



NICK SELLMAN
CEO

Hello and welcome to Urban Village Group's Q3 newsletter.

Our team has been extremely busy, working hard and making excellent progress on the many exciting developments that are already underway and those still in the planning pipeline.

Milton Keynes BTR development takes major steps forward

Our £69 million plans to convert a Milton Keynes office block into a build-to-rent development of high quality apartments have been moving forward steadily.

[Westminster House](#) will see the transformation of the former AGF House, at Avebury Boulevard, into much needed homes. The development will comprise 237 apartments over six floors, providing a range of high specifica-

tion residential units, and will feature a residents' gym, cinema, communal entertainment facility and residents' work spaces. Proposals have been submitted to Milton Keynes Council but the planning process continues to frustrate us, having fallen victim of the chronic staff shortages in the planning sector. However, after our application was delayed in September the council appointed a new senior officer to handle it.

Our scheme is projected for hearing at the November committee meeting which we anticipate will receive full support of the council. We are extremely encouraged that all consultees have supported our application. The last comment asked us to slightly lighten the colour of the extension elevations.

Meanwhile, our construction design and procurement has continued apace. Our construction procurement is scheduled to conclude in October at which point we will announce our preferred contractor who will then commence strip out on site. Through Q4 we plan to continue with the enabling works package so that the new build construction element of our delivery can get underway during Q1 2023.

Focus on care home developments across the country

We currently have three care homes within their construction phase. The Maples, The Oaks and The Rowan are all progressing well, with the first expected to reach practical completion in February 2023. On October 3rd, work will start at [Eleanor Street](#) in

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Blackburn on our fourth. The 70-bedroom home, with seven assisted living apartments, is situated next to the Leeds Liverpool Canal on the edge of the Eanam Conservation Area. It has four floors each with its own external terrace, taking advantage of views overlooking the canal and conservation area. LNC Construction has been appointed. The northern contractor has a rich history of delivering high quality care homes.

You can review our three current developments through our on-site cameras:

- [The Maples \(Randlay, Telford\)](#)
- [The Oaks \(Rubery, Birmingham\)](#)
- [The Rowan \(Wigan\)](#)

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Care Home Developments - In the Pipeline

Plans are in place to start in Q4 our 45-bed home at [Eastfield House](#) at Whitchurch-on-Thames. This very sensitive development, set in a beautiful conservation area, is very close to the hearts of many locals and the parish council.

Our plan is to deliver this excellent scheme paying due respect and close attention to its importance, maintaining many of the architectural points of interest such as the stone mullions and stained glass windows.

We are also in planning on four other care schemes. We expect our proposals for developments at High Wycombe, Hastings, Burntwood and Apley, to come successfully out of the planning system during Q4 with the necessary approvals.