



Reside Construction

2015 is proving to be a good year for Reside Construction (RCL), which is part of the Reside Group, with increased activity in every operational sector.

Enquiries for residential accommodation projects continue to escalate. RCL is at the forefront of meeting growing demand to deliver exacting sustainable standards for individual properties, with the imminent construction of new houses in Tongham and design and build underway on a large Code 5 dwelling in Alresford.

Reside Construction has also increased its healthcare portfolio in 2015, with the impending commencement of a £1.8m GP practice and pharmacy in Cardiff to add to its successful delivery of previous primary healthcare projects. Repeat business from healthcare facilitators such as Octopus Healthcare and the Nexus Group gives RCL a strong base to provide outstanding medical care facilities.

Completion of the sensitive refurbishment and expansion of Naomi House Children's Hospice near Winchester will also confirm RCL's ability to deliver projects for those who deserve the best care. Naomi House provides respite, emergency, end of life and bereavement care for children, young people and their families. Combining new developments in technology for the care of children who have complex medical conditions, with the difficulties endemic to an ageing building, is proving challenging and RCL is determined to create a hospice that provides an exemplar of children's

palliative care long into the future. The hospice receives only 10% of its funding from the government and RCL has worked closely with the fundraising team to facilitate a number of major donor events and open days for supporters. The prestigious £3.8m project is due for completion at the end of July.

RCL's project expertise on Naomi House has undoubtedly helped in securing a £5.1m hospice build in Woking. In refurbishing and extending a 1970s office block, Goldsworth House Hospice will become a state of the art 20-bed clinical facility, providing palliative and end of life care for patients in North Surrey. Work begins in August 2015.

Commercial activity is also rising, with RCL refurbishing a vacant shopping centre in Aldershot for a high street retailer, constructing commercial pods in Gosport for high-profile coffee outlets, and recently extending the canopy for Lambert Brothers Haulage to enlarge their covered space to 30,000ft².

This year, Reside Construction has priced over £40m worth of work and, with negotiations underway on a number of other schemes, projections are excellent for the second half of 2015.

WORKING WITH THE LOCAL COMMUNITY

No red tape to battle with!

Reside Developments is passionate about housing design and the materials it uses, incorporating locally sourced supplies whenever possible.

But the Company also recognises the importance of involving local communities and listening to their views and concerns about housing supply and design.

As a small/medium size independent development company, Reside has the huge advantage of being in a position to make quick decisions. With skilled professional decision makers at the helm and no 'corporate red tape' to battle through, the Company can speak directly with land and property owners and act quickly and decisively without the need to refer back to anyone else.

As a result, many land owners are now turning to Reside as a company noted for its speed of performance, communications, honesty and also the personal and friendly way in which Land Director, Richard West approaches projects, as well as the people with whom he is working.

Despite the Company's recent swathe of planning gains, Reside is still in need of more land opportunities. Richard West comments, "As a leading independent development company our job is to work with land owners to ensure we maximise the land value. With this in mind it is vital that anyone who has land and is considering selling, is encouraged to speak with Reside early in the process in order that we can deploy our extensive planning team and use their knowledge and expertise to achieve the best possible planning outcome".

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RESIDE WINS MAYOR'S AWARD / NEW DEVELOPMENTS FOR 2015/16 / WORKING WITH THE LOCAL COMMUNITY

Munton to Head Strategic Land Division

With an ever expanding portfolio of inspired new build and renovation projects, Reside Developments has increased its strategic land acquisition programme with the appointment of Andrew Munton BSc (Hons) MA MRTPI, who will now head up the new Strategic Land Division.

Andrew's vast planning knowledge, following eight years as Regional Planning Director with a PLC housebuilder, and prior to that as Senior Planning Manager with Vail Williams, will add an important new dimension to the Company's professional expertise and will complement the land acquisition side of the business, which is managed by founder Director Richard West.

A member of the Royal Town Planning Institute, with a degree in Environmental Science and a Masters in Town Planning, Andrew has a comprehensive understanding of the many issues vital to a company that is dedicated to preserving local heritage and ensuring its developments are environmentally sound.

On a personal level, Andrew has lived in the Guildford area for over 10 years and is a keen sportsman who is not averse to a bit of extreme exercise! In addition to his love of cycling, skiing and scuba diving, he is also an enthusiastic traveller who enjoys experiencing different cultures.

With his professional expertise, drive and enthusiasm, Andrew will add an exciting new dimension to the Directors' talents, helping Reside in their aim to become one of the most sought after brands in the South East.



The Success is in the Planning

A development of family homes in the heart of the small Surrey village of **Tongham**. Although the site is in an area designated 'Countryside Beyond the Green Belt', consent has been granted locally for nine detached and four semi-detached houses.

There are plans for the redevelopment of a prime central **Guildford** site that is owned by Reside, to form a collection of one and two bedroom apartments. In addition, less than ¼ mile from the town centre, the Company owns another prime site that has just achieved planning consent for a collection of luxury apartments. The two sites will provide a total of 22 apartments with a sales value approaching £10 million.

Following a 'public consultation', Reside will shortly be submitting a planning application for up to 40 dwellings, together with open spaces, for a development on the outskirts of the pretty little town of **Liphook** in Hampshire.

Cuckfield in West Sussex is another success story for the Company where, with support from the Parish Council, Reside has been granted consent locally for 14 individually designed houses.

Working in partnership with a consortium of developers on a countryside site in **Billingshurst**, West Sussex, consent has been granted for 475 units, together with a large new park and a site for a primary school.

A planning application is due to be submitted late spring 2015 for ten, 3 and 4 bedroom houses in **North Chailey**, near Lewes, East Sussex.



The Bellairs Apartments set new sales trend

Following the hugely successful VIP launch event at the Bellairs Apartments (formerly the Bellairs Playhouse) in Millmead Terrace, Guildford, attended by the then Deputy Mayor of Guildford, Cllr David Elms, Reside is incredibly proud to reveal that all eleven of the stunningly refurbished apartments were reserved within just three weeks of being released to the market.

According to Peter Tappin, one of the Senior Partners of MSE Estate Agents who worked alongside Reside masterminding the sales and marketing of the development, "Reside got every aspect of The Bellairs absolutely spot-on. From the ingenuity and forethought behind the clever internal splitting of the complex spaces, to the delivery of the fabulous show apartment and the way in which each enquiry and reservation was executed, everything was just perfect. It was like being part of an amazing stage performance

with every aspect being very carefully choreographed and honed to perfection."

The amazing sales success of the project underpins Reside's considerable talent and expertise in restoring historical properties and its dedication and sensitivity to retaining as much of the original fabric and integrity of the building as possible. But the success of The Bellairs project also demonstrated just how multi-disciplined the company is to deliver such an enviable project.

Reside wins Mayor's Award

Reinforcing the Bellairs Apartments' success was the Company's well deserved recognition when they scooped one of the top prizes at the Surrey Property Awards, which is now widely recognised as Surrey's premier property event.

Seeking to identify a Company or individual who had made a worthy contribution to the local area, the award invited nominations from both the public and other professionals. On presentation of the award, the Mayor's office commented, "There are some stunning parts of Guildford, which need to remain in our long term infrastructure plan and it's with this in mind that the choice for the award has been made."

Although The Bellairs Apartments will be a hard act to follow, Reside has a number of other development opportunities in Guildford – one of which is in Sydenham Road, less than 200 yards from the characterful High Street and just a short walk to Chapel Street, which is buzzing with fabulous restaurants – early indications suggest that this development will be the next highly successful performance from Reside.



Ten years old and in great shape

10 years on, and having survived one of the worst global recessions in history, Reside Developments is thriving and making significant headway with more site acquisitions and planning gains.

“...the Directors are among some of the very best we have worked with.”

As a direct result of carefully considered acquisitions, thoughtful construction, innovative design and the high quality specification of its developments, Reside is being approached regularly by both private and corporate landowners regarding property or land that may be suitable for redevelopment.

The vision that founding Directors, Richard West and Brett Hamblin had at Reside's inception was clearly defined. They have never been prepared to compromise on build quality, high standards and clever design or on their business acumen, honesty and integrity, for which they are renowned. Sticking firmly to these clear-cut principles has paid off and over the years the Company has worked successfully with many

land agents and to-date has achieved planning on nearly 700 plots throughout Surrey, Sussex and Hampshire.

High praise for the way in which Reside has organically grown and managed its business also comes from Coutts and Lloyds TSB, both of whom have been proud to be associated with the Company over the ten year period and have commented that the Reside business is, "Faultless, and the Directors are among some of the very best we have worked with."

Aside from being expertly equipped to maximise planning permissions on small to medium sized sites, Reside has also had a great deal of recent experience with much larger developments and has worked as part of a consortium of developers and with joint venture partners to achieve valuable planning consents. The team is always delighted to meet with private landowners to discuss and review their options and advise on planning potential.

The Reside brand is now firmly established and incredibly well regarded with a very loyal and professional following of suppliers, agents, contractors, architects and land owners, many of whom now do regular business with the Company having built such a strong rapport with them.

The Expansion Programme

In addition to Andrew Munton, Reside is also pleased to welcome Pam Hobbs and Elaine Ryman to the fold.

Pam now manages the accounts department, as well as supporting the business on a number of administration and pre site set-up roles. She is also an enthusiastic committee member and treasurer at her local Women's Institute.

Elaine assists with the day-to-day running of the busy regional office

for Reside and uses her considerable administrative experience to help keep projects on track. In her rare spare moments she enjoys cycling and going to the gym.

Pam and Elaine complement the Company's existing personnel perfectly, allowing the Directors and other senior staff to focus their attention on the long term objectives of the business.

Reside responds to Oxfam Emergency Challenge and scoops place in the top 10



OXFAM EMERGENCY CHALLENGE 25 OCTOBER 2014

On the 25th October Reside Developments was one of 54 teams to take part in the Oxfam Emergency Challenge, which was designed to simulate the situations Oxfam faces in times of crisis and disasters worldwide.

The Reside team undertook a gruelling 12 hours of demanding challenges, which included trading commodities, resources and medical aid, all against the clock and under pressure to make the right decisions and navigate the course to avoid further crisis areas and cover the distance in record time.

Running circa 10k and covering 20k on bikes, the event combined the adrenalin of taking on board real-time tasks to combat human crisis and disasters.

Reside's view of the event: "Far harder and tougher than expected, exciting and action packed, fantastic insight into the real world of human crisis and the pinch points Oxfam regularly face."