

**Telford Homes is a developer of residential-led, mixed use sites in London, expanding to the commuter regions and major cities across the UK. We focus on brownfield opportunities where the need for homes far exceeds supply. Our in-house experts across land, planning, design and construction create visually stunning, highly sought-after and great value residential developments. At Telford Homes we build sustainable communities and create rewarding opportunities for our partners, stakeholders and residents.**

## **WHY WORK WITH US?**

### **■ EXTENSIVE FINANCIAL BACKING**

We benefit from the extensive financial backing of our parent company, CBRE and from the knowledge and experience of Trammell Crow Company, one of the leading developers and investors in commercial real estate in the US, with a \$21.5bn group pipeline and with a strong appetite for growth.

### **■ EXCELLENT REPUTATION**

We pride ourselves on long-term partnerships with landowners and we collaborate with first class planners and architects. With a long and successful track record spanning over 20 years, integrity is at the heart of what we do. We have a great reputation for delivering what we promise and a strong track record in doing so. We work collaboratively, with the utmost discretion, and tailor development solutions to meet vendors' specific requirements. Read the testimonials to see what our partners have to say about working with us.

### **■ FULLY INTEGRATED IN-HOUSE EXPERTISE**

Because we deeply understand the needs of planning authorities, communities, residents and investors, we are able to process deals and approvals quickly and smoothly. Our in-house team of experts retain full responsibility for our developments throughout their design, build and handover, de-risking the development process. We channel our experience and expertise into delivering exceptional rental developments and our planning team truly understand Build to Rent policy applications and their nuances, delivering maximum returns and a hassle-free process.

### **■ BUILDING SUSTAINABLE COMMUNITIES**

We have an in-house, expert sustainability team with a passion for sustainable growth and development. As well as being ranked the UK's most sustainable homebuilder for the past two years by NextGeneration, we have set ambitious ESG targets to become a net-zero carbon company by 2030. Our approach will create climate and future-proofed assets for our partners and the local communities in which we build. Our expertise, sector knowledge and focus on sustainability is the combination that really sets us apart.

### **■ BUILDING HIGH QUALITY HOMES**

Our homes are specifically designed to be places our residents can live in, stay in and enjoy for years to come. All our homes are built to a high-specification in well connected locations, with excellent amenities.

### **■ APPETITE FOR TAKING RISK**

We have appetite for taking risk on sites and have a demonstrable track record for working with transport infrastructure regulations. We also take risk on non-residential floorspace as part of a residential-led proposal, whilst we also have an excellent track-record handing back non-residential space to a vendor's requirements.

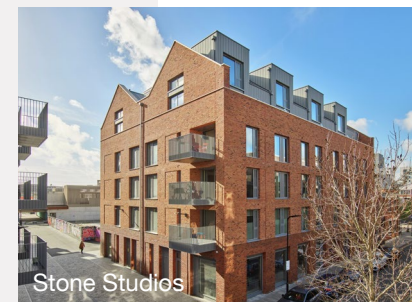
## **WHAT ARE WE LOOKING FOR?**

**We are actively seeking land opportunities throughout London and beyond and are ready to purchase sites with the following criteria:**

- Sites with and without planning
- Both unconditional and conditional contracts
- High density schemes with over 125 apartments across England
- Average expected open market sales values of between £400sqft and £1,200sqft
- Partnerships and joint ventures
- Placemaking opportunities including commercial and community spaces

**Our strategy is to expand outside of London and therefore we are also seeking apartment-led schemes in good quality commuter towns where the town/city has connectivity to central London within 60 minutes.**

We are also looking for prime apartment sites in England's regional capitals, for example Birmingham, Bristol and Leeds; situated in close proximity to either the CBD's or the City's key amenity offering.



## DON'T JUST TAKE OUR WORD FOR IT...

*Having worked with Sainsbury's for a number of years supporting their mixed-use redevelopment strategy, we understand the importance to both them and us at Knight Frank, of selecting an appropriate partner. These are long term projects and a close working relationship is imperative to a successful outcome. Telford Homes stepped into the Ilford deal at an important moment of time when the initial bidder was contracting during the early stages of Covid. During the transaction phase the Telford Homes team were professional in their approach and easy to deal with at the necessary moments leading to a satisfactory and timely outcome for all involved.*

*We'd have no reservations in recommending the Telford Homes team on other complex deals of this nature.*

Nick Parr, Head of Development,  
Strategy & Finance, Knight Frank

*Telford Homes has responded well to the challenges, sharing risk and taking a pro-active approach to resolving issues. This and their genuine commitment to delivering a quality product bodes well as we work to deliver almost 500 new homes in Stratford. I have worked with people at various levels within Telford Homes and they are all very dedicated and enthusiastic, but also open and transparent. This is fundamental to the good partnership we have.*

Anthony Green, Senior Project  
Manager, Notting Hill Genesis re  
New Garden Quarter, Stratford

*We have sold land to Telford Homes on a number of occasions and they have behaved impeccably and at pace on each and every occasion. This is incredibly important when advising prospective vendors and we can state with confidence that Telford Homes will do what they say they are going to do.*

Darren Arnold, Director,  
Development, Savills

Visit our website to find out more about our recent planning consent successes.

[www.telfordhomes-ir.london/](http://www.telfordhomes-ir.london/)

Contact us with opportunities:

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