



Places
for People

Developing Communities,
Maximising Value.



**Strong and diverse
experience in buying,
planning and building
award-winning
Communities.**

→ About Places for People

As the UK's leading social enterprise, we take a commercial approach to Community building. Through our end-to-end Developments business, we seek to maximise value in all its forms and for all stakeholders, while creating and supporting Communities that deliver optimum social, economical and environmentally-balanced outcomes.

We have a long-term commitment to designing and constructing quality homes in sustainable, inclusive and thriving Communities equipped with comprehensive social and commercial amenities and infrastructure.

We operate across England and Scotland, through four regional businesses, a specialised Placemaking and Regeneration team and a newly formed Strategic Land division. This allows us to combine the strengths of a national developer with local knowledge and focus. To help us deliver on our ambitious long-term plans for future growth, we're now looking for new opportunities with like-minded partners.

- 1 *At Chapelton, Aberdeenshire, we're realising a long-term vision for a new sustainable town.*
- 2 *Port Loop's island Community in Birmingham was co-created with partner Urban Splash.*
- 3 *Our thriving Communities benefit from social and commercial amenities and infrastructure.*



→ Creating thriving Communities

As a leading end-to-end developer, we nurture strong partnerships to develop thoughtfully-designed, Customer-led homes in sustainable and well-served Communities.

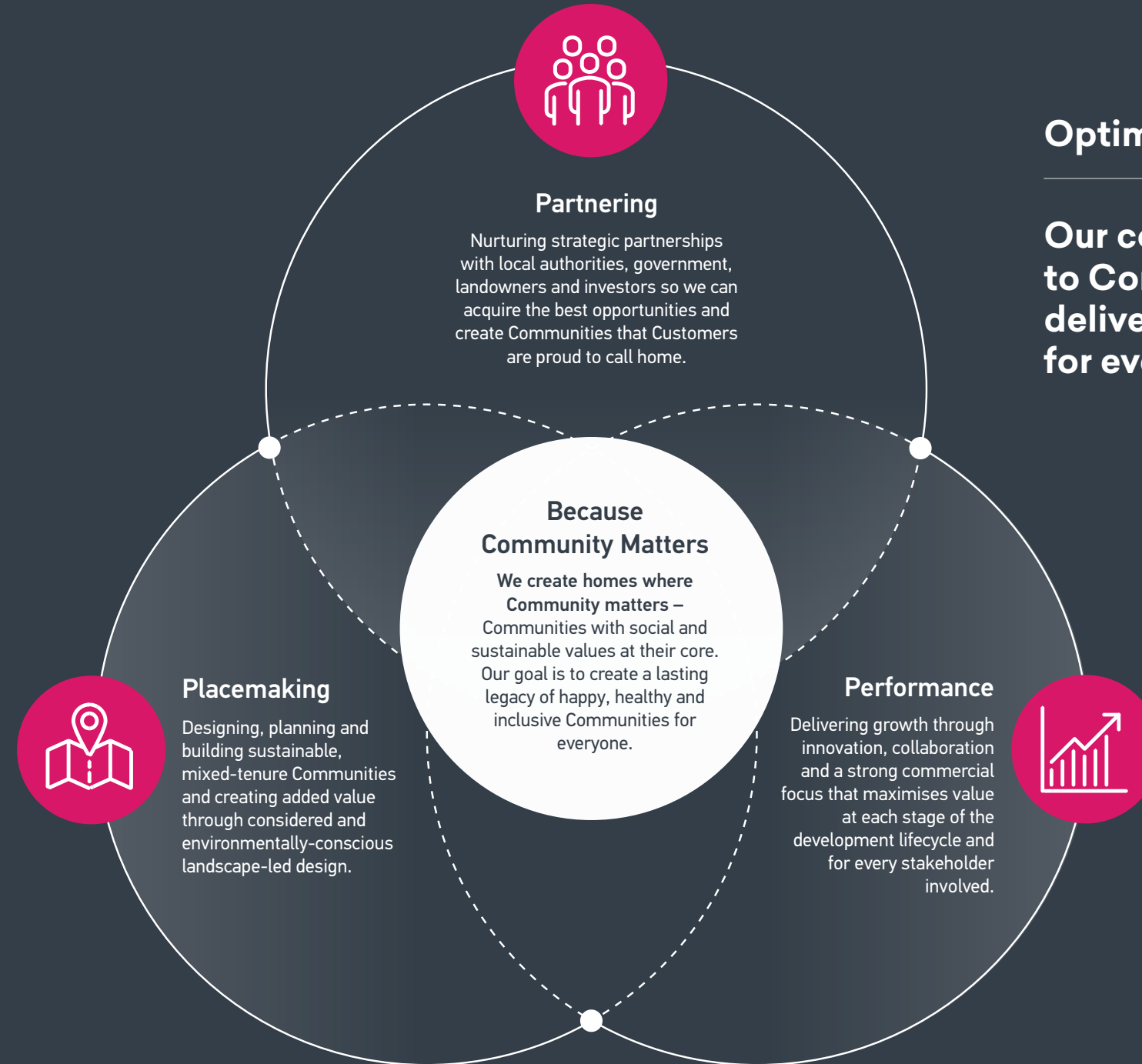
We have the capability to build ourselves or work with partners to create vibrant neighbourhoods for a broad range of Customers.

We understand the importance of optimising every land opportunity, which is why our standard house type range can be adapted to suit most developments, with bespoke solutions available where required to ensure maximum potential is achieved on every scheme.



Optimising outcomes

Our commercial approach to Community building delivers maximum value for everyone.



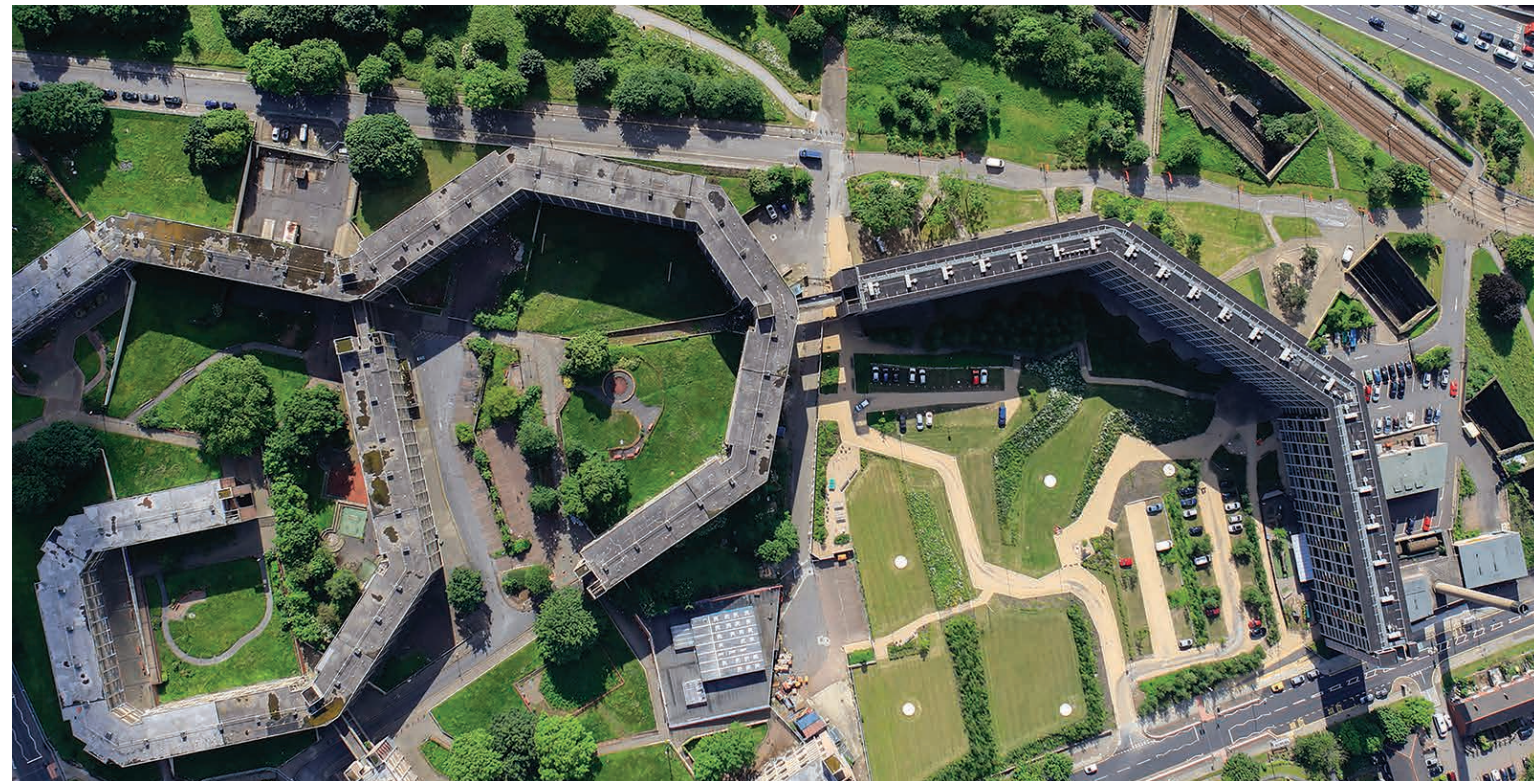
→ Our approach

Our breadth of focus as a large socially-minded developer focused on landscape-led placemaking and the creation of thriving Communities makes us a partner of choice. We embrace both short and long term land opportunities as well as package deals, bespoke placemaking and large regeneration schemes.

Our expertise and experience in land acquisition, planning and construction make us ideally placed to achieve successful outcomes for projects of every scale and type, leaving a positive legacy in the process.



- 1 *East Wick and Sweetwater is a dynamic London neighbourhood created alongside Balfour Beatty.*
- 2 *Working with Urban Splash, we've breathed new life back into Sheffield's Park Hill.*



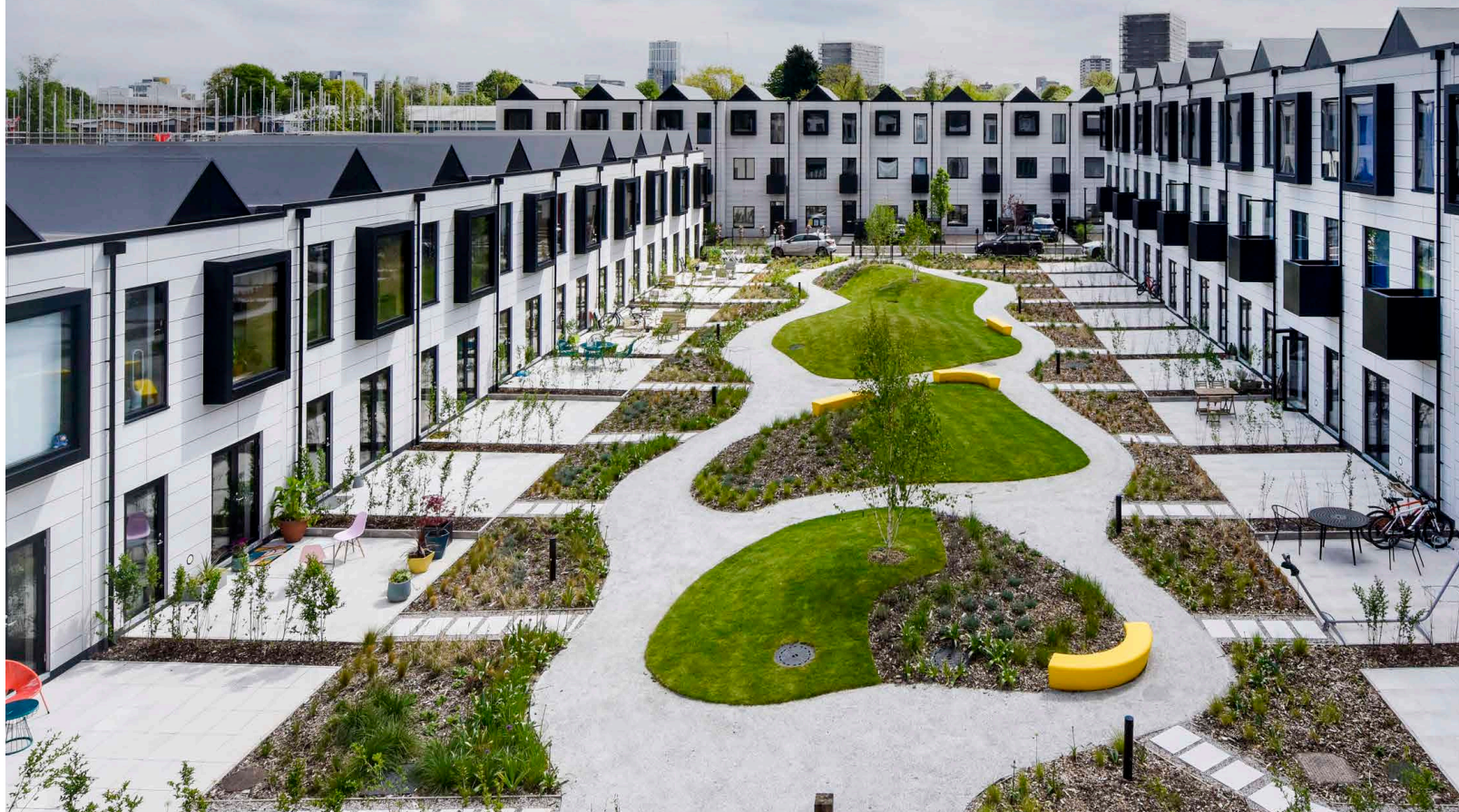
→ Halstock Place - A legacy

Built on Duchy of Cornwall land and showcasing the principles of architecture and urban planning as described by His Majesty King Charles III in his book 'A Vision of Britain,' Poundbury is a thriving Community with an eclectic mix of shops, cafes, and boutiques.

At Halstock Place, we've combined stunning architecture with contemporary interiors to provide beautiful homes from which to experience the unique Poundbury lifestyle.



With an aspiration to develop more than 10,000 homes in the next five years, we are actively seeking suitable land opportunities.



Consented land

We purchase land that already benefits from either Outline or Detailed Planning Permission, applying our skills to the immediate delivery of mixed-tenure sustainable Communities.

Land sought: 100+ units.



Subject to planning land

We also acquire sites on a 'subject to planning' basis, meaning we draw on our wealth of expertise to unlock development value for landowners.

Land sought: Ideally 100+ units (no smaller than 50).



Regeneration

Through collaboration with like-minded partners, we develop tailored placemaking and regeneration solutions that help to form promising futures for the people who live and work there.

Land sought: Opportunity dependent: c. 300 - 1000+ units



Strategic land

We partner with landowners to deliver high-quality environments that are Community driven and Community focused, matching the aspirations that stakeholders demand, whilst delivering planning consents where others have failed.

Land sought: 100+ units.



Package deals

We enter into build contracts with other developers, who assume responsibility for sourcing land and obtaining planning permission before going on to deliver the site for us.

Land sought: Any size.



Bespoke partnerships and joint ventures

Partnerships such as those with our legacy landowners spark innovation in placemaking and design, allowing us to shape and realise a long-term vision for sustainable new Communities.

Land sought: Opportunity dependent.

→ Key acquisitions

The 2022/2023 financial year has been highly productive for Places for People's team, with a strong pipeline of land acquisitions allowing us to step up our delivery of high-quality, mixed-tenure homes across the UK.

Our teams have been busy identifying land opportunities and partnering with other developers to meet the ever-growing demand for thoughtfully-designed and well-located homes within sustainable mixed-tenure Communities.

For each scheme, our social contributions to the wider local Community underpin sustainable placemaking while creating continuous improvements for the benefit of all.



1

Meadow Brook's superior, mixed-tenure homes meet the demand for modern country living.



2

Our award-winning housing development at Tornagrain comprises green spaces, shops and neighbourhood squares.



→ Key acquisitions we're thrilled to be bringing to market are outlined on the following pages.

Goldsmith's Green

Kettering

A 16.89 hectare greenfield site of 340 two to four-bedroom houses and apartments located in Kettering in Northamptonshire. Acquired unconditionally with outline planning.

Tenure type:

Shared ownership - 104

Affordable rent - 154

Outright sale - 82

Launch date:

Winter 2023

Investing in our Community



Primary and secondary school contributions



Public transport improvements



Town centre regeneration



Thatchwell Park, Gillingham

A 6.15 hectare site which will deliver 280 homes.
Acquired unconditionally with outline planning.

Tenure type:

Shared ownership - 70

Affordable rent - 70

Outright sale - 140

Launch date:

Late 2023/early 2024

Investing in our Community



Community hall, library and healthcare contributions



Rail and bus improvement contributions



Primary and secondary education contributions



Manston Green, Ramsgate

An 18.79 hectare greenfield site of 220 houses and apartments purchased as part of a wider 785-unit allocation located near Ramsgate in Kent. Acquired with outline planning.

Tenure type:

Shared ownership - 106

Affordable rent - 114

Start date:

Winter 2023

Investing in our Community



Improvements to the local road networks including a new roundabout



The provision of a new primary school and Community centre



15.8 hectares of accessible public open space across all 3 phases



Shottendane Road, Margate

A 19.53 hectare greenfield site of 450 homes located on the north coast of Kent, approximately 1.2 miles south of Margate town centre. Acquired with outline planning permission.

Tenure type:

Shared ownership - 148

Affordable rent - 149

Outright sale - 153

Start date:

Winter 2023

Investing in our Community



Over 6 hectares of informal open space and landscaping including play area and trim trail with exercise stations



New dedicated cycle and foot paths



Contributions to upgrade the local medical centre, library, and primary and secondary school facilities



→ Our teams and where we operate

Operating across England and Scotland, our experienced teams have a wealth of expertise in end-to-end development – from land acquisition and planning through to design and construction – and are keen to work with partners who share our passion for delivering sustainable Communities and great places to live.

→ Get in touch

We are actively looking for sites to fulfil our growth ambitions. Please contact anyone from our teams to discuss a potential disposal or acquisition, or to progress a development or placemaking opportunity.

Places for People - Developments

Jon Cook
Group Managing Director
E: Jonathan.cook@placesforpeople.co.uk

Group Development

Andrew Usher
Group Development Director
E: Andrew.usher@placesforpeople.co.uk

Strategic Land (UK wide)

David Ashworth
Strategic Land Director
E: David.ashworth@placesforpeople.co.uk

Placemaking & Regeneration (UK wide)

Sammie Steele
Managing Director
E: Sammie.steele@placesforpeople.co.uk

Yuved Bheenick
Development Director
E: Yuved.bheenick@placesforpeople.co.uk

Tim Gardiner
Land and Partnerships Director
E: Tim.gardiner@placesforpeople.co.uk

● Scotland

Roddy Macdonald
Managing Director
E: Roddy.macdonald@placesforpeople.co.uk

Neil Ross
Development Director
E: Neil.ross@placesforpeople.co.uk

● Central & North

Nilam Buchanan
Managing Director
E: Nilam.buchanan@placesforpeople.co.uk

Martin Edwards
Development Director
E: Martin.edwards@placesforpeople.co.uk

● South East

John Kerr
Managing Director
E: John.kerr@placesforpeople.co.uk

Ben Ruston
Development Director
E: Ben.ruston@placesforpeople.co.uk

● South West

Phil Rosewarne
Development Director
E: Phil.rosewarne@placesforpeople.co.uk

→ Planning for success

Our approach to placemaking provides a positive impact on all those who live in and around our developments. To this end we secure planning permissions which deliver enduring value for all stakeholders, while also creating vibrant, thriving Communities.

We achieve this through careful masterplanning, ensuring new infrastructure, amenities and public landscaping are delivered in a manner that supports Communities to flourish.

Each approval is a reason to celebrate delivering maximum value with a positive lasting legacy and the schemes that follow clearly illustrate the strength of our collaborative approach.



1

A partnership approach to Communities like Chapelton ensures everyone's living needs are met.



2

Attractive landscaping has created a blossoming new neighbourhood at Brooklands, Milton Keynes.



→ Some of our most notable planning successes are outlined on the following pages;

Gilston Park Estate, Hertfordshire



→ Planning for success

We're delighted to have a resolution to grant at Gilston Park Estate, a 1,000-hectare new Garden Village Community in Hertfordshire, on the northern edge of Harlow.

Over the next couple of decades, we will masterplan and develop 8,500 new homes, of which almost 2,000 will be affordable, across a series of six villages, each with its own distinct character and amenities, which include new schools, new leisure and community centres and over 600 hectares of green space.

Dove Lane, Bristol



→ Planning for success

Another brand-new sustainable Community is bringing much-needed affordable homes to the heart of Bristol in St Paul's.

Dove Lane will see us develop 358 city-centre homes together with spaces for business and Community, a new public square, new walking and cycling routes, and planting to increase biodiversity.

East Wick & Sweetwater, East London



→ Planning for success

The go-ahead has been given for us to expand this thriving Community on London's Queen Elizabeth Olympic Park, next to Hackney Wick, which we're eager to start.

Our award-winning joint venture with Balfour Beatty Investments will deliver over 1,800 sustainable new homes along with schools, business and Community spaces on behalf of the London Legacy Development Corporation.

Tornagrain, Inverness



→ Planning for success

The Highlands' newest town, Tornagrain is an award-winning sustainable Community developed in Partnership with legacy landowner the Earl of Moray.

The future vision to create 5,000 homes together with jobs, local amenities and open green spaces edged a step closer to reality when planning was granted for the next phase of 198 modern country homes.

Longniddry Village, East Lothian



→ Planning for success

Another award-winning Scotland Community, Longniddry Village brings together the vision of Wemyss, March Estates and Places for People.

This carefully planned development of unique, locally-inspired homes includes amenities, a new village green, a restored mill pond and wildflower meadow. A further 230 homes will follow soon.

Carvers Lane, Attleborough



→ Planning for success

The idyllic town of Attleborough in Norfolk is the location for this development of much-needed, energy-efficient new homes.

Offering a mix of house types, including our unique one-bedroom houses ideal for individuals and couples alike, along with a variety of ways to buy, this popular scheme now has approval for a second phase of homes.

→ An award-winning developer

We are proud that our People and partners are regularly recognised for our long-term commitment to creating and supporting thriving Communities socially, economically and environmentally.





**CONSUMER
CODE FOR
HOME BUILDERS**
www.consumercode.co.uk


APPROVED CODE
TRADINGSTANDARDS.UK


**NEW
HOMES
QUALITY
CODE**



#WeAreCommunity

www.placesforpeople.co.uk

 Places For People

Published 2024