

# WHO ARE WESTLEIGH ?

# WESTLEIGH ARE GREAT PEOPLE TO WORK WITH.

There are companies who make promises.

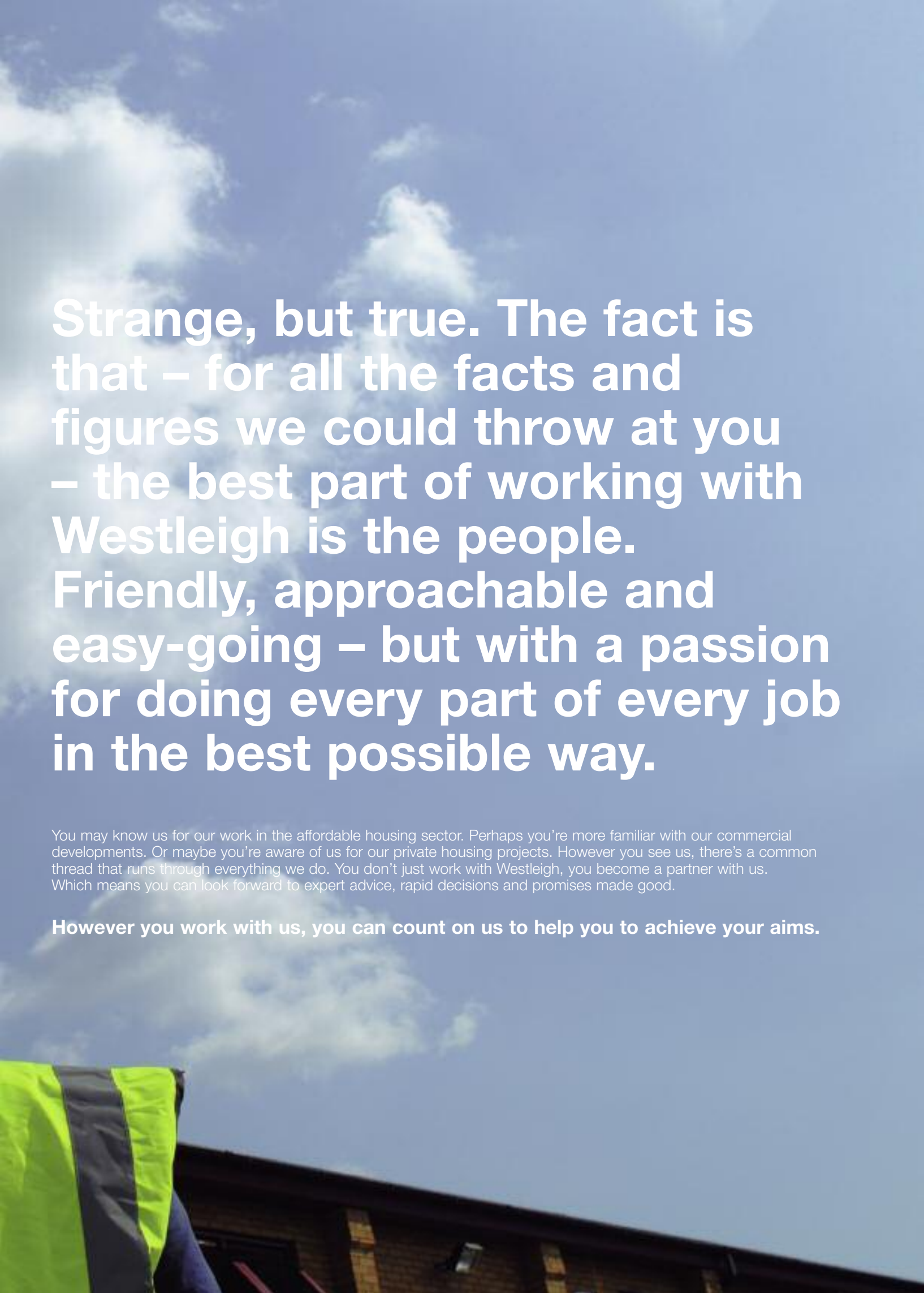
And there are companies who deliver.

At Westleigh, no matter how you choose to work with us,  
we have a passion for a job well done.

From design through land management to final build, we deliver  
results. Time after time, for all sorts of clients. And always with  
an approach that's both professional and friendly.

This brochure tells you more about why it pays to work with  
the people who make Westleigh the perfect partners.



A blue sky with white clouds and a construction site in the foreground. The text is overlaid on the sky. The construction site shows a brick wall and a yellow and blue safety vest.

**Strange, but true. The fact is that – for all the facts and figures we could throw at you – the best part of working with Westleigh is the people. Friendly, approachable and easy-going – but with a passion for doing every part of every job in the best possible way.**

You may know us for our work in the affordable housing sector. Perhaps you're more familiar with our commercial developments. Or maybe you're aware of us for our private housing projects. However you see us, there's a common thread that runs through everything we do. You don't just work with Westleigh, you become a partner with us. Which means you can look forward to expert advice, rapid decisions and promises made good.

**However you work with us, you can count on us to help you to achieve your aims.**

# WESTLEIGH DESIGN FOR THE REAL WORLD.



## **CREATIVE USE OF SPACE**

These days, our objectives include making sure that buildings can work within the restricted spaces that are often characteristic of 'brownfield' or urban locations. We'll look at the environmental impact of both the finished building and the building process, too, aiming to minimise the amount of energy used and waste generated by construction. The energy efficiency of the finished project and the sustainability of the building over the long-term are also major factors. And, just as importantly, we're fully committed to using Modern Methods of Construction that save both time and money, including our own specialist timber-framing service.

## **BUILDING FOR TODAY**

Through our experience, we've learned that meeting or exceeding the latest standards for environmental and energy efficiency is more than simply a legal requirement, it's a commitment that can help to create better buildings. By paying attention to every detail, we are creating homes, offices and other developments that are ideally suited to the needs of 21st Century living. It all adds up to creative design rooted in the real world.



**What makes a good design?  
Aesthetics are important, naturally.  
But so are other considerations.**

**At Westleigh, our design team is dedicated to creating timeless designs and buildings that are practical, buildable and affordable. This includes making sure that the most appropriate architect works on any particular project.**

**Our architectural partners have already proved themselves up to the challenge of meeting our design objectives.**

## **GREENHOUSE POLICY**

As a provider of new homes and offices Westleigh Developments Limited are committed to the conservation and improvement of the environment and minimising the impact arising from its activities.

Westleigh Greenhouse is the embodiment of our policy and we have identified 5 key areas that we can target to make changes, which will make the task achievable as :

- Westleigh Head Office
- On-site activities
- New Homes
- New Commercial Parks
- Westframe

The main responsibility for implementation of this policy lies with the Directors of Westleigh and in turn our Managers are responsible for ensuring compliance with the Westleigh Greenhouse policy within their department or site. Results of our commitment and efforts will be measured through use of electricity, water, waste and recycling.

We will also look at medium term changes with products and options that are currently available and long-term changes with new products and opportunities that become available in the future.

In order to achieve this aim Westleigh have committed to the following key objectives:

Promote environmentally responsible procurement of goods and services  
Make efficient and responsible use of energy and water

Minimise waste production and to reuse or recycle waste where possible

Reduce or where practicable prevent pollution

Minimise the environmental impact of transport arising from our own vehicles

Promote sound environmental management policies and practices

Eliminate the adverse impact of decommissioning and disposal of Westleigh assets.

Raise staff awareness of Westleigh's environmental impact of activities and promote individual good practice.

The Westleigh Greenhouse brand has become a day-to-day part of the company's and staff's activities and culture and we believe our customers will join us in maximising all of our efforts to limit the impact we all have on our environment.

A landscape of brown, eroded earth under a cloudy sky. The terrain is uneven with various ridges and gullies, suggesting a site of land reclamation or construction. The sky is filled with soft, white clouds.

# **WESTLEIGH MAKE LAND WORK HARDER.**

There is no great secret to getting the maximum value from your land. Ask Westleigh. Our land management team will do a lot more than simply give you an estimate of market value. We'll advise you on the most appropriate way to make your land work harder. Some sites, for example, will be best suited to retail or commercial development, while others are more appropriate for private or public housing.



## **BUILDING RELATIONSHIPS**

Whether we approach you or you come to us with a proposal for a particular site, the same level of professionalism applies. The first thing we build is a relationship. We're good at getting on with people and creating long-lasting partnerships. Which is why so many of our clients come back to us again and again to work on new projects together.

## **A ONE-STOP SERVICE**

Once we've talked through the possibilities with you, we'll decide together exactly what needs to be built. We'll even create a deal that can take into account much more than the simple cash value of the land. It can also include relocation of business premises or building new premises from scratch as well as dealing with contamination or engineering issues. It's all part of the service. Once the deal is in place, you can count on us to manage the process of dealing with all the other professionals who'll need to be involved, including local planning authorities. Using our experience, we can make sure that plans meet local authority needs – such as achieving certain population densities – as well as your own, helping to speed the process of maximising the value of your land assets. Talk to us and see for yourself how we put our ideas into action.

**WESTLEIGH  
MAKE  
PERFECT  
PARTNERS.**





## **A SPIRIT OF TRUST**

Our relationships are built on trust that has grown with each new project. We understand the very specific needs and unique business environment faced by Housing Associations. By our openness in our accounting systems, by taking on shared risk and reward projects and by striving for continuous improvement we strengthen our relationships day to day.

## **A COMMITMENT TO QUALITY**

With our commitment to innovation, energy efficiency and providing high quality homes that have a low environmental impact, we strive to exceed the standards set down within scheme development standards, eco homes, housing quality indicators and the code for sustainable homes.

Our design, development and land management teams maximise the value of the available budget. The ultimate result is that we build homes not houses for people to live in.

**Our partnership with the affordable housing sector goes back over many years. Together, we have built more than 4,000 quality houses, bungalows and flats since 1987, helping to create thriving sustainable communities that provide homes for over 10,000 people.**

## **PARTNERING STATUS**

We have secured Lead Partner status with The Housing Corporation providing us with £6.1 million of funding and enabling us to become one of the key contributors to affordable housing in the UK.

The allocation is part of the Housing Corporation's £8.4 billion National Affordable Housing Programme (NAHP) to raise value and quality in housing between 2008 and 2011 and will be used by our Partnership Homes division which builds homes for housing associations across the East and West Midlands.

Housing providers were invited to bid for funding from the NAHP programme, negotiating their way through four different criteria of pre-qualification, bidding, bid assessment and programme approval before being allocated funds.

The investment programme, the largest undertaken in the Corporation's history, aims to provide 155,000 new affordable homes – 100,000 for affordable rent and 50,000 for low cost ownership.

**WESTLEIGH  
BUILD HOMES  
THAT PEOPLE  
LOVE TO  
LIVE IN.**





**The way we like to see our role is that we build ‘well-mannered’ homes for the sale market. What that means, quite simply, is a home that people love to live in. Homes that are timelessly-designed, practical and affordable. We also recognise the importance of family and community, which we reflect in our choice of location. The same principles, in fact, that we already apply so successfully to our affordable housing work.**



### **MEETING A NEED**

The net result: you can look forward to homes that meet or beat all of the standards that are so important in today’s building industry. We already have the experience and expertise to create homes that are environmentally advanced – including systems that can re-use rainwater and insulation levels that easily meet official targets. We understand the planning issues that surround topics such as sustainability and population density, too. All of which is especially important when submitting development plans for planning permission.

### **THE ONLY PARTNERS YOU NEED**

As a single source of expertise, and an NHBC builder, you can count on Westleigh to be your partner every step of the way. We’ll source or assess the land. We’ll define the type of housing that the market would best appreciate – houses, bungalows, apartments or a mixed development. We’ll design homes that people want to buy. And, ultimately, we’ll build the homes using Modern Methods of Construction (MMC) that we have helped to pioneer and which represent the future of homebuilding in the UK.

[www.westleighnewhomes.co.uk](http://www.westleighnewhomes.co.uk)



# WESTLEIGH SHARE OUR COMMERCIAL EXPERIENCE.

MCR  
systems

**Builder** & Engineer

Winner: Builder & Engineer  
Commercial Project of the  
Year 2007 for Vantage Park



**At Westleigh, the ability to recognise the commercial potential of a development is one of our greatest strengths. As specialists in the development of office parks that are dedicated to the needs of small, local businesses, no-one can beat our track record of success.**

### **A WEALTH OF EXPERIENCE**

In the Midlands alone, we've developed more than 500,000 sq. ft. of office space since 1987. Most of the spaces have been between 1,300 and 3,000 sq. ft. In fact, we were the first company in the Midlands to recognise the potential of such developments. We've also designed and built much larger, bespoke office buildings for individual clients. In every project, we have the same objective: to create not just a workplace, but a place that works. We'll look at every aspect, from transport links to

lighting, the use of space within the building and the provision of essential services such as data, electrical and water supplies.

### **A TOTALLY FLEXIBLE SERVICE**

As well as dealing with experienced professionals who build a great working relationship with you, there are other benefits for making Westleigh your partners. Our flexibility as a business means that we can make decisions rapidly and move the project forward as quickly as possible. We'll work within a range of

options for financing a project, from investment of our own funds through joint ventures to management of your own budget. The success of the development will also depend on creative design, effective land management, a deep understanding of local planning issues and a commitment to high quality, forward-thinking building methods. With Westleigh, all of these skills and benefits are already in place, all under one roof.

**[www.westleighcommercial.co.uk](http://www.westleighcommercial.co.uk)**

**WESTLEIGH  
ARE  
BUILDING  
THE  
FUTURE.**



**In Britain, there's still a large proportion of new property that's built using brick and blocks. Nothing wrong with that, of course. But, in today's world, there are much better methods available. And Westleigh have embraced these Modern Methods of Construction completely. We've even set up our own specialist arm, Westframe.**



## **A BETTER WAY TO BUILD**

With Modern Methods of Construction key parts of the building are assembled off-site, enabling quality control to be maintained at a consistent level. By delivering timber frames or even whole rooms ready-built, the speed and quality of construction is greatly improved. Costs can also be kept under tight control using these methods, with far fewer faults to be rectified once construction is completed.

[www.westframe.co.uk](http://www.westframe.co.uk)

## **CLEANER, GREENER, EASIER**

As an added benefit, Westframe's Modern Methods of Construction (MMC) are more in line with the future trends for the construction industry as a whole. The trends are driven by the need to reduce the environmental impact of building, to create sustainable communities, meet strict energy consumption requirements, install better insulation and make more efficient use of essentials such as water. All of these are more easily achievable using MMC than by using traditional methods.

By bringing the whole process of research, development, design and delivery under our own control in Westframe, Westleigh are already building the future.



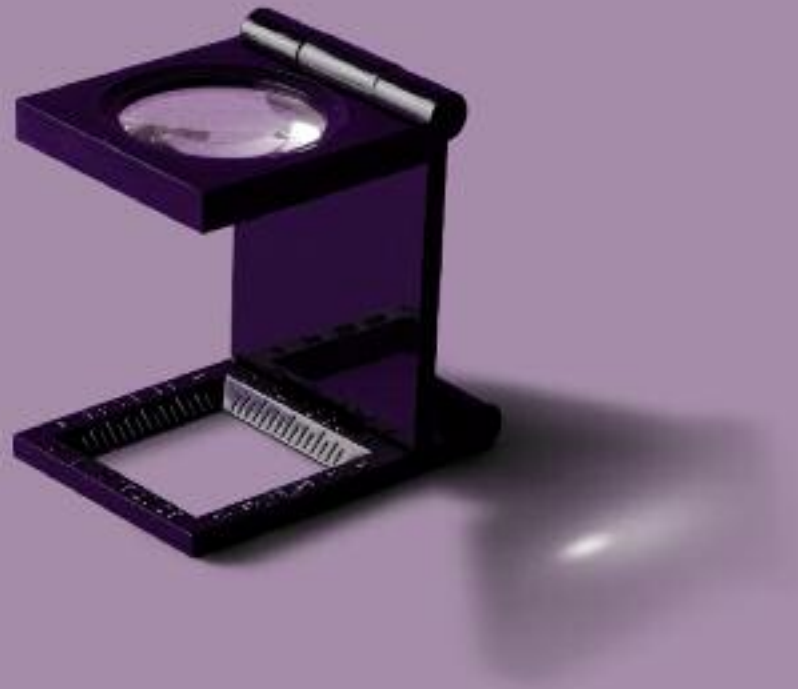
# WESTLEIGH ARE ALWAYS READY TO TALK.

You'll be hard pressed to find fault in Westleigh. Our design flair, our land management skills and our experience in affordable housing, commercial development and private homebuilding are extensive. So is our commitment to the Modern Methods of Construction that the construction industry as a whole will, increasingly, have to adopt and follow our lead.

Just as importantly, though, the beauty of dealing with Westleigh is the team of people who become your partners. Talk to us to find out more about how we could work together.

Call us now on 0116 277 3324,  
visit us at [www.westleigh.co.uk](http://www.westleigh.co.uk)  
or email us: [info@westleigh.co.uk](mailto:info@westleigh.co.uk)  
We're looking forward to  
hearing from you.

**WESTLEIGH  
HAVE A  
PASSION  
FOR  
DETAIL.**



**WESTLEIGH  
PROMOTE  
POSITIVE  
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**WESTLEIGH  
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