



Lands Improvement

**Taylor
Wimpey**

PRESS RELEASE

For immediate release

Lands Improvement forms joint venture with Taylor Wimpey to deliver 350 new homes at High Leigh Garden Village

London, 7th, October 2019 – Lands Improvement Holdings ('Lands Improvement'), the leading strategic land development company, and Taylor Wimpey, one of the UK's largest residential homebuilders, have formed a joint venture partnership (JV) to deliver 350 new homes at the High Leigh Garden Village development in Hoddesdon, Hertfordshire.

The 92.5 acre mixed use development was granted planning permission by Broxbourne Borough Council in 2015. The masterplan for the site includes 523 new homes, a new primary school, sports pitches and pavilion, a local shop, a hotel with ancillary gym and restaurant, a residential care home, commercial floor space, public open space and allotments. Lands Improvement and Taylor Wimpey will provide a mix of one, two, three, four and five bedroom homes, including 20% affordable properties. It is anticipated that construction of the first homes will start in the first half of 2020.

As part of the planning obligation for High Leigh Garden Village, the JV will provide over £9 million towards major local infrastructure improvements to help unlock the development's potential and enhance its integration within the local area. Contributions will be made towards improving local bus services, local healthcare facilities, primary and secondary education, facilities in Hoddesdon town centre, as well as off-site leisure, sports, pedestrian and cycling facilities.

Lands Improvement separately invested over £7million towards the construction of a new roundabout off the Dinant Link Road, ground preparation and bringing utility services to the development areas which enable the first phases of housing.

Commenting on the JV, James Stone, Managing Director at Lands Improvement, said: "This investment gives certainty to the delivery of High Leigh Garden Village as a family-orientated place to live, which combines the very best of its surroundings, both town and countryside. This is an exciting opportunity to create a sustainable new neighbourhood for this part of Hertfordshire and establish numerous community, recreational and employment facilities.

Lands Improvement is delighted to be working in partnership with Taylor Wimpey, which brings a wealth of experience as one of the UK's largest housebuilders and shares our ambitious vision for delivering a thoughtfully designed and high quality development faithful to the Garden Village principles."

Andrew Holloway, Land and Planning Director at Taylor Wimpey North Thames, said: "At Taylor Wimpey we are proud of the homes we build and the communities we help to create and we are pleased to be working with Lands Improvement to deliver much needed new homes in Hoddesdon. High Leigh Garden Village is a really exciting new development which will also provide some fantastic new facilities for local people and we look forward to starting work on site next year."

Savills advised Lands Improvement on the JV partnership.

-Ends-

Notes to editors

- Lands Improvement's portfolio of landholdings consists of c.4,000 acres of land across the UK – a total of 20 assets with 28 live projects at different stages, from planning promotion to land sales. Current projects include a major site at Houghton Regis, Bedfordshire, where the company has secured permission to start work on a 5,150 home residential development with 2m sq.ft of commercial, leisure and retail space. Lands Improvement is part of the Telereal Trillium Group.
- As part of the JV under Lands Improvement, Telereal Trillium is supporting on the delivery of the development programme. Telereal Trillium is one of the UK's largest property companies, owning and managing over 12,000 properties, valued in excess of £8bn. It is currently developing a number of exciting residential projects across the country, including two live joint ventures with Bellway - The Woodlands, Lawnswood, Leeds and St. George's Walk, Harrogate - totalling 185 units. Previous developments include schemes in Leeds, Cheltenham and Aldershot, with a further 10,000+ dwellings in the pipeline for development.

For further information, please contact:

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About Lands Improvement Holdings:

Lands Improvement is a strategic land development company operating throughout the UK.

The Company acquires greenfield and brownfield land, priming the land for residential-led development by obtaining outline planning and delivering strategic infrastructure.

The portfolio of landholdings consists of around 4,000 acres of land across the UK – a total of 20 assets with 28 live projects at different stages from planning promotion to land sales.

The history of Lands Improvement can be traced back to 1853; the company being founded to provide capital assistance to farmers. Today, Lands Improvement continues to work with farmers and a wide range of landowners to assess development potential of sites and add value through planning and infrastructure delivery.

Lands Improvement is part of the Telereal Trillium Group.

For further information visit <http://www.lih.co.uk/>

About Taylor Wimpey:

- **Taylor Wimpey UK, part of Taylor Wimpey plc, is a customer-focused residential developer, operating at a local level from 24 regional businesses across the UK.**

Taylor Wimpey is committed to becoming a genuinely customer-centric homebuilder which focuses on the needs and aspirations of its customers and adds social, economic and environmental value to the wider communities in which it operates.

1. Taylor Wimpey delivered over 14,900 homes in 2018.
2. Taylor Wimpey aims to deliver homes that are free of defects by achieving right first time build quality across the business while operating in a safe and environmentally sustainable way;
3. Through a focus on design and placemaking and investment in community infrastructure, Taylor Wimpey aims to create thriving communities where customers want to live and can enjoy a good quality of life;
4. In 2018 Taylor Wimpey contributed over £455 million to local communities in which it builds across the UK via planning obligations, providing, for example, local infrastructure, affordable homes, public transport and education facilities;
5. Taylor Wimpey has a strong and sustainable customer base, with over 90% owner-occupiers. First time buyers accounted for 34% of Taylor Wimpey's sales in 2018, with a range of offers available to help first time buyers purchase a home of their own;
6. Taylor Wimpey seeks to be an inclusive company which values people as individuals – whether they are employees, customers or other stakeholders. It aims to be successful through a creative and innovative workforce that reflects the diversity of the local communities in which it operates.
7. For more information please visit www.taylorwimpey.co.uk