



# Stephen Howard Homes

Inspirational places in which to live

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



The Heights, Letchworth

## Introduction

Stephen Howard Homes has been the generic title used, with modifications, as an umbrella for a large number of LLP's during the period 1998-2007. The roots of the company date back to 1994.

Each development to date has been carried out in an independent LLP (Limited Liability Partnership), some with diverse partners such as Property Finance Partners Limited ([southerngroup.co.uk](http://southerngroup.co.uk)), William Pears Group ([williampears.co.uk](http://williampears.co.uk)), Winston Group([winstongroup.co.uk](http://winstongroup.co.uk)), Aldis Group and Richland Group ([richlandgroup.co.uk](http://richlandgroup.co.uk)). These relationships are ongoing.

We are currently developing 458 units in locations in London and the South East and our land bank currently stands at around 1000 units. Due to each development having been undertaken in an independent LLP no balance sheet exists and as the annual turnover of all the LLP's is now approaching £60 million, it is considered appropriate to consolidate all of our activities into one Group and it is intended that this be completed during the financial year 2008/09.



Watsons Yard, Bishops Stortford



Sanders Place, Hitchin



Hasler Place, Great Dunmow



Jepps Courtyard, Royston



Silence Court, Royston



The Terrace, Wealdstone

## Construction

Construction for Stephen Howard Homes is undertaken by Heritage Construction (Stevenage) Limited, which in due course will be consolidated into the Stephen Howard Homes Group.



Riverside Court, Hitchin



Cheltonian Park, Esher



Phillips Court, Royston

## Our Development Strategy

We have historically purchased town centre brown field sites. Many have been purchased on a subject to planning basis, however we will buy redundant commercial sites without planning permission and take a measured planning risk.

Recent acquisitions have included a large factory in Royston that no longer suited the manufacturer's requirements. We purchased this site from them thus releasing cash which they used to fund the purchase of a new site and then leased their current factory back to them until their new facility is ready.

Similarly we purchased a main car dealership in West Drayton for redevelopment, and a large retail site in Sutton which we will redevelop after vacant possession is attained. Neither property had planning permission.

We are always looking for land opportunities of this type and of course we will also buy sites with planning permission, ready to go.

## Our Sales Strategy

Wishing to limit sales risk, we pursue a policy of pre-sales to individual investors, institutions and regulated social landlords, and only leave a small percentage of our production to be sold on the open market to owner-occupiers



Bramford Park, Ipswich



The Heights, Letchworth



Typical underground car park

## Current and Future Developments

Albany Place, Kenton Road, Harrow

The Heights, Birds Hill, Letchworth

The Terrace, Station Road, Wealdstone

Coopers Yard, Bucklersbury, Hitchin

Cheltonian Park, Portsmouth Road, Esher

Heathside, Baldock Road, Royston

Chimes House, Beckenham

Bramford Place, Ipswich

Riverside Court, Grove Road, Hitchin

The Heights, High Street, Sutton\*

Chafford Hundred, West Thurrock\*

Watford Road, Croxley Green\*

Station Road, West Drayton\*

(\*subject to planning)

## Working across Southern England

Stephen Howard Homes is working towards developing in excess of 500 units a year in the South East of England as shown on the map.

Currently the Group concentrates mainly on building flats, however, to facilitate a wider platform, it is planned to diversify into volume housing, particularly in Milton Keynes, Thames Gateway, Peterborough and the M11 Corridor.



Watsons Yard, Bishops Stortford





Jepps Courtyard, Royston



Stamford Yard, Royston



Chapman Courtyard, Cheshunt

## Stephen Howard Homes Holdings Limited

**Howard Keen LLB** *Chairman*

Director of Southern Group Limited and a number of it's subsidiaries.

**Stephen Foster BSc, MCI0B** *Managing Director*

Working in construction and residential property development since 1976.



Coopers Yard, Hitchin

**Brian Rubins** *Director*

Formed Southern Funding in 1991, as an innovator in property finance both for development and investment. Brian Rubins is the Chief Executive of Southern Funding and a Director of Stephen Howard Homes Holdings Limited and focuses on relationships, marketing and new financial product development.

**Jonathan Rubins** *Director*

Joint Managing Director of Southern Funding Limited and a Director of Property Finance Partners Limited and other in-house lending subsidiaries of Southern Group Limited. Director of Stephen Howard Homes Holdings Limited.



Carrington Court, Royston



Stamford Yard, Royston

## Heritage Construction (Stevenage) Limited

**Stephen Foster BSc, MCIOB** *Managing Director*

Member of The Chartered Institute of Building and in construction since 1976.

**Chris Hammond MCIOB** *Commercial Director*

Member of The Chartered Institute of Building and in construction since 1968.

**Ian Brownjohn FCCA** *Finance Director*

**Jeremy Brown** *Sales & Marketing Director*

Employed in Sales & Marketing since 1985, and with a proven track record for negotiating and finalising strategies at main board level.



Albany Court, Kenton



Parkside, Starlings Bridge, Hitchin

## Consultants

- Architects:** BBR Architects, 78 Tilehouse Street, Hitchin, Herts SG5 2DY  
Tel: 01462 420 800 Fax: 01462 456 955  
Twigg Brown Architects, 41 Paradise Walk, London SW3 4JL  
Tel: 020 7352 7272 Fax: 020 7352 4193  
Alan Camp Architects, 88 Union Street, London SE1 0NW  
Tel: 020 7593 1000 Fax: 020 7593 1001
- Structural Engineer:** Mason Navarro, Bancroft, Hitchin, Hertfordshire SG5 1NQ  
Tel: 01462 632 012 Fax: 01462 632 233
- Mechanical & Electrical:** Quinnross Consultants, Services House, 17 Brookes Place,  
Newington, Sittingbourne, Kent ME9 7LP Tel: 01795 841 035  
Fax: 01795 843 756
- Landscape Architects:** Caroline Hay Associates, 2 High Street/1 George Street,  
Willingham, Cambridgeshire CB24 5ES Tel/Fax: 01954 260 500  
ACD Landscape Architects, The Old Byre, Rodbourne Rail  
Business Centre, Granage Lane, Malmesbury, Wilts SN16 0ES  
Tel: 01666 825 646 Fax: 01666 824 654  
CSa Environmental Planning, Barn A, Dixies, High Street,  
Ashwell, Hertfordshire SG7 5NT Tel: 01462 743 647  
Fax: 01462 743 648
- Highways Engineers:** T A Millard London Ltd, Lonsdale House, 15 Pembroke Road,  
Sevenoaks, Kent TN13 1XR Tel: 01732 779 226  
Fax: 01732 464 881  
WSP Transport & Development, Kent House, Romney Place,  
Maidstone, Kent ME15 6JB Tel: 01622 760 800  
Fax: 01622 760 801  
Mott McDonald, Stoneham Place, Stoneham Lane,  
Southampton, Hampshire SO50 9NW  
Tel: 02380 628 800 Fax: 02380 628 801  
CSa Environmental Planning, 5F Deer Park Business Centre,  
Woollas Hall, Eckington, Pershore, Worcester WR10 3DN  
Tel: 01386 751 100 Fax: 01386 751 144  
Mott McDonald, Stoneham Place, Stoneham Lane,  
Southampton, Hampshire SO50 9NW  
Tel: 023 8062 8800 Fax: 023 8062 8801
- Contamination Engineers:** Enverity, (formerly Ground Engineering), Willie Snaith Road,  
Newmarket, Suffolk CB8 7SQ Tel: 01638 608 608
- Land Surveys:** GEA, The Hertfordshire Business Centre, Alexander Road,  
London Colney, Hertfordshire AL2 1JG Tel: 01727 824 666  
Fax: 01727 824 777  
East Anglian Land Surveys, 11 Red Willows Industrial Estate,  
Finborough Road, Stowmarket, Suffolk IP14 3BU.  
Tel: 01449 770 289 Fax: 01449 770 293  
Subscan Technology Ltd, 9 Somers Road, Rugby, Warwickshire  
CV22 7DB Tel: 01788 550 017 Fax: 01788 551 218  
LBM Surveys Ltd, Hoppingwood Farm, Robin Hood Way,  
London SW20 0AB Tel: 020 8942 4567 Fax: 020 8942 0898  
Mike Worby Survey Consultancy, 37 Ramblers Way Welwyn  
Garden City, Hertfordshire AL7 2JU Tel: 01707 333 677  
Fax: 01707 333 677
- Site Investigation (Geology):** Trendrevel Services Ltd, The Old Court House, 20 Simpson Road,  
Fenny Stratford, Milton Keynes, Buckinghamshire MK2 2DD  
Tel: 01908 365 258 Fax: 01908 365 721  
GEA, The Hertfordshire Business Centre, Alexander Road,  
London Colney, Hertfordshire AL2 1JG Tel: 01727 824 666  
Fax: 01727 824 777  
Applied Geotechnical (Enverity), 7 Laureate Paddocks,  
Newmarket, Suffolk CB8 0AP Tel: 01638 608 608  
Fax: 01638 608 708  
AP Geotechnics, Brunel Science Park, Coopers Hill Lane,  
Englefield Green, Surrey TW20 0JZ Tel: 01784 438 238  
Fax: 01784 472 870  
ENSR International Ltd, 18 Frogmore Road, Hemel Hempstead,  
Hertfordshire HP3 9RT Tel: 01442 240 781
- Planning Consultants:** Brian Hull Chartered Town Planners & Development  
Consultants, 1 Aubreys, Letchworth, Hertfordshire SG6 3TX  
Tel/Fax: 01462 676 273  
Nabarro's, Lacon House, Theobald's Road, London WC1X 8RW  
Tel: 020 7524 6000 Fax: 020 7868 3679  
Qube, Building 14, Michael Young Centre, Purbeck Road,  
Cambridge, CB2 8PF Tel: 01223 275 710 Fax: 01223 275 711  
DP9 Planning Consultants, 100 Pall Mall, London SW1Y 5NQ  
Tel: 020 7004 1700 Fax: 020 7004 1790
- Sound Engineers:** Walker Beak Mason, The Old Barn, Pury Hill Business Park,  
Alderston, Nr Towester, Northamptonshire NN12 7LS  
Tel: 01327 811 816 Fax: 01327 811 819

Hann Tucker Associates, Duke House, 1-2 Duke Street Woking, Surrey GU21 5BA Tel: 01483 770 595 Fax: 01483 729 565

Mott McDonald, Stoneham Place, Stoneham Lane, Southampton, Hampshire SO50 9NW Tel: 02380 628 800 Fax: 02380 628 801

**Air Quality:** Environ, 11/12 Swallow Court, Devonshire Gate, Tiverton, Devon EX16 7EJ Tel: 01884 842 010 Fax: 01884 84 2011

Mott McDonald, Stoneham Place, Stoneham Lane, Southampton, Hampshire SO50 9NW Tel: 02380 628 800 Fax: 02380 628 801

**Perspective Design:** Keith Hornblower, 85 Tilehouse Street, Hitchin, Hertfordshire SG5 2DY Tel: 01462 442 455

The Juice Group Limited, 90 Long Acre, Covent Garden, London WC2E 9RZ Tel: 020 7849 3016 Fax: 020 7849 3200  
Head Office: President Way, Sheffield, South Yorkshire S4 7UR Tel: 01142 755 858 Fax: 01142 755 888

**CDM Planning:** Managing CDM Limited, 4 Springfield Avenue, Harrogate, North Yorkshire HG1 2HR Tel: 01423 538 411

**Rights of Light:** GVA Grimley LLP, 10 Stratton Street, London W1J 8JR Tel: 020 7911 2289 Fax: 020 7911 2438

Delva Patman, 2 Henrietta Street, Covent Garden, London WC2E 8PS Tel: 020 7240 6004 Fax: 020 7240 7658

Brooke Vincent & Partners, Enterprise House, The Crest, London NW4 2HW Tel: 020 8202 1013 Fax: 020 8202 9488

**Water Courses/  
Floodplains:** Fenland Hydrotech, 7 Chancery Lane, Thropston Kettering, Northants NN14 4JL Tel: 01832 734 612 Fax: 01832 734 780

**Fire Safety Consultants:** Independent Fire Consultancy Services, 32 Tollers Lane, Old Coulsdon, Surrey CR5 1BB Tel: 01737 552 337

**Affordable Housing:** GHM Management, Wheathampstead Place, Wheathampstead, Hertfordshire AL4 8SB Tel: 01582 834 233 Fax: 01582 832 176

**Drainage:** Rotec Consulting Engineers, 5 The Close, Brookmans Avenue, Brookmans Park, Hertfordshire AL9 7QN Tel: 01707 652 500 Fax: 01707 646 390

**Health & Safety:** Managing CDM Limited, 4 Springfield Avenue, Harrogate, North Yorkshire HG1 2HR Tel: 01423 538 411

Eastern Builders Safety Group Ltd, William James House, Cowley Road, Cambridgeshire CB4 0WX Tel: 020 7593 1000 Fax: 020 7593 1001

**Sustainability:** Quinnross Consultants, Services House, 17 Brookes Place, Newington, Sittingbourne, Kent ME9 7LP Tel: 01795 841 035 Fax: 01795 843 756

## Lawyers, Auditors and Bankers

**Lawyers:** Fasken Martineau Stringer Saul LLP, 17 Hanover Square, London W1S 1HU Tel: 020 7917 8500 Fax: 020 7917 8555

Salans, Millennium Bridge House, 2 Lambeth Hill, London EC4V 4AJ Tel: 020 7429 6000 Fax: 020 7429 6494

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Rosling King Solicitors, 2/3 Hind Court, Fleet Street, London EC4A 3DL Tel: 020 7353 2353 Fax: 020 7583 2035

Nabarro's, Lacon House, Theobald's Road, London WC1X 8RW Tel: 020 7524 6000 Fax: 0207 868 3679

Lorimer, Longhurst & Lees, Devonshire House, 89 Regent Street, Cambridge, CB2 1AW Tel: 01223 311 141 Fax: 01223 460 749

Harold Benjamin, 2nd Floor, Titan Court, 3 Bishop Square, Hatfield, Hertfordshire AL10 9NA Tel: 020 8422 5678 Fax: 020 8864 7530

**Accountants & Auditors:** Grant Harrod Chartered Accountants, 49a High Street, Ruislip, Middlesex HA4 7BD Tel: 01895 624 321 Fax: 01895 624 123

Whitmarsh Sterland, 62 Hills Road, Cambridge CB2 1LA Tel: 01223 570 000 Fax: 01223 366 695

**Bankers:** NatWest Bank Plc, St Albans Commercial Banking Office, 2nd Floor, Building 1, Centrium, St Albans, Herts AL1 2RD

NatWest Bank Plc, Blackburn House, 22 - 26 Eastern Road, Romford, Essex RM1 3PJ

Heritable Bank Ltd, 8 Hill Street, Berkeley Square, London W1J 5NG

Bank Leumi (UK) Ltd, 20 Stratford Place, London W1N 9AF

Kaupthing Singer and Friedlander Ltd, One Hanover Street, London W1S 1AX

Anglo Irish Bank Corporation Plc, No. 1 Marsden Street, Manchester M2 1HW



INSPIRATIONAL PLACES TO LIVE

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