

OUR FOCUS MARKETS



INDUSTRIAL AND LOGISTICS



In 2021, the industrial and logistics market continued to experience strong demand. The market has been a major beneficiary of pandemic-related lockdowns, which resulted in a structural shift of retail sales moving online and a record amount of warehouse space take-up.

Throughout last year, the Group completed on just under 500,000 sq ft of industrial and logistics development and, in response to high demand, have committed to a further c.1,000,000 sq ft of industrial space, with a Gross Development Value of £165m.

ASSOCIATED BUSINESS SEGMENTS

- Henry Boot Developments Limited
- Henry Boot Construction Limited

KEY PROJECTS

- **Markham Vale** – The scheme has delivered 2,000,000 sq ft of industrial and logistic space since 2004 and in 2021, a further 297,000 sq ft was delivered over two units.
- **New Horizon, Nottingham** – The 45-acre scheme secured funding from Oxenwood Real Estate to commence development of seven logistics units totalling 426,000 sq ft.
- **Wakefield Hub** – The 200-acre site continued to make good progress last year, by pre-letting a 260,000 sq ft unit to a German pharmaceutical company.



RESIDENTIAL



The residential market performed well last year, with UK house prices increasing as many households re-evaluated their housing needs. The strong demand for UK housing underpinned housebuilders needs to replenish their land portfolios, with greenfield land values also increasing.

With over 92,500 plots of land within our strategic land portfolio and an aspiring multi-regional housebuilder, the Group is well placed to meet the market's future growth requirements.

ASSOCIATED BUSINESS SEGMENTS

- Hallam Land Management Limited
- Stonebridge Homes Limited

KEY PROJECTS

- **Didcot** – A c.400-acre site under PPA with planning for 2,170 plots. Expect grant of consent in Spring 2022, with the first plot sales expected shortly after in H1 2022.
- **Eastern Green, Coventry** – The 357-acre site held under option has planning permission for 2,400 plots, with land sales expected in H2 2022.
- **Armthorpe** – Our jointly owned housebuilder unconditionally secured planning to build 232 units in South Yorkshire last year, with construction set to begin in 2022.



URBAN DEVELOPMENT



With the UK beginning to return to some level of normality after the initial outbreak of the pandemic, there have been signs that big regional cities are recovering in footfall, with the continued belief that more people will be living in urban areas than rural by 2050.

The Group secured two urban development contracts in 2021, with a total value of £89m, whilst also making an acquisition of a site in Birmingham, which will be redeveloped into a 404-unit BtR scheme.

ASSOCIATED BUSINESS SEGMENTS

- Henry Boot Developments Limited
- Henry Boot Construction Limited

KEY PROJECTS

- **Summerhill** – A £110m GDV BtR development scheme in the city centre of Birmingham, which will redevelop a former Sytner BMW dealership site into 404 apartments.
- **Cocoa Works** – A £47m refurbishment of the historic Rowntree Factory in York, which will deliver 279 apartments. Works are set to complete in 2023.
- **Heart of the City** – A £42m mixed-use space, including a seven-storey NZC office building, in the centre of Sheffield.