



Here at Urban Village Group we are all looking forward to an exciting 2023. There's so much in the pipeline and we're expecting several developments to gain planning consent this year. We'll make a start on site shortly afterwards.

We are also approaching practical completion on three care homes which will welcome residents this spring and summer. There's a busy year ahead of us and the team is fully focused on delivering outstanding developments.

Build to rent development making progress

Since we closed on the acquisition of 500 Avebury Boulevard, in Milton Keynes, the team has continued to make progress with a multitude of works streams.

Our plans to convert the former office block into a build to rent development of high quality apartments, known as Westminster House, are getting closer to reaching fruition. On November 3, we obtained planning consent

“ with a 9:1 support. There is a 28-day period set to draft and sign the S106, the contents of which were all agreed with the officers ahead of committee. We continue to push the Milton Keynes Local Authority to conclude the paperwork but, despite our best efforts, a signed S106 agreement remains outstanding. It has been a frustrating process, but we hope to have this in place by the year end. The professional team, led by KS4, has driven the Stage 2 design process, in eight weeks, which recently concluded and the tender package has just been issued. We have also engaged with the Stage 1 preferred contractors who have worked with our design team, advising on buildability and costings. The tender form remains as JCT Design & Build, a form of contract we feel is best for this type of project.

The tender programme is:

- Out to Tender - 09.12.22
- Mid Tender Reviews - 23.01.23
- Tender Returns - 17.02.23
- Post Tender Negotiations - 2 weeks, so contracts agreed by early March 23.

Westminster House will comprise 237 apartments over six floors, providing a range of high specification residential units, and will feature a residents' gym, cinema, communal entertainment facility and residents' work spaces.

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The good news is that we are on programme to contract on the build in March 23.

Update on pipeline of care homes

Our major investment in a pipeline of developments of care homes of the highest quality is reaching an exciting stage, with three approaching practical completion before summer arrives. All our live sites are making excellent progress. [The Maples](#), in Telford, which has 70 rooms, will be opening in April. [The Oaks](#), in Rubery, which has 71 rooms, is on course to reach PC in May and will welcome its first residents in June. Meanwhile, [The Rowans](#), in Bickershaw, with 66 rooms, is scheduled to open in May.

Nick Sellman

NICK SELLMAN
CEO



Update on pipeline of care homes (continued)

Elsewhere, in December we completed the acquisition of the Cedar Lodge site, at Whitchurch on Thames, with the construction design running in parallel and concluded before Christmas. We are now in the process of undertaking the many pre-start surveys and are scheduled to start on site during Q1 2023.

LNC has been appointed for its second Urban Village Care home project, which is in recognition of the way the company managed our [Acer House](#) project in Blackburn. Take a look at the progress being made on site at Acer House here.

We are also still in the planning stage on four other care schemes. Despite council delays, we expect our proposals for developments at High Wycombe, Hastings and Apley to come successfully out of the planning system during Q1 2023.