

Annual Review

2021-2022





A welcome from our Managing Director

Welcome to the first annual review of Tawd Valley Developments. My aim is to provide a helpful snapshot of our business and how our work benefits the people of West Lancashire.

That can be in terms of our core activity – building high quality, sustainable homes and workspaces – or with regards to how we engage with the local community and local supply chain. Thinking intelligently about how we go about our work means more people feel its benefits.

We can take a more radical approach because of our unique ownership. Whilst we are a private limited company, with all the freedom, flexibility and obligations to enable our efficient operation, our sole shareholder is West Lancashire Borough Council, who bring an absolute focus on us delivering the housing and economic needs of the borough and the sort of ‘softer’ benefits that really do make a difference in the communities in which we build. The sort of things that major house-builders might not bother with, but which really matter to us at a local level.

We do this whilst operating profitably and sustainably so that our shareholder in due course can earn a return from us that it can invest in public services, a vital outcome, which we are confident we will maintain throughout the ongoing national economic challenges; a testament to strong and effective team-work, our strong networks and partnerships and our commitment to our communities.

Adding further value, recently, we have secured more funding from Homes England, to add to the £2M secured over the last year. That’s £4M of additional Homes England Government funding for the new homes we are building for the Borough Council and we anticipate, based on our track record of reliable and strong partnership, further funding success. As you read this review of our performance during the last financial year, therefore, bear in mind that the return for our stakeholders goes way beyond decent homes and pounds, shillings and pence. It reaches into the heart of our community, shaping and improving neighbourhoods and lives. We wouldn’t have it any other way.

Mark Kitts
Managing Director

Performance review

This has been a year of opportunity and challenge. We have delivered 81 new homes across five sites and have recently started work on our sixth site at Fairlie, Skelmersdale, that will deliver a further 50 new homes, thirteen of which will diversify tenure, supporting people that aspire to home ownership by delivering affordable rent-to-buy homes. Also for the first time, and based on local demand, we will be building bungalows – eight in total.

We have achieved this whilst grappling with the supply chain challenges brought about by lockdown, the Suez Canal disruption, the war in Ukraine and all that these have meant in terms of cost inflation. This is testimony to the skill and dedication of our team and our trusted suppliers.

Recently we have gained the support of the Council to prepare new plans to deliver more new quality and energy efficient projects – quality being at the heart of everything we do. Subject to approval, we look forward to delivering more new homes and business units for the people of West Lancashire.



Our objectives

It's worth reminding ourselves what it is we're seeking to achieve, because our success in doing so will mean a great deal to the different communities in West Lancashire.

Tackling the borough's housing and economic imbalance

We will work to ensure that West Lancashire's continuing economic growth helps to unlock greater housing and economic diversification and seek to maximise social value with each project.

Delivering more home ownership for low to middle-income households

Where possible, we will bring home ownership through tenures such as affordable rent to buy and shared ownership to areas often overlooked by mainstream housing developers.

Local area revival

Ensuring that housing investment is used as both a lever and stimuli to enable the revival of economically challenged sites, neighbourhoods, and districts across the borough.

Supporting under-served people

We will seek to build innovative homes to address local housing needs and for those under-served such as larger families, the elderly, and others with specific needs, enhancing their health and well-being and encouraging community cohesion and integration.

Climate change

TVD will be a flag bearer for good design and will ensure that all scheme assessments include a measure of carbon output. Where possible, we will strive for lower carbon output development and energy efficiency in all of our affordable homes and business spaces.



Working in partnership

Ensuring our schemes are delivered on time in such a turbulent economic environment is no mean feat, and our thanks go to our partners for their efforts and dedication. But this has not been by accident. From the outset our focus has been on sustaining a genuine partnership ethos and our suppliers have bought into this with real commitment.

This has covered a number of themes:

Local supply chain engagement

Ensuring our main contractors seek out and utilise competitive local suppliers of skills, materials and services so that as much of our spend as possible stays within West Lancashire. We want to build wealth in our local communities.



Meet the Employer

Last year we held a hugely popular and successful Meet the Employer event at Greenhill Community Hub. Around 50 local businesses and young people engaged in the opportunities outlined by the TVD and Whitfield & Brown teams, together with West Lancs Council and College staff. It was good to see some positive outcomes delivered including young people offered jobs and training places with local businesses.

Networking with local businesses

We don't wait for people to come to us – we actively engage with the local supply chain via networking events to ensure they are aware of our forthcoming projects and can bid for supply contracts.

Local community initiatives

Alongside our suppliers we have worked with Little Digmoor and St James' primary schools, West Lancashire College and Greenhill Community Hub to deliver careers advice and guidance to local young people. The construction sector needs workers of all types and we are helping to educate our young people in West Lancashire to take advantage of the opportunities our investment is creating and to learn of the principles of building new homes.



Low Carbon Lancashire

More than 70 people attended this Lancashire-wide event initiated by TVD involving a wide audience of professionals, including contractors, developers, academics and local authorities. The aim was to hear about plans for low carbon homes and how to retrofit existing properties, learning about best practice and new technical innovations whilst networking and making new contacts.

The journey towards low-carbon homes

Housing accounts for 15 per cent of economic output but a quarter of the country's entire carbon output. At TVD we're committed to playing our part in reducing our carbon footprint and providing efficient and low-cost homes, initiating events locally, regionally and on-line with our supply chain and a host of experts to help us as we begin our journey. This will remain a key feature of how we design and plan our developments, going forward.

Securing additional funds from government

Our partnership extends into the heart of central government, with whom we have been working to access funds to help us deliver more new homes. The country's strategic housing authority, Homes England, made its fifth grant to TVD during this operating year, meaning that £4m has now been raised from Whitehall to help improve the quality of life of local people. We understand this is a vast improvement in Government funding support for new homes in West Lancashire and is a testament to the expertise of TVD. We will continue to work with the Council and Government to identify sources of investment for the betterment of communities of West Lancashire.



Local Labour, Local Skills

On completion at Fairstead, we took the opportunity to celebrate our strength in partnership and commitment to developing skills by officially opening the scheme with Whitfield and Brown's Nigel Welch, as well as apprentice Josh and trainee Dale. Whitfield and Brown also engaged with West Lancs College to arrange a work placement for a local construction student on our Brierfield scheme.



Investing in the Community

With our build and design partners we have helped a local school in Westhead to fix a wall following water damage; sourced 8 iPads for school in Ashurst next door to our Northfield site; attended school assemblies to talk to the children about the construction site safety; and engaged with the Friends of Tawd Valley to explore synergies between Tawd Valley Park and our sites.

81 new homes delivered. With over 100 new homes and business units in the pipeline

Our latest operating year has been one of success and delivery. New high-quality homes for rent for the people of West Lancashire and more sites activated or in the pipeline. Lives being changed for the better, environments improved for all, and jobs and opportunities for local people and companies.

Here's a snapshot of what's kept us busy:



Eskbank, Digmoor

Thirteen lovely new homes completed and now occupied. Each bright, spacious home comes complete with a host of energy-saving initiatives including electric vehicle charging points and double-glazing. The homes were built on the site of a derelict nursery, which had become a source of anti-social behaviour.



Brierfield, Digmoor

Seventeen bright, airy and spacious homes delivered to our usual standard, providing apartments and semi-detached homes for a range of tenant types. Now fully occupied, the new buildings have improved the local streetscape for everyone's benefit. This was our first venture into building apartments.



Fairstead, Ashurst

Fourteen lovely new homes at Fairstead were handed over in the autumn. The development of six semi-detached properties and eight apartments was built from timber frame and benefited from dual zone heating, double-glazing and electric car charging points. The scheme is now fully occupied.



Northfield, Ashurst

Our largest scheme to date, building 27 two, three and – for the first time – four-bedroom homes. Our four-bed properties include a downstairs wet room as well as an extended kitchen-diner, presenting spacious and adaptable accommodation for those with particular needs.

What's next and our current schemes

Halton Castle, Westhead

Our first scheme outside of Skelmersdale, delivering 10 new affordable rent homes comprising four cottage style apartments and six semi detached homes facing onto Crosshall Brow. The scheme has been delivered on the former Halton Castle Public House site.



Everyone has the right to a good quality home

Fairlie, Skelmersdale

There's no standing still at TVD: the need to deliver high-quality affordable housing for the people of West Lancashire remains acute. And so, with the support of the Council, we're committed to bringing more schemes forward, subject to planning approval. Our sixth site at Fairlie, Skelmersdale, where we are currently live, will deliver fifty new homes comprising 2 and 3 bedroom houses, twelve 1 bedroom apartments and eight two bedroom bungalows. Thirteen homes will be available on an affordable rent-to-buy basis. This marks the start of our largest and most diverse scheme to date and will complete in the Spring of 2024.



Our contractors manage safe, tidy sites



Trees and wider landscape treatment help soften our developments



We develop a range of different housing types

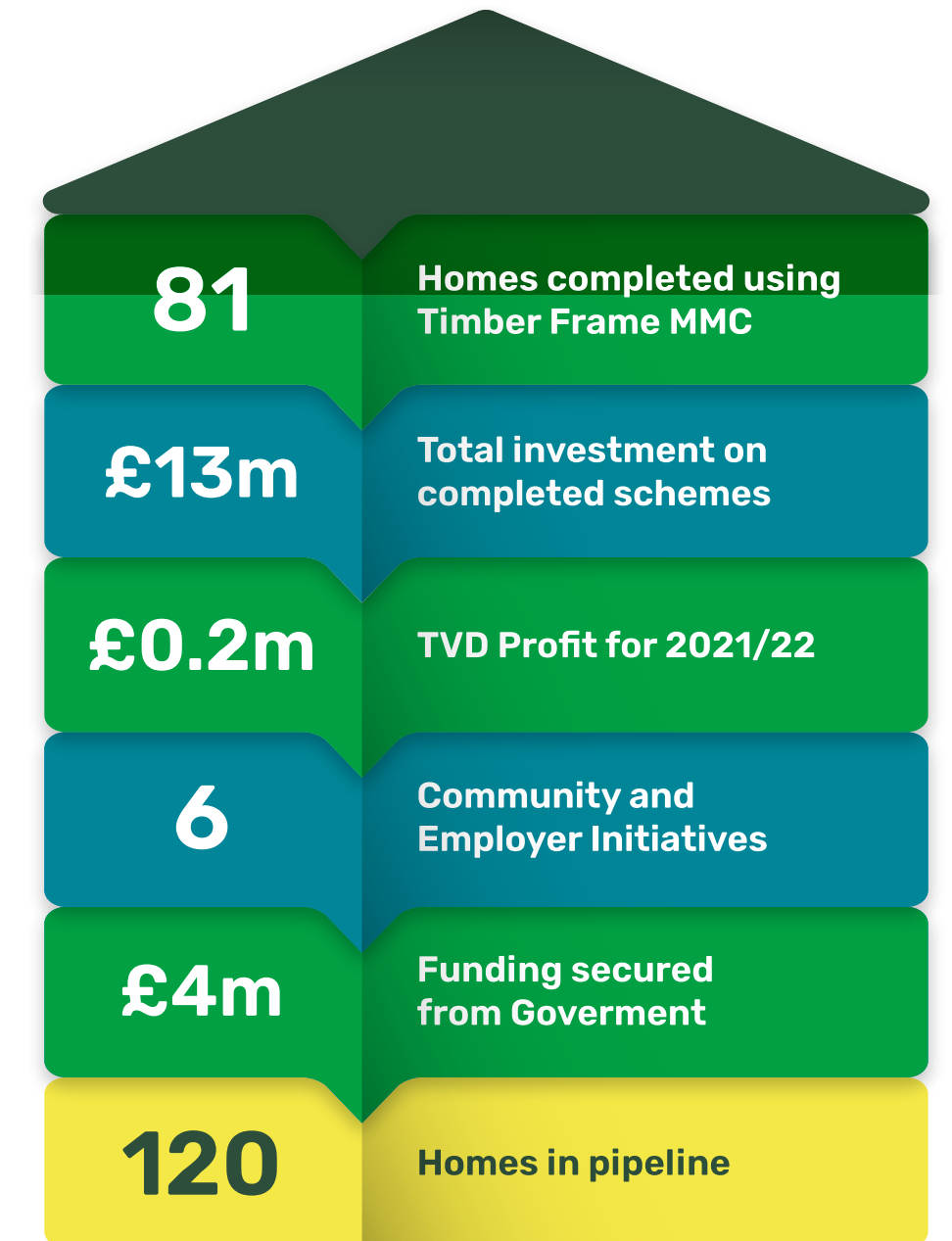


We don't just build homes: we build communities, too

Looking ahead, we have ambitions to build more high quality homes in Skelmersdale and across West Lancashire, together with new modern workspaces as we seek to deliver the housing and economic needs of the borough, and support the positive progression of the local economy, building wealth within our communities, by providing job and training opportunities for local people with the projects we deliver.

Our financial performance

Here are some headline figures to demonstrate our performance in the last year. We are striving to improve on them all the time.



Tawd Valley Developments has secured its position as a viable business able to generate surpluses for investment by its shareholder, West Lancashire Borough Council.

Thanks to our team

Tawd Valley Developments' recent success is thanks to our strong partnership with a range of builders, sub-contractors, suppliers and customers.

We have cultivated the principles of partnering and believe our success is based upon choosing to appoint a construction team that shares our work ethic, demonstrates an ability to deliver exceptional quality, and which buys into our long-term vision, thereby fulfilling obligations of the contract in a 'one team' approach.

We have worked with some incredible principal contractors in Whitfield and Brown Developments and Ecogee Developments. Our principal designer, John McCall Architects, has been exceptional and has produced a unique TVD design style, applied across most of our developments, providing quality and economies of scale.



Our structural engineers ARP and Shape have provided us with the diligence, design and delivery requirements to also ensure the schemes are robust and will remain strong for many years to come. We have been well supported by both Savills and Ridge on the design and delivery of our schemes and excellent Clerk of Works services have been provided by LB Partners.

Our strong and maturing relationship with Homes England has proved to be similarly successful during the last period with more than £4M of grant funding provided to help the delivery of five of our six live schemes. Positive conversations about our next phase of activity remain on-going.

West Lancashire Borough Council is our sole shareholder and also a key member of the team, providing policy and planning services and functions as well as the client role for the majority of our schemes. Their vision, support and decision-making has been instrumental to our success.

Finally, and by no means least, the residents who live around our new homes during their development phase deserve our particular thanks for their patience and support. To the new residents who move into the houses we build, we are grateful for your positivity and we take great pleasure in your joy upon moving into your new home. We know you'll enjoy them for many years to come.





Tawd Valley
DEVELOPMENTS 

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