

Real answers *for* London's housing future

Willmott Dixon's specialism for developing homes of all tenures is **unlocking value and driving investment** across London, including **1,300 PRS units under development**. By combining homes for market sale with affordable and PRS, we are **creating a sense of place and destination** in many London boroughs - *see how*.



WILLMOTT DIXON

SINCE 1852

Private rent homes in Barking: our PRS company Be:here aims to deliver 650 homes for private renters after acquiring over 3 acres of Abbey Retail Park site; unlocking huge inward investment.



Our skill-sets for complex land assembly and developing major residential schemes of 500+ homes is accelerating the delivery of nearly 3,000 new homes in London now


Solutions for London's housing needs

- Delivering volume PRS units in London
- Track record for institutional investment in PRS
- JV partner of choice on multi-phase estate renewals
- Delivering mixed-use assets cross-funded by residential
- Award winning developments sympathetic to local surroundings
- Helping London boroughs use property to act as a catalyst for regeneration

Unlocking value from under-utilised public assets

- Our place on £1.25bn Scape framework means boroughs don't have to use OJEU to procure public assets
- Westminster City Council using us via Scape to create two leisure centres at no cost to tax payer that provide a net contribution to council revenue accounts
- We're cross-funding new premises for Cheshunt School by unlocking development on its land
- Now on £4bn SID framework, another procurement route for development partners

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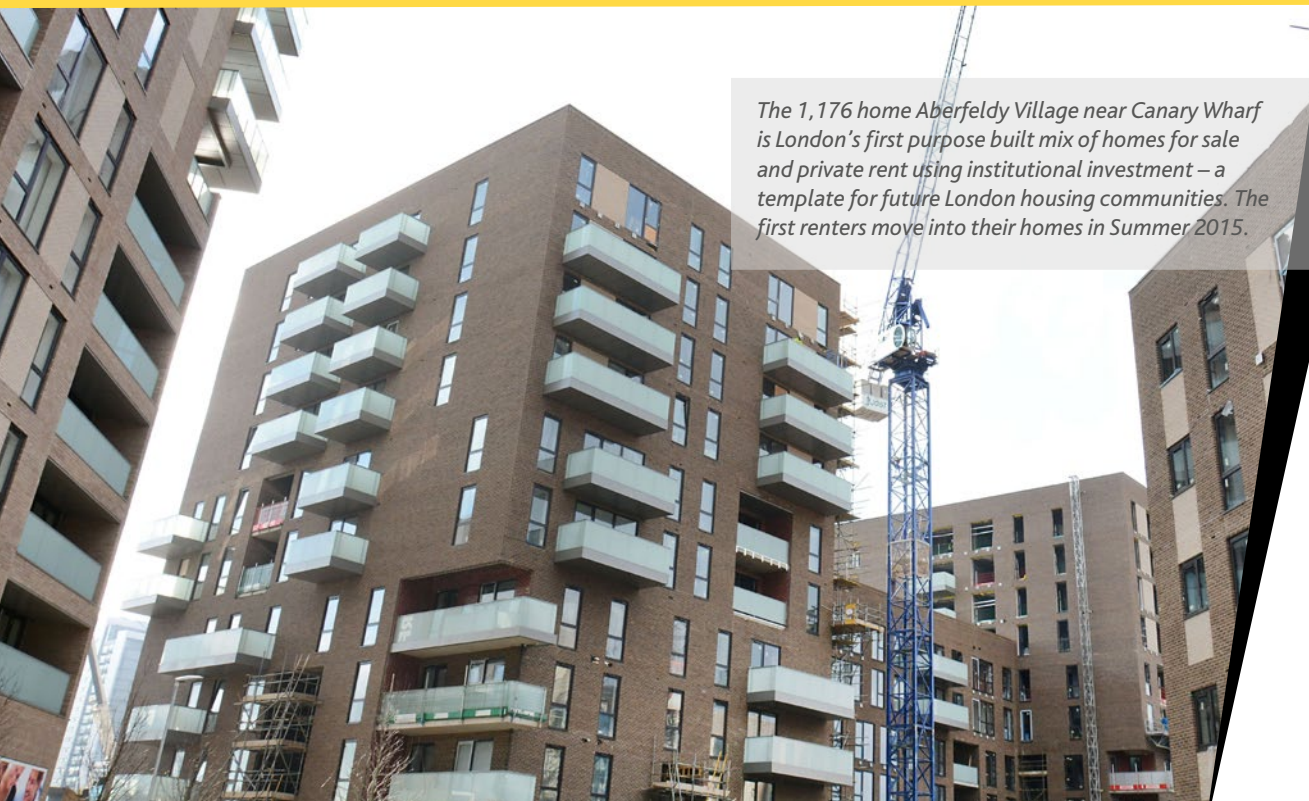
As development partner for Brentford FC's masterplan for a new 20,000 seat stadium near Kew Bridge, we will also build over 600 homes for private sale and a further 330 for private rent, making this London's largest bespoke PRS community.



The Gatefold Building, situated at the Old Vinyl Factory in Hayes, will soon have 118 PRS units developed and managed by our company be:here with institutional investment from a UK Local Authority pension fund. The homes will be available to renters in early 2016.

Why you should talk to us

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The 1,176 home Aberfeldy Village near Canary Wharf is London's first purpose built mix of homes for sale and private rent using institutional investment – a template for future London housing communities. The first renters move into their homes in Summer 2015.

- **Unique model** - we accelerate estate regeneration by combining PRS and private sale
- **Scale** - at Aberfeldy Village, our regeneration to create 1,176 new homes has been accelerated by two years
- **Complexity** - we are delivering Brentford FC's new 20,000 seat stadium by cross-funding with 1,000 homes for sale and private rent
- **Procurement** - as a Scape partner, councils get quick, efficient delivery at less procurement cost
- **Speed** - we can build 700 homes simultaneously
- **Reality not words** - industry-leading track-record for delivery and unlocking institutional investment



Working as development partner for Westminster City Council, we are going to re-build two leisure centres, Moberley and Jubilee, at no cost to the tax payer by creating over a 100 new homes at two locations.

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Prime Place in Greenwich Village saw 181 homes developed next to the DLR station, illustrating the type of modern developments we are behind.



About Willmott Dixon

A privately-owned contracting, residential developer and property support company, we have been trading since 1852 and operate on a national basis. We're also one of property's most sustainable companies, evidenced by being the only one that is carbon neutral and also a 2014 Queen's Award for Enterprise winner for Sustainable Development.

Let's talk

Contact divisional chief executive Andrew Telfer at andrew.telfer@willmottdixon.co.uk



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