to explore how our MMC solution can help deliver the targeted 1.5 million new homes this Parliament.

CONTRIBUTING TO POLICY MAKING

Throughout the year, Weston Group actively contributed to the **Department for Levelling Up, Housing and Communities' Consultations on Brownfield Development, the Accelerated Planning System Consultation** and the inquiry on improving the home buying and selling process in England.





Land buying

Weston Homes has a dynamic land buying team which assesses development opportunities on a case by case basis, deciding quickly whether a given site meets with the company's objectives at the time.

Weston Homes has a well-earned reputation amongst the Development Agency industry of being straight forward, open and reliable, presenting well researched bids.

Weston Homes has a strong track record of buying land on a 'Subject to Planning' basis, with the company's expert Planning and Design Team working alongside the landowner and the Local Authority to achieve the best scheme for the location and to secure best value for all parties.

Several years ago the Weston Homes board of directors made a key strategic decision to avoid central London (TfL Zones 1 and 2) and to concentrate on buying land across outer London and the South East of England in areas where people can afford to live.

The land buying department acquires sites based on the £400 to £800 per sqft sales market, providing real homes for real people. There is a massive shortage of supply in this more affordable part of the market, with people trying to get onto and move upwards on the housing ladder. With its high quality product, Weston Homes is incredibly competitive and stand out to customers and other key stakeholders as a developer that provides excellent value for money.

The company's consistent results and the strength of the forward sales position underpins this strategy and, as such, Weston Homes has no plans to deviate from this area of the market. Weston Homes' portfolio of varied developments means that the company is not a 'one size fits all' housebuilder. Each project is carefully considered to match the needs of the local area and to ensure the site is developed sustainably but at the same time maximising the number of homes that can be created.

Weston Homes has extensive experience in the development of land that is 'difficult' to bring forward, including brownfield sites that are in need of remediation and regeneration, Grade II Listed building conversion projects, and high rise apartments, as well as high quality, traditional housing. All members of the Land Buying team have a degree in Real Estate Management.

Ensuring high standards of design

Weston Homes specialises in delivering a superior product to their customers, whether they are purchasing a new build house or apartment or a property within a restoration or conversion project. As part of this process the Planning and Design Department at Weston Homes has the in-house skills of a qualified professional architectural practice. The team includes professionals who have either Diplomas or Masters in Architecture and are all RIBA qualified.

To design each Weston Homes development this in-house architectural team works in consultation with a number of industry leading architects, landscape designers and other professionals. These consultants include award winning practices such as Broadway Malyan, Adam Architecture, PRP Architects, Russ Drage Architects, Planit-IE and Allen Pyke.

Other professional advisors involved in the design of Weston Homes developments include Terence O'Rourke and Icení, both multi-disciplinary advisors; Motion, transport engineers; Point 2, daylight/rights of light surveyors; and RPS, heritage consultants.

The in-house team of designers, surveyors and joinery craftsmen also take pride in ensuring the implementation of the approved designs on site so that design and technical details, finishes and joinery are executed to the highest standards.

To ensure the very best design quality Weston Homes also liaises closely with the Local Planning Authority within which a development is being built, and in London the Greater London Authority (the Mayor of London and London Assembly), to share and consult with them on design matters.

For example the design of the Abbey Quay development in Barking has been cited as being of Exemplar Standard by the London Borough of Barking and Dagenham. For large-scale place-making urban regeneration schemes that deliver city apartment buildings providing hundreds of homes, such as the Abbey Quay in Barking and Lorimer Village in Goodmayes, Weston Homes spends 6-12 months undertaking extensive pre-planning application consultation with the local community, including neighbours, local businesses and community organisations to ensure that the local stakeholders contribute to the design of the development to help ensure that the designs have a strong sense of place that is relevant to local people.

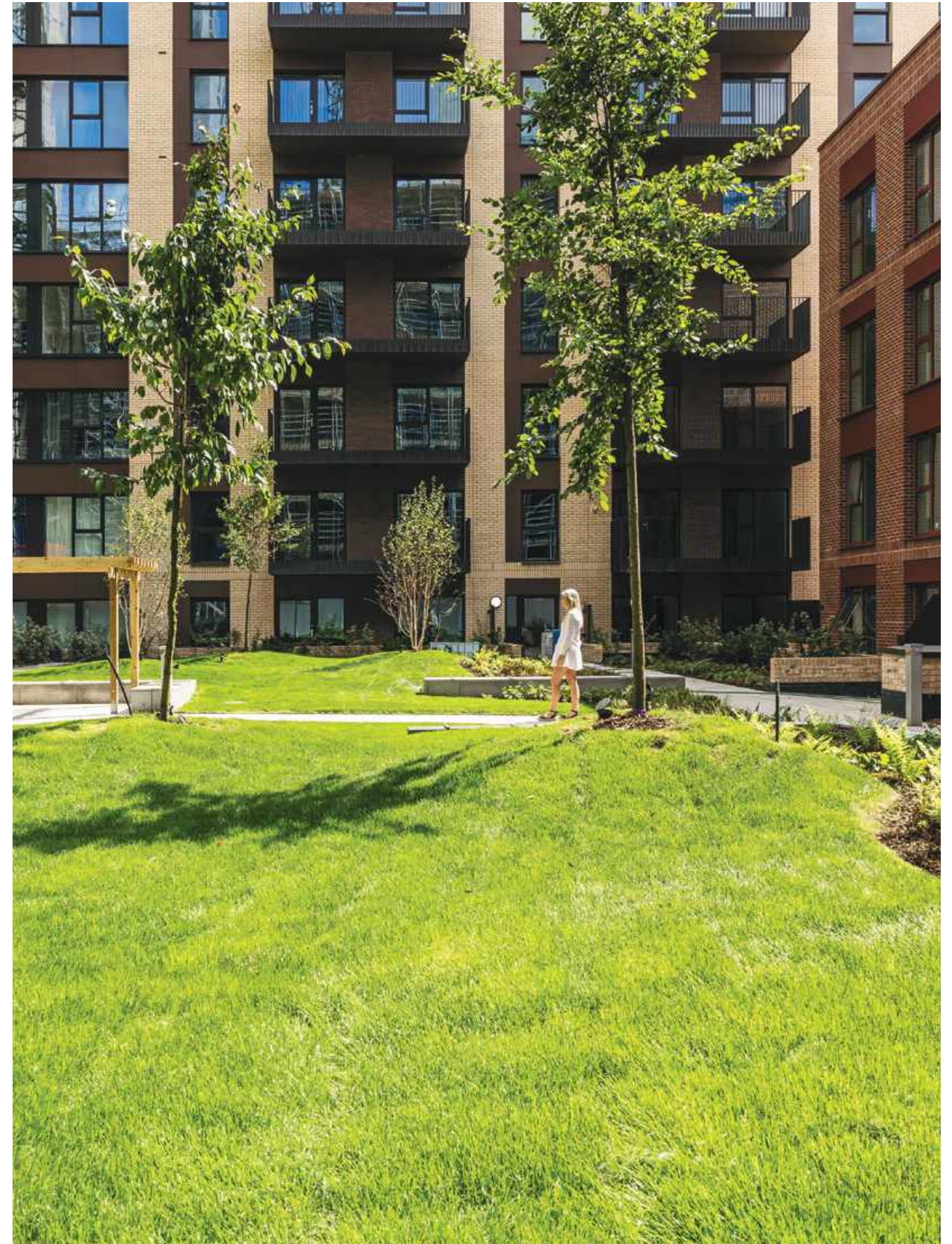
Placemaking and the community

Central to Weston Homes' design and delivery of its medium and large scale developments is a focus on place making and community creation, through a multi-faceted approach to the planning, design, dressing and management of communal and public spaces in a given development.

The intention is to create communal and public spaces that improve vitality and help promote residents' health, happiness and well-being.

For Weston Homes, place making and community creation is the process of creating places where people can meet and interact including foyers, squares, piazzas, parks and waterfront promenades that will attract residents because they are attractive and pleasurable, and contain furniture, design features or spaces where people can relax or meet with others.

With Weston Homes this includes the creation of hotel-inspired feature foyers, dressed with inviting furniture and contemporary artwork, and designed to be spacious, light filled and often featuring double height atriums with feature lighting. Examples include the apartment building foyers at Abbey Quay in Barking and Victoria Central in Southend-on-Sea.



Case study: Abbey Quay, Barking

Abbey Quay, a £350 million (GDV) 6-acre riverside urban village in Barking by Weston Homes will provide 1,118 luxurious apartments and 41,000 sq ft of commercial retail and leisure opportunities. The scheme offers expansive public amenity space and the company has designed a series of place making and community enhancing features throughout the development.

Central to the life at Abbey Quay is the village Community Hub and the Residents' Hub, with their concierge service, comfy seating areas and flexible leisure spaces. This is where residents can work on their laptops, join in with a yoga class or wine tasting event or meet with friends and colleagues.

Phase two at Abbey Quay will provide three further commercial units, including a three-floor 8,710 sq ft premises, a two-floor 3,508 sq ft premises and a two-floor 5,065 sq ft premises - ideal spaces for a gym and restaurants.

Phase three will see a two-floor, c.5,000 sq ft commercial unit, whilst phase four will deliver two more ground floor units, both providing c.2,900 sq ft of flexible, non-residential use space. It is envisaged that these units will attract coffee bars, local delis and local restaurants, all part of creating a vibrant new community at Abbey Quay.

At Abbey Quay the apartments are carefully designed around landscaped podium gardens with steps down to an elevated waterfront promenade where residents can sit overlooking the River Roding.

Each of the market sale apartments has a private balcony or a terrace and the homes overlook either the river or the green podium gardens. Loxford Plaza is designed as a modern urban take on the village green, with plenty of outdoor seating.

Well designed and dressed outside private and communal space is another key feature of community creation at Weston Homes schemes, with 95% of all homes built having outside space in the form of a private balcony, winter garden, terrace or private garden.



Case study: The Venue, Hayes

At The Venue in Hayes Weston Homes designed all the 184 one, two and three bedroom apartments to have either a private balcony or terrace and access to the central podium garden for residents, a design inspired by the exclusive London Square gardens of Belgravia or Mayfair.

The balustraded balconies overlook the central raised parkland which is landscaped, planted and shrouded with trees. There is plenty of seating and places to meet within this leafy, secluded garden in the middle of the development.



Case study: Springfield Park, Maidstone

At Springfield Park in Maidstone, all the 502 one, two and three-bedroom apartments have balconies and terraces and access to a spacious communal terrace garden, where neighbours and friends can meet and mingle in the fresh air.

The second phase comprises The Turner, The Colman and The Varley buildings, with the roof terrace garden connecting all three and offering serene planting and inviting seating areas. The new neighbourhood also has extensive landscaped gardens, providing further outdoor space in which to relax, socialise and exercise.





High-specification homes

Our standard, all-inclusive high-specification offer, gives customers the very best at no extra cost. It means our buyers know exactly what they're getting for their money and keeps more in their pocket to put towards their deposit.



Kitchens have designer cabinetry, quartz stone worktops and upstands and integrated appliances including a fridge-freezer, washer-dryer, dishwasher and boiling water tap.

Bathrooms have eco-friendly smart showers and baths, de-misting smart mirrors and vanity units.

Flooring is included throughout, with strip flooring in living areas, carpet in bedrooms and tiled flooring in bathrooms. Generous storage includes a fitted wardrobe in the main bedroom. Access to high-speed broadband, video entry system, smoke and CO2 detectors and a fire safety sprinkler system help to make life safe and convenient.



Customers also have a wide selection of wall tiles, kitchen fitting colours, fixtures and finishes to choose from to help make their home their own and we introduce them to the Modern Methods of Construction we've used to build their home. We explain the precision manufacturing involved and how this results in highly insulated, air-tight homes that are good for the environment and affordable to run.

The over-riding Weston Homes philosophy is to exceed expectations in the quality and design of our homes. Consistent feedback is received from customers who are delighted and believe our specification to be the best in the market, at our prices – providing luxury that everyone can afford.

The same specification is also provided to our Discount Market Sale and Shared Ownership properties, reflecting our belief that the quality of a property should not be dictated by the tenure.



Close collaboration on health and safety

On our sites we have multiple subcontractors working together at the same time, while we also need to look after the safety of our home buyers and the general public. Close collaboration and information sharing is key.



We have a highly qualified team leading the management of health and safety at Weston Group. Together, they have been fundamental in helping the Group achieve our high health and safety scores across every site – 94.6% average for each site in 2024.



SITE INDUCTIONS AND TOOLBOX TALKS

All employees and contractors take part in a site induction when they start work on a site. This includes health and safety procedures, confirms that they have the necessary qualifications for the work they're doing, and that all relevant paperwork has been signed.

Toolbox Talks are a regular forum for sharing and answering questions on new or updated guidance on health and safety issues. They focus on a specific issue to make sure information is more easily absorbed and embedded.



OCCUPATIONAL HEALTH

When people consider building sites, most believe slips, cuts and falls to be the most common incidents, however one of the biggest areas requiring health and safety management is occupational health.

We have an in-house occupational health nurse who monitors the health of all employees but in particular those who are "high risk". For example plant and crane operators, crane supervisors and manufacturing operatives at British Offsite.

All our employees have access to the in-house occupational health nurse, trained mental health first aiders and to an Employee Assistance Programme (confidential counselling service).



REPORTING INCIDENTS

All our employees are encouraged to report any near miss incidents. Reporting of near misses allows us to review our processes and procedures and continue to manage control measures, to ensure employees are working in the safest environment and manner.



TRAINING

All members of staff are required to undergo a training course for CIEH Foundation Health and Safety every three years, with senior managers and directors attending CIEH Intermediate Health and Safety Training.

Construction phase health and safety plans are prepared for all developments to comply with the requirements of the Construction Design and Management Regulations 2015.

These plans takes into consideration on site issues associated with the development and off site controls that will protect the health, safety and well-being of members of the public. Including traffic management plans, dust and noise control management plans, environmental management plans and site security.



ROSPA RECOGNITION

Our health and safety team retained the ROSPA Gold Award or the 18th consecutive year in 2024. After 15 years our Group was recognised with a ROSPA Order of Distinction for our continual high standards that demonstrated an unwavering commitment to protecting lives and set the benchmark for others.



ENCOURAGING A HEALTHIER LIFESTYLE

We're committed to helping everyone within our business to live a healthy lifestyle. We offer an onsite gym with a personal trainer at our head office, a cafe with healthy eating options, plus several well-being services to support our employees. We are introducing more internal communication campaigns in 2025 to encourage greater adoption of these facilities and services.

On Site Quality Control Procedures



Weston Homes has a dedicated Quality Assurance team who are in charge of carefully inspecting a property during construction, up to when it is handed over to a customer.

All plots receive 3-4 quality control inspections by the Weston Homes in-house Quality Assurance team, in addition to the statutory inspections by governing bodies and warranty providers. These inspections include roof inspections, to ensure roofs are completely finished at the point that the property is 'roofed in'. A full inspection of a property takes place prior to the fitting of floor coverings and doors to ensure that floors, architraves and internal walls are completed to the highest standards.

Another Quality Assurance inspection is carried out once the site construction team confirm that flooring and doors have been fitted, which concentrates on ensuring that floor coverings and doors are installed to the relevant standard.

Once all the statutory certification for the new home has been issued, the Quality Assurance team at Weston Homes undertake a final inspection of every plot to review and check that the new home is fully complete, functioning correctly and to the correct quality of finish. It is at this point the Quality Assurance team take control of the new home (including all paperwork and keys) from the Construction team and pass it to the Sales team so that it can in turn be handed over to the purchaser.

Once the plot has been handed to the Sales team, they will instruct solicitors to serve the required 10-day notice to legally complete on the purchase to the customer. The Sales team will then arrange for the property to be re-cleaned 48 hours prior to the customer moving in.

Customer service and product quality

Our top priority is providing our customers with the best experience and ensuring they are happy living in our quality homes.

LISTENING TO AND SUPPORTING CUSTOMERS

Everyone in the Weston Homes team is trained to communicate directly with customers throughout the buying process, from first registering an interest in a development, leading up to the day they move in, until the end of the warranty period.

Our team understands the home buying process can be stressful and confusing and will provide as much guidance as needed both to first time buyers and those moving home.

Our company monitors and values customer feedback, both on the homes they've chosen and on the lifestyle those homes afford. Our aim is, and has been since Weston Homes was founded in 1987, to provide top quality, affordable properties designed to be homes for life.

COMPLIANCE WITH THE NEW HOMES QUALITY CODE (NHQC)

Weston Homes signed up to the NHQC to support this new voluntary code which aims to drive up the quality of new homes and to strengthen protection for customers.

CUSTOMER CHARTER

Our Customer Charter promises that we will be transparent with our customers:

- Provide them with updates throughout the build process
- Deliver detailed information about their homes and the site
- Share health and safety advice
- Inform them of all enquiries and complaints procedures
- Invite them for a demonstration of the features within their new home

CUSTOMER SATISFACTION SURVEY

Weston Homes' buyers are invited to share detailed and honest feedback on their new home, 6-8 weeks after moving in, via our In-House customer satisfaction survey. This is a great source of insight for our business to act on.

RESPONDING TO QUESTIONS AND COMPLAINTS

If customers do have queries about their new home or defects are identified, our Customer Care Team aims to address issues as efficiently as possible.

If, after correspondence with the Weston Homes Customer Care team customers are still unsatisfied, they have the opportunity to follow the NHQC Complaints procedure to gain further assistance.



94%

Percentage of customers in 2024 who completed an in-house survey who said they would recommend us to a friend

Our customers are our best ambassadors

“This light and those windows were what struck me when I first opened the front door, I get sun from morning to night – I love this light. It’s one of the main reasons I bought the apartment.

Sylvia,
Weston Homes home buyer
Tayfields, Bury St Edmunds



“I love my navy kitchen with the gold handles. I specifically wanted the kitchen, and drawing room with the large balcony, in the middle to create a division between the two sleeping areas. It makes it seem so much bigger and if friends stay they have their own area. Weston Homes helped us a lot, we can’t thank them enough.

Emily,
Weston Homes home buyer
Manor Lane, Feltham

“I work in smart technology, and like other millennials I wanted a home that thought about the future. Weston Homes has the right idea. Because of the temperature controlled taps in the bathroom I have a nice, low water bill. Every little helps.

Nicola,
Weston Homes home buyer
Watford Cross



“Buying off-plan was a first. It scared me at the beginning but the advantages of buying a Weston Homes flat were enormous. I researched it all. The location ticked all the boxes.

Eliza,
Weston Homes home buyer
1023 West, Brentwood

“As a young couple, buying our first home was effortless. It was extremely reassuring knowing that we were able to purchase completely worry-free.

Federica and Tom,
Weston Homes home buyers
Laundry Works, Watford



AWARDS AND REVIEWS

Each year we strive to win awards for our quality and customer service. In 2022, 2023 and 2024 we won Gold or Silver WhatHouse? Award for Best Medium Housebuilder.

We have won the First Time Buyer Magazine ‘Private Developer of the Year’ Award for three years running – for which we are particularly proud, as this is voted for by their readers.

We equally receive regular positive endorsements from our customers through TrustPilot. The end-to-end positive experience often gets remarked upon, such as this feedback in September 2024:



“I recently purchased a home from Weston Homes, and I couldn’t be happier with my experience. From the very start, the sales team was incredibly professional and supportive, guiding me through every step of the buying process. They were always available to answer my questions and made me feel confident in my decision.

After moving in, the aftercare service has been outstanding. Any minor issues I had were addressed quickly and efficiently, making the transition to my new home smooth and enjoyable. The team genuinely cares about their customers, and it shows in their commitment to quality and service.”



3 years of Best
Medium Housebuilder



3 years of Private
Developer of the Year

Helping first time buyers



We are determined to give today's generation of first time buyers the same opportunities for home ownership as previous generations and use our position as an award-winning homebuilder to raise awareness about the associated challenges and to influence public policy.

There are several reasons why we sell over half of our homes to first time buyers, including the vibrant locations where we choose to build, our all-inclusive specification, and the different ways we help first time buyers to get onto the housing ladder. We are also meeting growing expectations for responsibly built energy efficient homes.

We offer several schemes that can help first time buyers to get onto the housing ladder. These are in addition to shared ownership options provided at many of our developments in partnership with Housing Associations.

FIRST-TIME SECUREBUY

First-time SecureBuy is an exclusive Weston Homes scheme that gives first time buyers the opportunity to

secure the property of their choice, at today's price, for just a £500 reservation fee and 5% exchange deposit. Should their financial circumstances change before they exchange contracts (around 4-6 months before completion) they can cancel and receive a full refund.

DISCOUNT MARKET SALE

Discount Market Sale is designed to help eligible people get onto the property ladder whilst still owning 100% of their new home. Buyers can save up to 30% on a new home at several of the Weston Homes developments including Tayfen Court in Bury St Edmunds, Abbey Quay in Barking and Dylon Riverside in Sydenham.

SUPPORT THROUGHOUT THE BUYING JOURNEY

Buying a new home off-plan, and the different steps of the buying process, can be particularly unfamiliar to first time buyers. We produce specific literature to help, covering everything from mortgaging and other financial support options, to living efficiently in their home once they've move in.



Retail Inspired Marketing Suites



Gun Hill Park Marketing Suite



Abbey Quay Marketing Suite

Inspired by the luxury retail boutiques of Bond Street and Sloane Street in Central London, Weston Homes has created, on all of the company's major developments, spectacular sales and marketing suites which are up to 6,000 sq ft in size and feature a dramatic double-height sales area, with a large scale-model of the completed development alongside a video wall providing an animation of the homes and lifestyle provided by the development.

These sales and marketing suites also offer visitors a coffee area, lounge seating area and private meeting rooms. The suite also features one or more furnished show apartments, always based on an actual apartment layout and a Choices Suite where buyers can choose from the wide selection of customer options, enabling them to customise the look and styling of their apartment to their personal taste.

Where space permits, and where a development has a particularly interesting history, the marketing suite also provides an area dedicated to telling the story, with graphics showing the history of the site. These marketing suites not only demonstrate the quality of what is for sale but also help to convey the excitement and opportunity afforded by each new development and its place in the existing community in which it is located.

The extensive glazing to the entire frontage of these new marketing suites ensures that the external view of the location is really brought into the sales environment, and creates an open and inviting feel. Purchasing your new home, often the buyer's first new home, should be exciting and fun, and it is with this objective in mind that Weston Homes invests so extensively in creating their bright, welcoming and luxurious marketing suites.

Motivating and training our team

We're committed to ensuring our team have the opportunity to learn, develop within their job role and progress in their career.

TRAINEE AND APPRENTICE PROGRAMME

The skills gap in the construction industry has been widely reported. We require new talent to join continuously to replace an ageing workforce and ensure we have the skills to deliver.

To address this workforce challenge, our company invests heavily in trainee programmes that allow the next generation to join the industry while also studying to support their development. Each trainee is given a dedicated career pathway which includes substantial on the job training, as well as technical guidance to aid their learning and help them succeed in achieving their qualifications.

TAILORED E-LEARNING SYSTEM AND LEARNING ACADEMY

We've designed our own tailored e-learning system and have a dedicated Learning Academy that offers face to face programmes throughout the year, many of which are Construction Industry Training Board accredited.

FUTURE LEADERS PROGRAMME

Our bespoke Future Leaders programme 'Accelerate' provides high potential employees opportunities to engage in a future-focused and strategic learning experience, including in-person workshops, 1:1 coaching sessions and other powerful programme elements designed to propel their development.

SKILLS TRAINING AND PROFESSIONAL DEVELOPMENT

Our strategy for training and development also ensures employees remain up to date with regulations affecting our industry.

DIVERSITY

Our Equality and Diversity Policy is a central pillar of our people strategy, alongside nurturing a positive culture and creating professional development opportunities for all employees.

As detailed in our Equality and Diversity Policy, we are committed to fair and equal treatment of all employees and job applicants, irrespective of age, disability, sex, gender, race, sexual orientation, religion or belief, or whether they are married, in a civil partnership, pregnant or on maternity leave. Our fair and equal treatment applies to employees who are part time workers as well as to those on a fixed term contract. Within our workforce we have people of different genders and from diverse ethnic backgrounds.

BUSINESS CONDUCT AND CULTURE

We aim to create an environment where people enjoy coming to work and feel safe doing so. Our Grievance Policy provides all employees access to a formal procedure which supports and facilitates the resolution of work related grievances as quickly, fairly and as transparently as possible. We fully support the right of all individuals to be treated with dignity and respect at work. Our Harassment and Bullying Policy supports this to protect our employees.

Employee incentives

Weston Group provides an exceptional set of benefits and rewards to employees.

HEALTH AND WELLBEING

To encourage healthy lifestyles and wellbeing, all employees have access to free onsite gym facilities that are available 24/7, along with free health checks which include personalised gym programmes and healthy lifestyle sessions. Employees have access to an In-House Occupational Health Nurse, trained mental health first aiders and an Employee Assistance programme – a confidential counselling service. Employees also have the choice of opting-in to private healthcare for themselves, partners and children up to the age of 25.

"Weston Group takes the health and wellbeing of their workforce seriously. Through the collaborative efforts of both the Gym Team & Occupational Health, we are able to lead by example. Regular health screenings, gym programming, and 1:1 time with our Personal Trainers, form just part of how Weston Group takes both a personal and proactive approach to the long term health of their teams."

Tom, Personal Trainer to Weston Group

REWARDS AND RECOGNITION

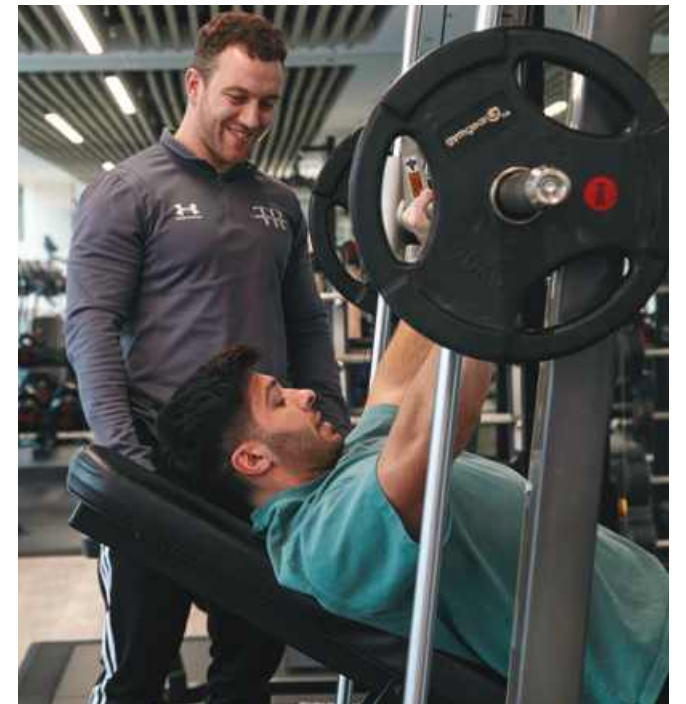
Progression and hard work are recognised through our range of Rewards and Recognition schemes, including discretionary annual bonuses, our Accelerating Achievement Scheme (a site management performance bonus), long service rewards, Employee of the Year awards, Health & Safety Awards and many social events throughout the year.

FINANCIAL AND LIFESTYLE

These benefits include electric car or car allowance (role dependent), generous pension contribution of up to 12%, enhanced maternity/paternity pay, life cover up for to 4 x salary and much more.

LONG SERVICE AWARDS

For every 5 years of service, an employee receives 2 days extra holiday per year, a 1% increase in employer pension contribution, a holiday voucher and a health assessment (Nuffield Health).



Section 2 Weston Homes



Weston Homes

Board Directors



Bob Weston
Chairman



Peter Gore BSc, MCIOB
Chief Executive Officer



Stuart Thomas BA (Hons) FCA
Group Finance Director



Jane Stock MCIPD
Group Organisational
Development Director



Suzanne Aplin BA (Hons)
Group Sales & Marketing Director

Directors



Steve Hatton BA (Hons) PG Dip
Development Director

Steve joined Weston Homes in 2002 on the management trainee programme and gained undergraduate and postgraduate degrees in Town Planning and Urban Design respectively. Steve became Planning and Design Director in 2016. In the role of Development Director since 2024, Steve oversees new business and growth through land buying and partnerships, whilst also leading the planning and design teams.



Oliver Haynes ACMA
Finance Director

Oliver joined Weston Homes in 2023. With a strong background in the property development industry, Oliver brings a wealth of knowledge and expertise to his role. Prior to joining Weston Homes, he held senior finance positions at Bellway and Countryside Properties.



Gary Newsome
Divisional Managing Director CIOB

Gary has 29 years' experience in the house-building industry, having been promoted several times at Barratt Developments before joining Weston Homes in 2014 as Eastern Region Construction Director. Gary was appointed as Divisional Managing Director in 2016.



Seán Ruane
Sales Director

Seán joined Weston Homes in 2022 as Regional Sales Director for the London (South West) division and was appointed as Sales Director on the Weston Homes Board in 2023. With 25 years' industry experience, he started his career in the property development industry in 2000 at Fairview New Homes and has held Sales directorship positions at Crest Nicholson (London Region) and Joseph Homes.



Kevin Matthews
Commercial Director

Kevin joined Weston Homes in 2013 as Commercial Director overseeing our large commercial team. Kevin started his career as a school leaver in quantity surveying at a Hertfordshire housing developer, before moving on to management and senior roles at Barratt and Taylor Wimpey where he worked on a number of major London projects.



Russell Hatton
Technical Director

With 25 years' experience in residential architecture, Russell previously worked at Nu Living and high-end architectural practices. He joined Weston Homes in 2014 as a Senior Architectural Technician. Russell was promoted in 2024 to Technical Director and plays a pivotal role in strategic planning and project delivery across all regions.

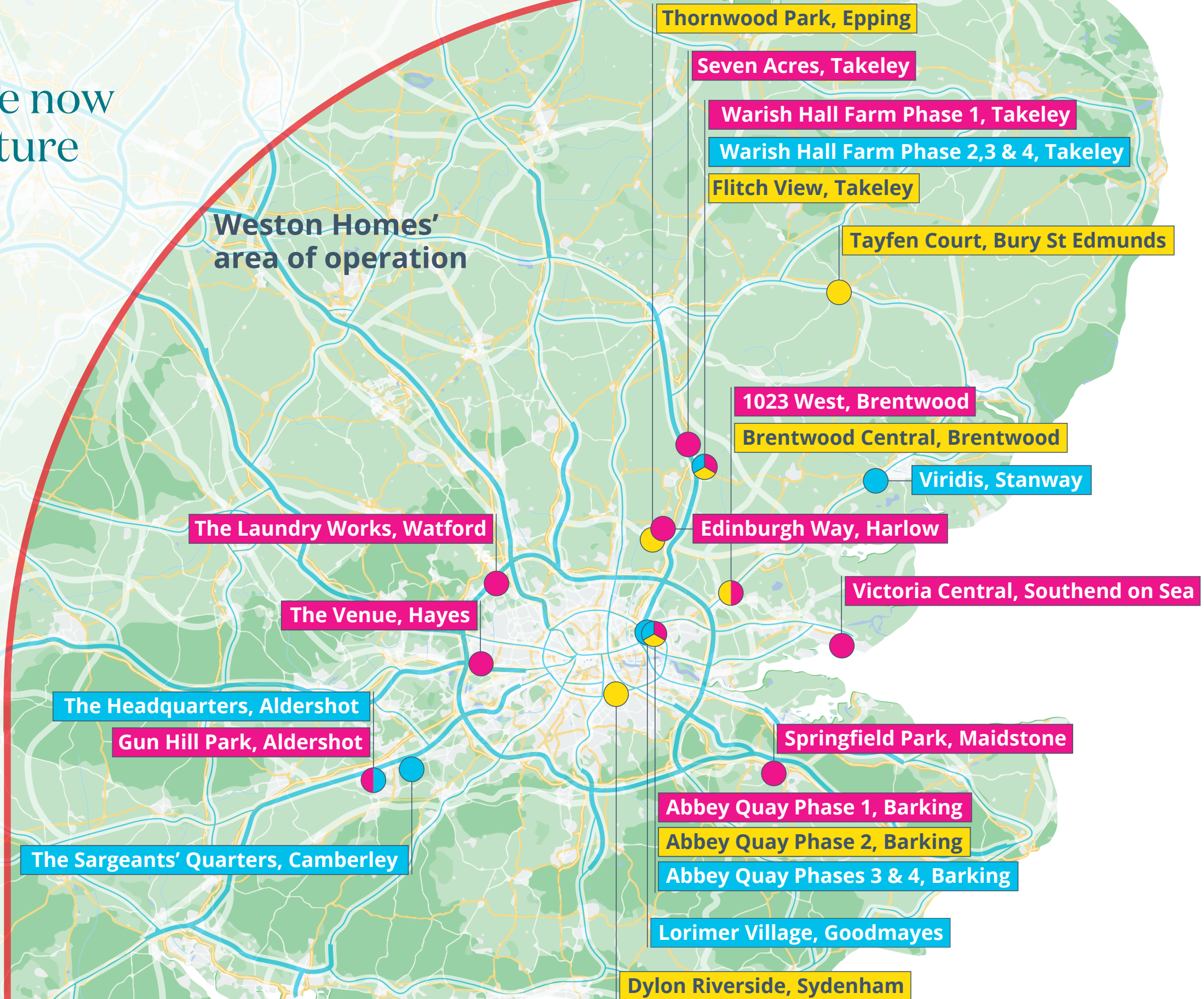


Les Trott
Customer Services Director

Les joined Weston Homes in 2013 to head up the Quality Assurance and Customer Service team and was appointed a Director of Weston Homes in 2015. Les has previously held management and director-level customer service roles at Bryant Homes, Try Homes and Bovis Homes. Prior to commencing a career in Customer Services in the construction industry, Les served with the British Army, in the Infantry and latterly in Intelligence, leaving in 2003 holding the rank of Warrant Officer.

Where we are now and in the future

- Recently completed
- Current developments
- Forthcoming developments



Victoria Central

Location:	Southend on Sea
Number of homes:	217
Type:	1 & 2 bedroom apartments 2 commercial units
Private:	195
HA:	22
GDV:	£53m

An impressive development allowing residents to enjoy the south-east coast and a cultural way of life.

Located just off Victoria Avenue, Victoria Central is striking apartment building, fifteen storeys at its apex, with a striking brick and glass façade with glass fronted cantilevered and covered balconies, a raised glazed ground floor and a seven-storey rear wing enclosing a large landscaped courtyard garden with feature timber decking, stone-bordered plant beds and semi-mature trees.

The development provides several communal rooftop terraces offering great views over Southend, which along with the landscaped courtyard, provide space for residents to enjoy the outdoors, relax and meet neighbours. In order to create a striking first impression for residents and visitors Victoria Central has grand double-height entrance lobby, designed in the style of a modern Mayfair hotel.



The Laundry Works

Location:	Watford
Number of homes:	248
Type:	1, 2 & 3 bedroom apartments
Private:	222
HA:	26
GDV:	£82m

A thriving residential neighbourhood featuring architecturally distinctive buildings set within a tree-lined boulevard and landscaped podium gardens.

The Laundry Works in Watford is a mixed-use development on the site of the old Watford Laundry Factory.

The Laundry Works comprises eight distinctive brick façade buildings, ranging in height from three to 13 storeys. The apartments have floor to ceiling windows and nearly all feature a private terrace or balcony.

The development is complete with pedestrian pathways, communal landscaped garden areas, new green planting, car parking spaces and secure cycle parking.



Springfield Park

Location:	Maidstone
Number of homes:	502
Type:	1, 2 & 3 bedroom apartments 1 commercial unit
Private:	502
HA:	0
GDV:	£124m

Set in the Garden of England adjacent to the River Medway with impressive views over nearby Whatman Park.

Transforming previously derelict land on the banks of the River Medway and part of the £3 million regeneration of Maidstone, the development includes 502 one, two, and three-bedroom apartments across four contemporary buildings and a commercial unit providing 2,023 sq ft of space. Offering impressive views of nearby Whatman Park, most apartments feature private balconies or terraces. Residents also have access to a communal roof terrace with impressive views of the surrounding area.

Ideally located for commuters, both Maidstone East and Maidstone West train stations are within easy reach, providing convenient access to central London. The development is also well-connected to major road links, including the A229, with access to the M20 in five minutes.



1023 West

Location:	Brentwood
Number of homes:	81
Type:	1 & 2 bedroom apartments 3 & 4 bedroom houses
Private:	52
HA:	13
DMS:	16
GDV:	£29m

On the site of a former police station, a mix of new and thoughtfully converted homes built around pockets of green space.

Set within beautifully landscaped grounds, this exceptional development of 81 new and meticulously converted homes comprises one and two bedroom apartments, many with a private balcony or terrace, and three and four bedroom houses with private gardens.

The project includes La Plata House, a Georgian manor-house formerly used as a Police Station and converted into nine apartments. Offering a unique living experience, high ceilings, bay windows and spacious rooms reflect the grandeur of the Georgian era.

Ideally located minutes from Brentwood high street with easy access to shops and amenities, only a 15-minute walk from the train station on the Elizabeth Line, and minutes from the A12, M25 and wider motorway network.



The Venue

Location:	Hayes
Number of homes:	184
Type:	1, 2 & 3 bedroom apartments 5 commercial units
Private:	133
DMS:	51
GDV:	£65m

An exciting new community at one of London’s most iconic musical landmarks. Modern apartments surround a central podium garden.

The Venue is the latest ingredient in the most exciting mixed-use development west of London and offers first-time buyers an affordable and accessible point of entry to this unique cultural and creative quarter with unrivalled connectivity.

All apartments at The Venue embody the architectural innovation, high-quality design and finish of every Weston Homes development at an affordable price point. The range of homes and access to the amenities at The Old Vinyl Factory, the town centre and easy access to both Central London and Heathrow Airport are designed to appeal to both first-time buyers and young professionals.



Gun Hill Park

Location:	Aldershot
Number of homes:	142
Type:	3 & 4 bedroom houses 1, 2 & 3 bedroom apartments 2 commercial units
Private:	142
HA:	0
GDV:	£62m

An exquisite collection of new and meticulously converted homes in the heart of the Wellesley Estate surrounded by open green space.

The Grade II listed Italianate neoclassical building was opened in 1879, as a state-of-the-art facility to cater to the new methods of treatment for seriously injured servicemen. The design was based on principles drawn up by Florence Nightingale. Having served generations of military personnel, the hospital closed in 1996 when the Ministry of Defence determined its continued use unviable.

In 2019, Weston Homes acquired the hospital buildings and a £60m masterplan for the conversion of The Cambridge was devised by award winning architectural practice Adam Urbanism.



Edinburgh Way

Location:	Harlow
Number of homes:	361
Type:	1, 2 & 3 bedroom apartments
Private:	317
HA:	44
GDV:	£94m

Luxurious apartments overlooking the River Stort and within a 2-minute walk of Harlow Town station.

Overlooking the River Stort, this exciting development comprises 361 one, two and three bedroom apartments across five new residential buildings designed with a striking modern brick façade. On the doorstep of rolling countryside, the majority of homes also have their own private balcony or terrace. Each apartment has been finished to Weston Homes' signature high specification.

Harlow train station is a two-minute walk away and offers a regular commuter service that reaches London Liverpool Street in under 30 minutes.

In close proximity to a number of outstanding schools, shops, restaurants and moments from the green spaces of Harlow Town Park and the amenities of Harlow town centre.



Flitch View

Location:	Takeley
Number of homes:	8
Type:	4 & 5 bedroom houses
Private:	8
HA:	0
GDV:	£7m

A boutique collection of detached executive houses in a private gated community.

Each house benefits from light-filled interiors, a study or playroom, a utility room, a landscaped private garden as well as a garage with a 7.2kW electric car charger point. The contemporary open-plan living spaces, bespoke designer kitchens, and superb bathrooms are all finished to the highest standards.

Some of the luxurious features in the kitchens include Fascino inset stainless steel sinks with designer taps with integrated boiling and cold filtered water facilities, a wide choice of quartz stone worktops, LED lighting under wall units, and a choice of designer units by Oakwood Kitchens.



Thornwood Park

Location:	Epping
Number of homes:	62
Type:	2, 3, 4 & 5 bedroom houses 1 bedroom apartment
Private:	37
HA	25
GDV:	£37m

Highly sustainable premium houses with a landscaped community orchard just 6 minutes from Epping underground station on the Central line.

The development will offer a mix of two, three, four, and five-bedroom family houses designed around winding streets and crescents. The project, inclusive of 40% onsite affordable housing, will create a leafy and green 'garden suburb' ambiance with gardens, landscaping, a community orchard, and the 4.7 acre park, all designed to integrate with the surrounding village.



Brentwood Central

Location:	Brentwood
Number of homes:	60
Type:	1, 2 bedroom apartments
Private:	39
HA:	10
DMS:	11
GDV:	£19m

Contemporary apartments minutes from the bustling high street and Brentwood station on the Elizabeth line.

An elegant apartment building of one and two bedroom apartments rising from three to five storeys creating a stepped profile. The design of the façade is sympathetic to the local architectural aesthetic of Brentwood with features including floor-to-ceiling windows, step out cantilevered balconies and dark metal detailing.

Arranged around a large communal courtyard, providing a serene space for residents to socialise and meet their neighbours, most properties include private outside spaces, with top-floor apartments enjoying spacious private terraces.



Dylon Riverside

Location:	Sydenham
Number of homes:	254
Type:	1, 2 & 3 bedroom apartments
Private:	217
DMS:	37
GDV:	£107m

Overlooking green open space and the Pool River, in a prime position beside Lower Sydenham station and close to bustling Sydenham high street.

Part of the second phase of the redevelopment of the former Dylon textiles factory site, the development provides 254 one, two, and three-bedroom apartments with a private balcony, terrace or winter garden to every home. Undercroft basement parking is available as well as a new children's play space, an outdoor gymnasium and extensive landscaped gardens.

Designed by Ian Ritchie Architects, with detailed design by Weston Homes' in-house architectural team, Dylon Riverside comprises two 4 to 11-storey buildings, featuring a large communal garden extending down towards the Pool River, as well as a newly lit river walk.



Tayfen Court

Location:	Bury St Edmunds
Number of homes:	171
Type:	1 & 2 bedroom apartments 1 commercial unit
Private:	151
DMS:	20
GDV:	£43m

Located in an historic market town, five-minutes from the station and featuring a public plaza and landscaped communal spaces.

Located on brownfield land where a Gasholder once stood, this exceptional collection of 171 one and two bedroom apartments, a commercial unit providing 4,306 sqft of flexible workspace and landscaped communal gardens, are ideally located in the heart of Bury St Edmunds.

Featuring low-rise architecture and subtly coloured brickwork that honours the historic market town’s period architectural and industrial heritage, the scheme will provide six new apartment buildings, ranging between four and five storeys in height.

The development offers tree-lined walkways and cycle routes, beautifully landscaped communal spaces, and easy access to Tayfen Meadow, a nearby nature reserve.



Viridis

Location:	Stanway
Number of homes:	184
Type:	2, 3, 4 & 5 bedroom houses
Private:	122
Affordable:	62
GDV:	£68m

A thoughtfully designed development of houses with green spaces and a cycle route, just a four-minute drive from Marks Tey station.

Viridis will feature a mix of 122 private and 62 affordable units, set within expansive, high-quality public spaces. The development will include ponds, play areas, and extensive pedestrian and cycle routes, creating a welcoming and sustainable environment.

Designed by PRP Architects, the project aims to create a vibrant community with beautifully designed homes surrounded by nature, contributing to Colchester City Council's goal of building 920 homes annually.

Ideally located just a 4-minute drive from Marks Tey Station, Viridis offers direct train links to London Liverpool Street in under an hour, making it an ideal choice for commuters.



Lorimer Village

Location:	Goodmayes
Approx number of homes:	1,400
Type:	1, 2, & 3 bedroom apartments 12 commercial units
Private:	940
Affordable:	460
GDV:	£500m

A flagship development four-minutes from Goodmayes station with proposed on-site amenities including a supermarket, commerical space, primary school and community hub.

Lorimer Village is a 10.4 acre site built on a former Tesco store and car park. Transformed into a new mixed urban village, the development will provide approximately 1,400 mixed-tenure homes, a replacement Tesco store, commercial space, village hall, community hub, landscaped gardens, parking facilities and public transport improvements.

Designed around a new civic square, four large landscaped podium courtyards and tree lined pedestrian boulevards, linking to a new station square and Goodmayes Railway Station. The buildings are set in 7.9 acres of landscaped grounds, school playground space, residential amenity space and landscaped roofscape, complete with tree lined pedestrian walkways and public open areas.

Along the adjacent High Road there will be a new bus lane, widened pavements, landscaping, tree planting and a new pedestrian crossing. The 2,567 on-site cycle bays, renewable energy, and plan for encouraging public transport all comply with the London Plan and GLA Targets.



The Headquarters, Wellesley Estate

Location:	Aldershot
Number of homes:	34
Type:	2, 3, 4 & 5 bedroom houses 1, 2 & 3 bedroom apartments
Private:	34
GDV:	£12.5m

A meticulous conversion of apartments and cottages within the Wellesley Estate, just 0.5 miles from our flagship conversion of Gun Hill Park .

The former Military Headquarters Building in Aldershot is being transformed into a prestigious residential scheme, offering 34 homes comprising one, two and three bedroom apartments and three and four bedroom houses. The conversion will retain the building's historic charm, with many rooms featuring high ceilings and tall sash windows, providing the perfect foundation for elegant, bright, and airy living spaces.

Set in landscaped gardens, this Grade II Victorian building originally served as the military headquarters for Aldershot Command. Designed by architect Thomas Jerome and completed in 1895, the foundation stone was laid in 1894 by HRH Prince Arthur, Duke of Connaught, and Strathearn, son of Queen Victoria. During World War II, the building became the HQ for South Eastern Command.

Located near Weston Homes’ Gun Hill Park flagship development, the property combines historic architecture with modern living, offering a unique and prestigious residential opportunity in Aldershot.



The Sargeants’ Quarters

Location:	Mindenhurst, Camberley
Number of homes:	70
Type:	2, 3, 4 & 5 bedroom houses 1, 2 & 3 bedroom apartments
Private:	65
HA:	5
GDV:	£32.5m

Surrounded by woodland, an exceptional collection of new and thoughtfully converted houses and apartments.

The Sargeants’ Quarters at the former military Princess Royal Barracks will be transformed into a prestigious residential development of 65 homes. Thoughtfully converted one, two and three bedroom apartments will be located in The Sergeants Mess, a grand Edwardian building that retains much of the building's historic charm. Two to five bedroom newly built houses will be situated in the extensive grounds, each with private gardens.

Constructed in 1938, the Sargeants’ Quarters is designed in the style of a country house and features a brick façade, a classical Portland stone entrance portico, dormer roof, and tall feature brick chimneys. The building's rich military history adds a unique element to this modern residential development, making it a distinguished and sought-after location in Mindenhurst - Skanska’s redevelopment of the Deepcut Barracks.



Warish Hall Farm, Takeley

Warish Hall Farm in Takeley represents a truly transformational opportunity to create a vibrant, well-connected, and sustainable place to live, while positively shaping the future of Uttlesford.

As a key part of the Takeley Strategic Allocation in Uttlesford District Council's Regulation 19 Local Plan, our vision extends beyond individual housing schemes to deliver a holistic, master-planned community that integrates residential, educational, commercial, and green infrastructure in a way that enhances both quality of life and the surrounding environment.

Designed to Garden Village principles, the development will set an exemplar standard for modern, sustainable living. The masterplan will include a carefully curated mix of homes, providing a diverse range of housing options that reflect the character of the local area while meeting the needs of a growing community.

Alongside these homes, a new education facility will be delivered, ensuring that local schooling evolves in tandem with the increasing population.

At the heart of the development will be a vibrant local centre, offering a variety of shops, services, and community amenities, all within easy reach of residents. Thoughtfully designed pedestrian and cycle routes will link the new neighbourhoods together, while improved public transport links will provide easy access to Dunmow and Stansted Airport.

The natural landscape will also play a fundamental role in shaping the identity of the new community. As part of the proposals, the existing Prior's Wood will be expanded, creating a green sanctuary that not only enhances biodiversity but also provides accessible recreational spaces for residents.

The development will also establish extensive green corridors and habitat networks, reinforcing its commitment to sustainability and environmental stewardship.

In keeping with modern environmental standards, the homes themselves will be designed to maximise energy efficiency and reduce carbon footprints.

Located just a five-minute drive from Stansted Airport train station with direct trains to London Liverpool Street in 47 minutes, Warish Hall Farm is ideally positioned for commuters and travellers.

The A120 and M11 are also easily accessible, connecting to London, the South East and the wider motorway network.

This development is more than just a housing scheme – it is a long-term investment in Uttlesford's future, designed to deliver growth in a way that is both thoughtful and sustainable.

Through high quality placemaking, a strong sense of community, and a deep respect for the surrounding landscape, Weston Homes will create a thriving, well-balanced environment where people can live, work, and enjoy a high quality of life for generations.

Warish Hall Farm: Wider Land Holding

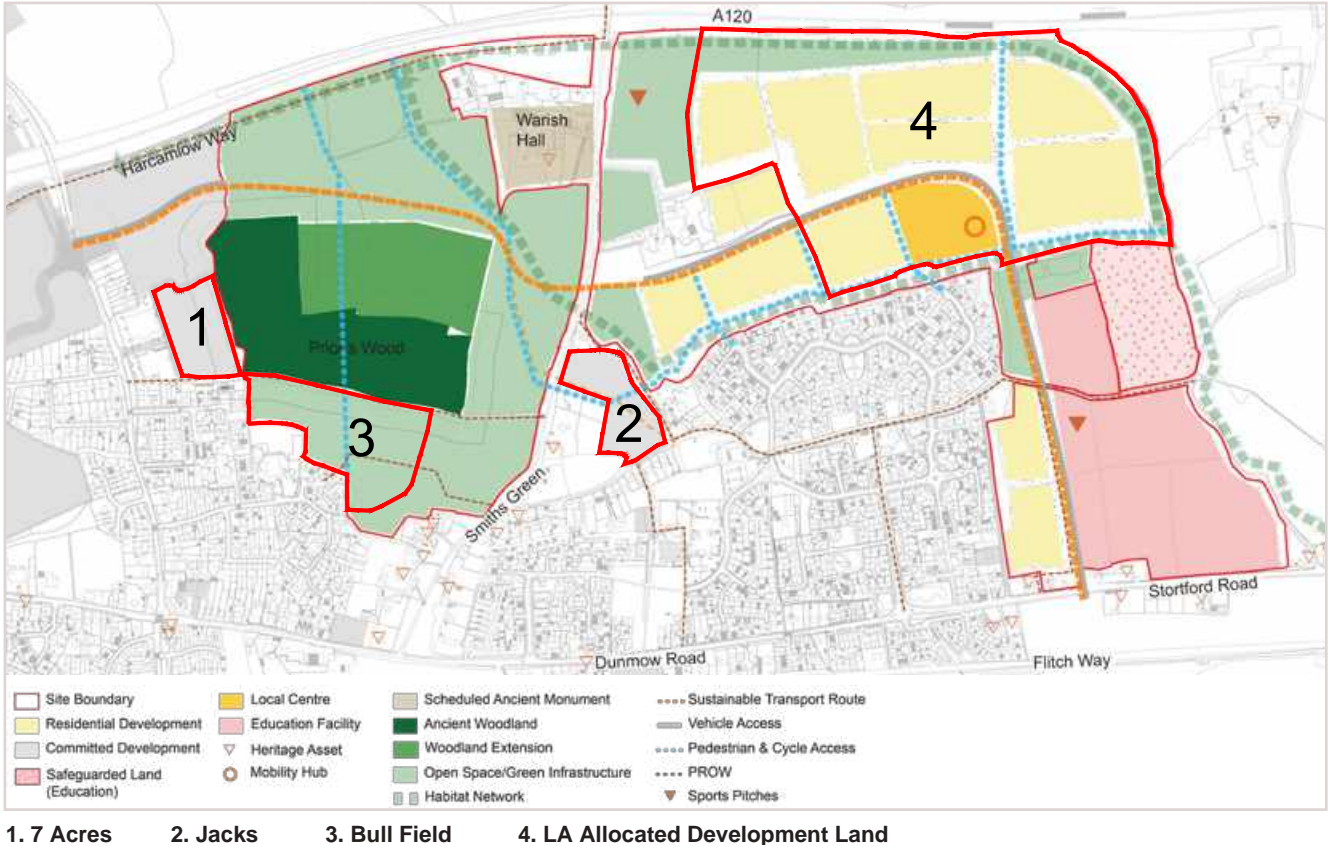
Location:	Takeley
Number of homes:	Approximately 1,000
Type:	Houses & Apartments
Private:	600
HA:	400
GDV:	£75m

The wider land holding has been included within Uttlesford District Council’s Regulation 19 Local Plan which was submitted to the Planning Inspectorate for examination in December 2024.

The landholding forms part of a wider Takeley Strategic Allocation for a mixed use development including circa 1,000-1,500 new homes, an education facility, a new local centre, further expansion to the existing woodland, and provision of improved public open space and green

infrastructure. The allocation also proposes the establishment of habitat networks and sustainable travel routes.

The allocation proposes an exemplar standard following Garden Village principles creating a high quality, accessible and sustainable development, which will contribute to the future growth within the Uttlesford District. It forms a mixed use community which benefits from a variety of onsite amenities which will be easily accessible to residents on foot or bicycle.



1. 7 Acres 2. Jacks 3. Bull Field 4. LA Allocated Development Land

Warish Hall Farm: Phase 1: Seven Acres

Location:	Takeley
Number of units:	12
Type:	Business Park
Class E Commercial Units:	12
GDV:	£8m

Twelve new business units located a 2-minute drive from Stansted Airport with the A120 and M11 in easy reach.

A seven-acre business park offering 12 commercial units, totalling 33,429 sq ft of space and 102 on-site car parking spaces with EV charging points. The units, designed for Use Class E businesses, offer 2,786 sq ft of accommodation each, with parking spaces ranging from six to 26 bays per unit.

The nearby bustling town of Bishop’s Stortford is a 16-minute drive away providing a wide array of services but also access to a highly skilled labour pool from its population of over 40,000. Additionally, Braintree which is a 22-minute drive away and with a population of 155,000, presents an additional wealth of employment opportunities.



Warish Hall Farm: Phase 2: Jacks Lane

Location:	Warish Hall Farm, Takeley
Number of homes:	40
Type:	2, 3, 4 & 5 bedroom houses
Private:	24
Affordable:	16
GDV:	£18.5m

In a rural location surrounded by green space, a collection of highly sustainable traditional houses.

Jacks Lane, within Warish Hall Farm, will deliver 40 high-quality new homes, with 40% allocated as affordable housing, emphasising sustainability and inclusivity. The development spans 2.25 hectares and offers a mix of two, three, four, and five-bedroom homes, each equipped with electric vehicle charging points and air source heat pumps for energy efficiency.

The development will feature a central public open space, including a Local Area of Play, providing a safe environment for children and families. Off-site pedestrian improvements will enhance connectivity, linking the site to the Prior's Green Neighbourhood Centre and local amenities, encouraging walking and sustainable transport.



Warish Hall Farm: Phase 3: Bull Field

Location:	Warish Hall Farm, Takeley
Number of homes:	96
Type:	2, 3, 4 & 5 bedroom houses
Private:	57
Affordable:	39
GDV:	£41.5m

Luxuriously specified, a collection of houses in a charming Essex village with amenities on the doorstep.

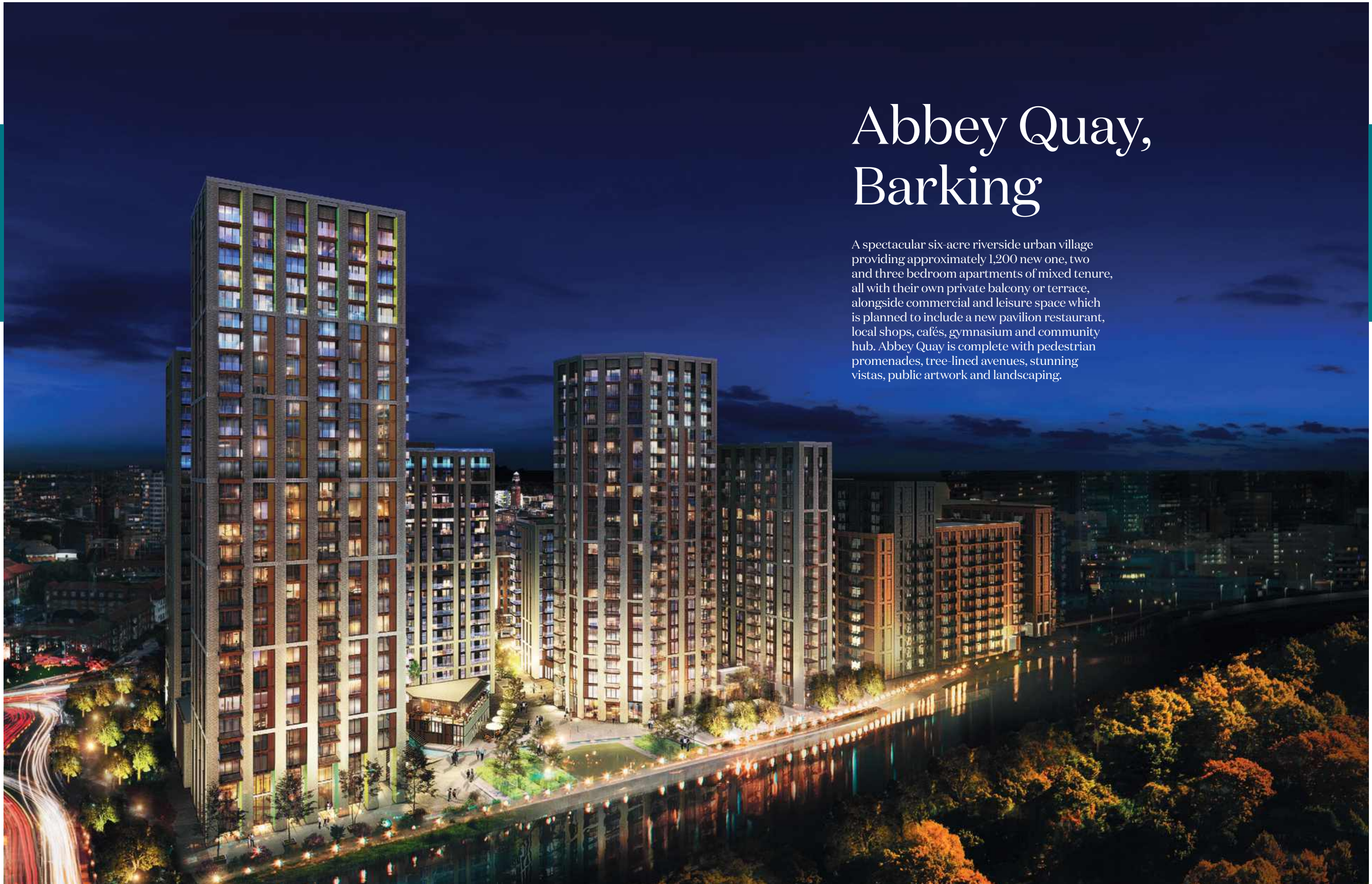
The scheme will provide a sustainable, innovative, high quality, well-designed extension to the existing settlement edge to the north of Takeley, Essex. The proposals include 96 much needed new homes, including a mixture of two, three, four and five bedroom apartments and houses. The provision will include 40% of dwellings being delivered as affordable housing.

The scheme delivers a Biodiversity Net Gain in excess of 10% along with the extension and long-term management of the adjacent Ancient Woodland, Prior's Wood. There is a provision of land for the potential future expansion of the adjoining Roseacres Primary School and extensive formal and informal public open spaces including play space serving the new development and the wider area. The proposals also include improvements to the local Public Right of Way network providing excellent east-connectivity.



Abbey Quay, Barking

A spectacular six-acre riverside urban village providing approximately 1,200 new one, two and three bedroom apartments of mixed tenure, all with their own private balcony or terrace, alongside commercial and leisure space which is planned to include a new pavilion restaurant, local shops, cafés, gymnasium and community hub. Abbey Quay is complete with pedestrian promenades, tree-lined avenues, stunning vistas, public artwork and landscaping.



Abbey Quay: Phase 1: Erken & Dunstan Plaza, Edmund Rise & Edward Point

Location:	Barking
Number of homes:	459
Type:	1, 2 & 3 bedroom apartments 2 commercial units
Private:	152
HA:	233
DMS:	74
GDV:	£141m

The first phase of Abbey Quay is delivering 459 homes, the Residents’ Hub, Community Hub, supermarket and gym.

All the apartments feature contemporary, open plan living areas, opening onto balconies or terraces, complete with bespoke designer kitchens and luxurious bathrooms, all finished to the highest specification with modern London living in mind.



Abbey Quay: Phase 2: Jasper Wharf

Location:	Barking
Number of homes:	167
Type:	1 & 2 bedroom apartments 3 commercial units
Private:	114
DMS:	53
GDV:	£66m

The jewel in the crown of Abbey Quay, a spectacular building of 29 storeys with exceptional views of London and the River Roding.

This luxuriously-specified apartment building enjoys far-reaching views across London and is complete with gated parking and extensive cycle bays as well as enjoying the wider Abbey Quay facilities such as the concierge service and Residents’ Hub.



Abbey Quay Phases 3 & 4

Location:	Barking
Number of homes:	492
Type:	1, 2 & 3 bedroom apartments 3 commercial units
GDV:	£230m

The final phases of an award-winning development comprising over 492 apartments including commercial space and landscaped gardens.

The final phase of Abbey Quay enjoys views over the River Roding, Abbey Green and its own podium garden. This will complete the magnificent regeneration of the new heart of Barking.



Section 3 British Offsite



Shaun Weston
Managing Director, British Offsite

Shaun's career started in the automotive industry after taking his first degree in engineering. Shaun joined Weston Homes in 2011 undertaking a variety of construction roles whilst achieving a 1st class BSc degree in Construction Management, before moving into senior management and joining the Weston Homes board in 2017. As Managing Director of Weston Logistics, Shaun developed Weston Group's first MMC system, which led to the incorporation of British Offsite in 2020. Since then, Shaun has overseen the offsite construction of 3,000 new homes and the completion of British Offsite's second factory, with capacity to deliver 5,000 homes every year.



British Offsite The Weston Group’s MMC business

British Offsite, the leading build off-site company of Weston Group plc, is the creator of the UNisystem range of building products that include light gauge steel external panels, internal walls, roofs and floors, with the panels having windows, doors, insulation, vents, fire stopping and external cladding in place, manufactured exactly to a developer’s needs.

Whilst MMC methods are taking an increasing share of the UK’s construction output, the UNisystem takes things further than other systems such as timber-frame and SFS – UNisystem provides a complete wall build-up meaning that the panels arrive on site with doors, windows, insulation, fire protection all fixed and sealed.

Already used to build over 3,000 new homes, and with all components either manufactured in the UK or sourced via UK-based businesses, the support to UK plc is substantial, too. Adaptable to any design vision, UNisystem can be used for housebuilding, low-rise, mid-rise and high-rise developments and for the construction of commercial and public buildings.

All components of the UNisystem are subjected to rigorous testing and quality control, ensuring that every panel arrives on site ready to install without issue providing excellent fire protection, thermal and acoustic performance on every single build.
















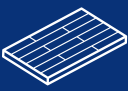


The UNisystem is a specially developed hybrid MMC that is highly flexible and allows rapid integration into traditional building design.

The innovative hybrid MMC approach means the time between a site’s ground-breaking and first handovers can be reduced by up to 20%.

One fully dressed UNipanel can be produced in their Essex factory using their state-of-the-art Kuba robots every 15 minutes, and the panels for one entire apartment can be produced every 60 minutes. The factory already has the capacity to manufacture panels sufficient to build over 5,000 properties a year.

Using a hybrid MMC approach to traditional building concepts allows for a much greater freedom of architectural design, so in high density urban regeneration, it means that a development can avoid volumetric boxes and utilise innovative architectural design.

In addition, British Offsite also manufactures internal fit out modules, under their BOS Fitout brand, which includes bathroom components, kitchen and bedroom products, designed to be easily integrated into existing projects, with full quality control testing before elements reach site.

		Low rise	Mid rise	High rise
				
UNIPANEL				
UNIWALL				
UNIPANEL LB				
UNIWALL LB				
UNIFLOOR LB				



British Offsite

A sustainable solution

All products and processes at British Offsite are designed to deliver construction projects in the most efficient manner possible, making a significant contribution to the Weston Group's sustainability objectives.

PRECISE DELIVERY OF AIRTIGHT BUILDINGS

Components traditionally installed onsite – blockwork, sheathing board, insulation, vapour control layer, cavity barriers, brick-tie channel or façade support, windows and doors – are all brought together on a state-of-the-art assembly line offsite, with 100% precision. This increases the airtightness and insulation of buildings and homes compared to traditional methods as well the speed at which new homes are completed.

REDUCED WASTE

Just-in-time manufacturing methods and high-tech machinery enable optimised use of raw materials, a reduction in the amount that goes to waste and in the overall volumes of materials required.

STEEL

All steel used within British Offsite products is obtained from responsible sources. Steel is 100% recyclable without any loss of quality. Currently, on average, new steel products contain approximately 38% recycled steel. Working with its international supply chain, British Offsite is ensuring its light gauge steel products are as sustainable as possible.

PACKAGING

The packaging for British Offsite products is 100% recyclable and strong enough to reuse multiple times. It is extremely durable to ensure products are fully protected in transit. Even when the packaging is no longer suitable for use, none of it needs to go to landfill. British Offsite is committed to reusing or recycling its waste as far as possible to minimise the amount sent to landfill.

ENERGY CONSUMPTION

Energy efficiency is a key consideration as British Offsite continues to grow, to make sure it is playing its part in limiting global warming. Both the company's factories have PV panels on the roof generating renewable energy and British Offsite continually collaborates with supply partners to reduce its energy footprint at all stages of production and to develop more energy efficient manufacturing equipment.



15

Work of up to five trades combined into the manufacture of one panel, reducing trades required on site while developing high-tech manufacturing skills in our Essex factories.



Panels are delivered to site just-in-time minimising road miles and energy consumption of deliveries.

15

Four UNipanel for a typical apartment can be installed on site in one hour. That's one panel complete with insulation, firestopping, windows and doors installed every 15 minutes, reducing energy consumption in the process.

30%

Manufacturing panel with British Offsite can improve first spade in the ground to first keys handover time by up to 30%, reducing the use of resources and site traffic, as well as delivering to customers faster.



The insulation layer on UNipanel is made from recycled bottles, reducing consumption of natural resources and waste to landfill.

0.26-0.18

W/m²k

The U-value (thermal transmittance) of UNipanel^{SFS}, exceeding the anticipated Future Homes Standard.



Dealing with skills shortage whilst creating new careers in modern methods of construction.



Reduced build time means fewer staff journeys to site with associated reduced traffic and pollutants.



Less time required on site means reduced impact of construction on the local community.



Non-load bearing case studies

UNISYSTEM^{SFS}

Edinburgh Way, Harlow Weston Homes

Edinburgh Way is a popular development by Weston Homes in Harlow, Essex. Five residential buildings sit close by to several areas of green space including Harlow Town Park, Marshgate Spring Nature Reserve and canal towpaths to the north and east along the River Stort.

British Offsite's UNISystem was used for the superstructure of all five residential buildings, resulting in 361 one, two and three-bedroom apartments offering the highest standards of sound insulation, air tightness and thermal performance. This ensures the occupiers have more energy efficient and affordable homes to run.

The homes at Edinburgh Way were built 30% faster than traditional build, reducing site waste, site traffic and emissions in the process. Project Director, Darren Smith, explains how a much greater speed of build is possible with UNISystem:

"The biggest difference UNISystem makes is enabling internal fit-out to happen sooner. We can start on the lower-level floors, while external and internal panels are still being lifted into place on higher floors.

The accuracy of the panels also saves time on site, with four panels slotting into place every hour and fewer trades needed to complete them. Once you calculate the time savings generated by using British Offsite's BOS Fitout range of pre-assembled bathrooms and fitted wardrobes, the total reduction in time is considerably over 30%.

It's a win-win situation, with major benefits created for the environment and customers, as well as making us a more efficient construction business."



UNISYSTEM^{SFS}

Church Elm Lane, Dagenham Major Housing Association

British Offsite has entered into a million pound partnership with Major Housing Association to develop a cutting-edge residential project on Church Elm Lane, Dagenham. The agreement is set to deliver an offsite constructed facade within a reinforced concrete (RC) framed structure comprising 91 high-quality apartments significantly contributing to the housing needs of the London Borough of Barking and Dagenham.

The Church Elm Lane project involves the installation of 347 panels across eight floors, utilising British Offsite's innovative UNIPanel^{SFS} system. This state-of-the-art system features 100mm studs pre-installed with head shutters, windows, and doors tailored to Major Housing Association's specifications. The panels also include internal and external insulation and brick tie channels, accelerating the site's construction programme by approximately 30%.

The system uses responsibly sourced steel and 100% recyclable packaging, and the production process is designed to minimise waste and maximize energy efficiency. From product development to the final operation of the buildings, British Offsite and Major Housing Association are dedicated to reducing energy consumption and waste while increasing the use of recycled materials.

The UNISystem provides high-performance buildings that are easy and cost-effective to maintain. The pre-installed components ensure precision and quality, resulting in structures that meet stringent performance standards. This approach not only accelerates construction but also ensures that the end-users benefit from durable, low-maintenance homes.



Load bearing case studies

UNISYSTEM^{LB}

Hillbourne, Poole Wates Residential

British Offsite has successfully entered the Retirement Living sector through a £1.47 million contract with Wates Residential. This milestone project at the Hillbourne development in Poole showcases British Offsites' ability to deliver high-quality, sustainable, and energy-efficient housing tailored to the needs of retirement living.

The Hillbourne development consists of 29 purpose-built retirement apartments, that will be installed over a 14-week period using British Offsite's UNIsystem^{LB} (loadbearing) solution. UNIsystem^{LB} is a structurally self-supporting system designed for rapid deployment in low-rise and mid-rise developments. It includes UNipanel^{LB} external wall panels and UNiwall^{LB} internal compartmentalisation walls, which significantly reduces construction timelines—potentially by 30-50% or more.



UNISYSTEM^{LB}

Tayfen Court, Bury St Edmunds Weston Homes

British Offsite has launched its first loadbearing panel project at Weston Homes Tayfen Court development in Bury St Edmunds. The development provides 171 apartments located in four buildings that are 4-5 floors in height.

Tayfen Court is the first to use British Offsite's UNIsystem^{LB} (loadbearing) panels which are designed for use in buildings of up to six storeys in height, with a maximum finished floor height of 18 metres.

The building is being assembled using UNipanel^{LB} and UNiwall^{LB} components, in combination with UNifloor, which will deliver fantastic airtightness, thermal performance, better acoustics and fire retention performance, delivering even better high quality, energy efficient homes.

The system is expected to accelerate the construction programme by approximately 30% and the panel system is pre-installed with head shutters, windows, and doors tailored to Weston Homes' specification and the panels include internal and external insulation and brick tie channels.



UNihouse case study

UNHOUSE

Thornwood Park, Epping Weston Homes

The Thornwood Park project in Epping demonstrates the efficiency and quality of British Offsite's UNihouse, delivering 56 high-specification homes, including 3, 4, and 5-bedroom houses.

A 2,500 sq. ft. home was installed in just seven days, achieving time savings of up to 50%. This advanced offsite system integrates multiple trades, with pre-installed windows and doors, ensuring a seamless "fit & forget" installation.

By reducing site deliveries, minimising waste, and improving site programmes, the project promotes sustainable living while enhancing build quality. With fewer on-site disruptions and a lean manufacturing approach, British Offsite delivers homes that are fast, flexible, reliable, and competitive.



Section 4 Weston Partnerships



Weston Partnerships

Weston Group has announced the launch of Weston Partnerships, a new division that is part of the group's expansion strategy to foster development partnerships and joint ventures for funds managing Build-to-Rent (BTR) portfolios, local authorities, Ministry of Defence (MoD) site disposals and businesses who need MMC building components for their housing delivery. These businesses include later living housebuilders, student accommodation providers, local builders and contractors.

In addition to its existing affordable housing programme and market sale activities via Weston Homes, this new strategic expansion will leverage Weston Group's varied new build, conversion and build-off-site expertise including subsidiary British Offsite's MMC construction factory facilities and products to deliver high-quality, sustainable housing solutions at scale.

Weston Partnerships is led by Steve Hatton, Development Director, working closely alongside Peter Gore, CEO of Weston Group and Bob Weston, Chairman of Weston Group, overseeing the new division's business growth and operations. As part of its initial pipeline, Weston Partnerships has already established key partnerships in the various sectors being focused on for business expansion.



“

“Whilst the group will continue to operate within the Build-to-Sell sector via our core Weston Homes division, the housebuilding industry has changed dramatically over the last few years and it is important for us to expand and create new income streams for the business. The Build-to-Rent, local authority and some of the other deals we have already secured have the advantage of being forward funded providing an upfront income stream which is highly advantageous for our cash flow and financial strength.”

Peter Gore
Chief Executive Officer



“

“I am delighted to lead Weston Partnerships which is part of the group's expansion into the Build-to-Rent, Local Authority Housing, retirement and student accommodation sectors, amongst other parts of the housing industry. Our priority is to work closely with our partners to help accelerate housing delivery, improve affordability, drive MMC innovation and uphold the highest construction standards. Through this expansion we are well positioned to make a meaningful impact on the future delivery of housing.”

Steve Hatton
Development Director

Orchard Park, Cambridge Vertex Living

Orchard Park is an ambitious project delivering cutting edge new student accommodation for Vertex Living, showcasing the collaborative approach taken across the Weston Group. The design, manufacture and supply of 138 student apartments will be delivered by Weston Partnerships over a five-storey loadbearing steel frame structure. Utilising British Offsite's revolutionary UNisystemLB, the project incorporates innovative panel wall and floor systems that are engineered to deliver a building which is efficient both to build and to run.

The Orchard Park project underscores British Offsite's commitment to leveraging technology and innovation to meet the demands of modern housing and accommodation markets. Cambridge, renowned as a hub of academic excellence, will benefit from this forward-thinking development designed to enhance student living while minimising environmental impact.



Town Quay, Barking BeFirst, Barking & Dagenham Council

BeFirst, the regeneration arm of Barking and Dagenham Council, will acquire 62 affordable units at Town Quay Wharf on a 'turnkey' basis. The 11-storey block will offer 29 London Affordable Rent apartments and 33 shared ownership units.

The £53m mixed-use Town Quay development will provide 147 apartments, 1,000 sq m of commercial space, and 42% affordable housing around a public plaza overlooking the Mill Pond and River Roding. Designed by PRP Architects, the development includes three striking buildings, pedestrian boulevards, and ground-floor commercial units, workshops, artist studios, parking, and cycle storage.



Bracknell Beeches Royal London Asset Management

A £110 million deal to develop Bracknell Beeches into a Build-To-Rent (BTR) scheme. Royal London Asset Management has purchased the entire Bracknell Beeches site while also entering into a Development Agreement with Weston Homes to construct the project.

Bracknell Beeches will deliver 349 one, two, and three-bedroom apartments. The scheme is designed to offer a premium living experience, complete with on-site amenities, communal outdoor terraces and gardens for tenants.

The development is set in a prime location, less than 100 metres from Bracknell train station, offering direct connections to London Waterloo in just over an hour.



Abbey Quay, Barking Sage Homes

A strategic partnership with Sage Homes, England's largest provider of newly built affordable housing, to launch the sale of 136 affordable Shared Ownership (part buy, part rent) apartments at Edward Point, Abbey Quay. These apartments include a mix of one, two, and three-bedroom homes, providing a range of layouts to suit diverse needs and preferences.



Section 5 The other Weston Group Businesses



Stansted Environmental Services



Silvio Petraso
Managing Director,
Stansted Environmental Services

Silvio is a Chartered Health and Safety Practitioner with the Institute of Occupational Safety and Health (IOSH), a Corporate Member of the Institute of Acoustics (IOA), an Associate Member of the Chartered Institute of Environmental Health (CIEH) as well as an Incorporated Member of the Association for Project Safety (APS). Silvio has worked for Weston Group for over 20 years.

Stansted Environmental Services is a leading energy, environmental and sustainability consultancy with a proven track record of delivering high-quality services across a range of sectors. They specialise in health and safety advice, soil, gas and groundwater testing, geotechnical work, air pressure and sound testing. Their comprehensive services ensure projects meet regulatory standards and contribute to the successful, compliant delivery of construction and development projects, while promoting environmental responsibility and technical excellence.



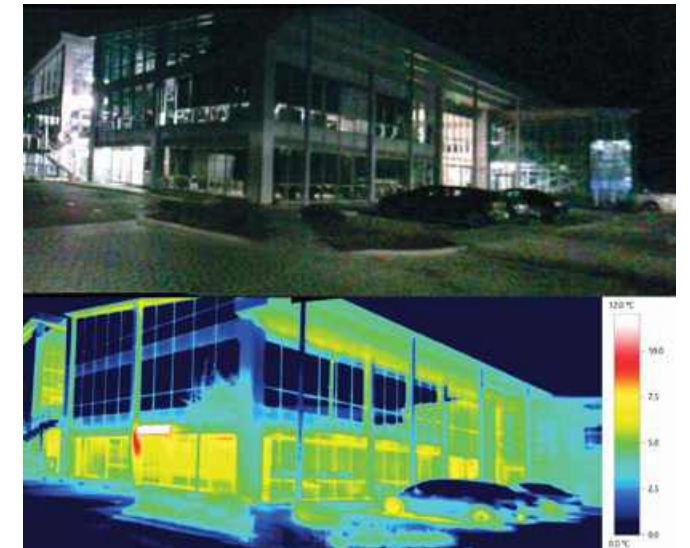
Part of the Weston Group of companies Stansted Environmental Services (SES) Ltd are a multidisciplinary environmental consultancy with a proven track record of providing high quality, practical and pragmatic advice to a wide range of clients across many sectors.

With increasing requirements and expectations on land use change, environmental standards and preoccupation testing and sustainability, SES provides a 'one-stop-shop' for all environmental services, testing and analysis requirements.

For all services SES combine in-depth technical expertise with the ability to find workable solutions that are appropriate to the specific project requirements.

SES services include:

- Geotechnical site investigations and drilling
- Contaminated land evaluation
- Acoustics and noise control assessments
- Energy and Sustainability Statements including ESG, SECR and low carbon consulting
- SAP (building energy efficiency) calculations
- EPCs (energy performance certificates)
- Part O overheating calculations
- PSI value calculations
- Condensation risk analysis assessments
- Thermographic assessments
- Construction, noise, dust and vibration assessments
- Construction Health & Safety consultancy including preparation of RAMS, CEMP's (Construction Environmental Management Plans)
- Undertaking site inspections
- ATTMA Registered Air Tightness Testing for buildings
- UKAS Accredited Sound Insulation Testing



Weston Business Centres

Weston Business Centres, located in Stansted and Colchester, offer a variety of flexible office spaces to rent, including both short-term and long-term lease options. Modern, professional environments include impressive reception areas, state-of-the-art facilities and comprehensive support services. Ideal for businesses of all sizes, they ensure all needs are met with serviced offices, meeting rooms and conference facilities.



Richard Kyper

Managing Director, Weston Business Centres and Weston Logistics

Richard started at Weston Homes in 2007 as an Assistant Site Manager. In 2013, he was appointed Chairman's Apprentice, a Board-level role that led to his appointment as Managing Director of Weston Business Centres in 2018, and in 2023, he also took on the role of Managing Director of Weston Logistics. Richard has a BEng in Aerospace Engineering.

Weston Business Centres provides start up, small and medium sized businesses with fully serviced office space to rent in Business Centres in Stansted and Colchester supported by a fully staffed reception foyer, an on-site café/restaurant, meeting rooms and conferencing facilities. Tenants can rent office space on a short-term (three months) or longterm basis, with easy in and out terms, with a range of different size office spaces available.

Known as The Stansted Business Hub and The Colchester Centre, the two Business Centres together provide more than 65,000 sqft of flexible serviced office space. The Stansted Hub, located on Parsonage Road in Takeley, has recently been refurbished and now provides 46,000 sqft of new serviced office space.

The Colchester Centre, located on Hawkins Road offers flexible office options ranging from 96 sqft up to 1,000+ sqft which can be tailored to accommodate specific business needs.

The Stansted Business Hub members can also utilise the building's onsite gym and café/restaurant. Each of the flexible office spaces has access to tea and coffee stations and breakout areas for relaxation and lunch breaks all of which is included within the monthly rent.

Tenants at both the Business Centres are serviced by a team of 22 staff including reception team, IT support and cleaning staff. All serviced offices at the Weston Homes Business Centres provide the latest technology, contemporary telephone and voicemail systems, a fully staffed reception, and in-house café, conference facilities, meeting rooms and air conditioning.



Weston Logistics

Weston (Logistics) Limited, based in Takeley, Essex is a trusted provider of construction plant hire services exclusively for Weston Homes. We specialise in the hire of a wide range of essential equipment, including temporary accommodation for site set ups, generators, telehandlers, cherry pickers, cranes, and more. Our extensive fleet ensures that Weston Homes has access to the right equipment to support the construction of new-build residential properties, ensuring smooth, efficient, and safe operations on every site.

In addition to our plant hire services, we also provide expert support with LOLER (Lifting Operations and Lifting Equipment Regulations) inspections, ensuring all equipment is fully compliant, safe, and legal to operate. Our commitment to safety, quality and reliability ensures that the equipment provided at Weston Homes is maintained to the highest standards. With a focus on meeting the specific needs of residential construction, Weston (Logistics) Limited remains the trusted partner of all plant and equipment hire requirements. for Weston Homes.



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