

# HARWORTH GROUP PLC: A COMPANY OVERVIEW

AUGUST 2018

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Transforming

Regenerating

Revitalising

**Harworth**

# ABOUT HARWORTH GROUP PLC

- Harworth is a mixed-use regeneration company with a range of property interests - predominantly across the North of England and the Midlands.
- We **'transform, regenerate and revitalise'** the local communities in which we work.
- Our land portfolio spans over 21,000 acres, including residential development land, commercial property, agricultural estates and low carbon energy and environmental schemes.
- As at 31 December 2017, total consented residential plots under ownership stood at 10,448 plots and consented commercial space on our land at 12.13m sq. ft.
- The company has gross assets of £462m and net assets of £414m, translating to a low level of gearing equivalent to 7% net LTV.



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Once completed, our developments could make a huge difference to the North of England and the Midlands. This has the potential to deliver:

Up to **£2.8bn** in  
Gross Value Added to UK plc

This could power over  
**100,000** family homes

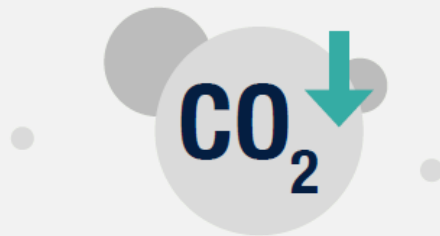
**c.20,000+** potential homes

**18.5m sq. ft**  
potential employment space

**300MW**  
of capacity to the  
National Grid



Harworth work safely and responsibly in making this difference



**22%** Reduction in CO<sub>2</sub>  
emissions from activities in 2016



**0** RIDDOR reports filed by  
Harworth in 2016 and H1 2017



**52** staff

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# OUR APPROACH TO REGENERATION

- **Transformation:** We aim to sustainably transform our brownfield land holdings to create new environments that improve the areas we work and live.
- **Collaboration:** We design and deliver our schemes in close consultation with all stakeholders local authorities, residents, business partners and local groups.
- **Integrity:** We pride ourselves in maintaining clear communication and professionalism through all stages of the development process.
- **Place Making:** Creating new sustainable communities achieving a high quality sense of place, providing a firm footing for new communities to establish and thrive.
- **Positive Legacy:** Our schemes deliver long-term economic and social gain to former coalfield areas.



*Housing at Waverley, Rotherham*



*Logistics 225 at Logistics North, Bolton*

# WHAT PEOPLE SAY ABOUT US & OUR DEVELOPMENTS



The  
University  
Of  
Sheffield.

“The Advanced Manufacturing Park at Waverley is an extremely important business community undertaking some of the world’s foremost technological research and innovation. This has also attracted some of our commercial partners to locate new manufacturing facilities onto the Park and create a vibrant and thriving hub for new technology in key sectors such as aviation and energy.”

**Professor Keith Ridgway, Executive Dean – University of Sheffield AMRC**

“I think the Prince of Wales scheme will make a huge difference not just to Pontefract but the entire Wakefield district. Although times are tough we are still achieving a lot and by working with Harworth and other Partners on ambitious projects such as these, we can continue to encourage economic growth across the district.”

**Councillor Peter Box, Leader – Wakefield Council**



“Harworth Group plc have already demonstrated that they are able to deliver a high quality, job creating development in the M61 corridor at Logistics North, for which we have worked very closely and in partnership with them to deliver these benefits. Bolton Council and its partners are focussed on ensuring we attract the right employment opportunities in the right areas for our residents and are keen to continue our partnership with Harworth in order to see further development and employment opportunities to be realised here in the Borough.”

**Stephen Young, Director of Place at Bolton Council**

“The Waverley project is a crucial development for the borough and symbolises the confidence in the future regeneration of this part of Rotherham.... (including) our world class manufacturing facility at the Advanced Manufacturing Park.”

**Cllr Gordon Watson, Deputy Leader at Rotherham Council**



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## CASE STUDY 1: WAVERLEY

- Waverley in Rotherham is Yorkshire's largest ever mixed-use brownfield development at 740 acres.
- Advanced Manufacturing Park covers 150 acres and is home to world-class employers such as Boeing, Rolls-Royce and McLaren Automotive.
- It is the #1 rated Enterprise Zone in the UK and is a recognised centre for engineering & manufacturing excellence.
- Consent is also in place for 3,890 homes to be built across 225 acres; over 690 new homes have been built and occupied since July 2012.
- 310 acres of high quality public open space and land for a range of leisure uses is also in situ.
- Waverley will annually add £300m of Gross Value Added to the national economy by 2030.

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Aerial shot of the Advanced Manufacturing Park, Sheffield J33 M1



Housing at Waverley, Sheffield J33 M1

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## CASE STUDY 2: LOGISTICS NORTH

- Logistics North is a 800 acre scheme in Bolton comprising a 250 acre employment scheme with a 558 acre Country Park wrapped around it. It has a consent for 4m sq. ft of employment space, with over 2m sq. ft built out since 2014.
- Aldi bought 35 acres of land to build a 600,000 sq. ft unit for their North West HQ and distribution centre, which opened in 2016.
- MBDA and Komatsu also bought land in 2015 to build their respective North West Headquarters, whilst Exeter Property Group bought 18 acres to speculatively develop a unit.
- We built 400,000 sq. ft of Grade A logistics space on behalf of M&G Real Estate in December 2016, with Whistl taking a lease on the first unit – 225,000 sq. ft – in January 2017.
- Lidl purchased over 43 acres of land in December 2016 for £22.5m to build a new North West Headquarters.



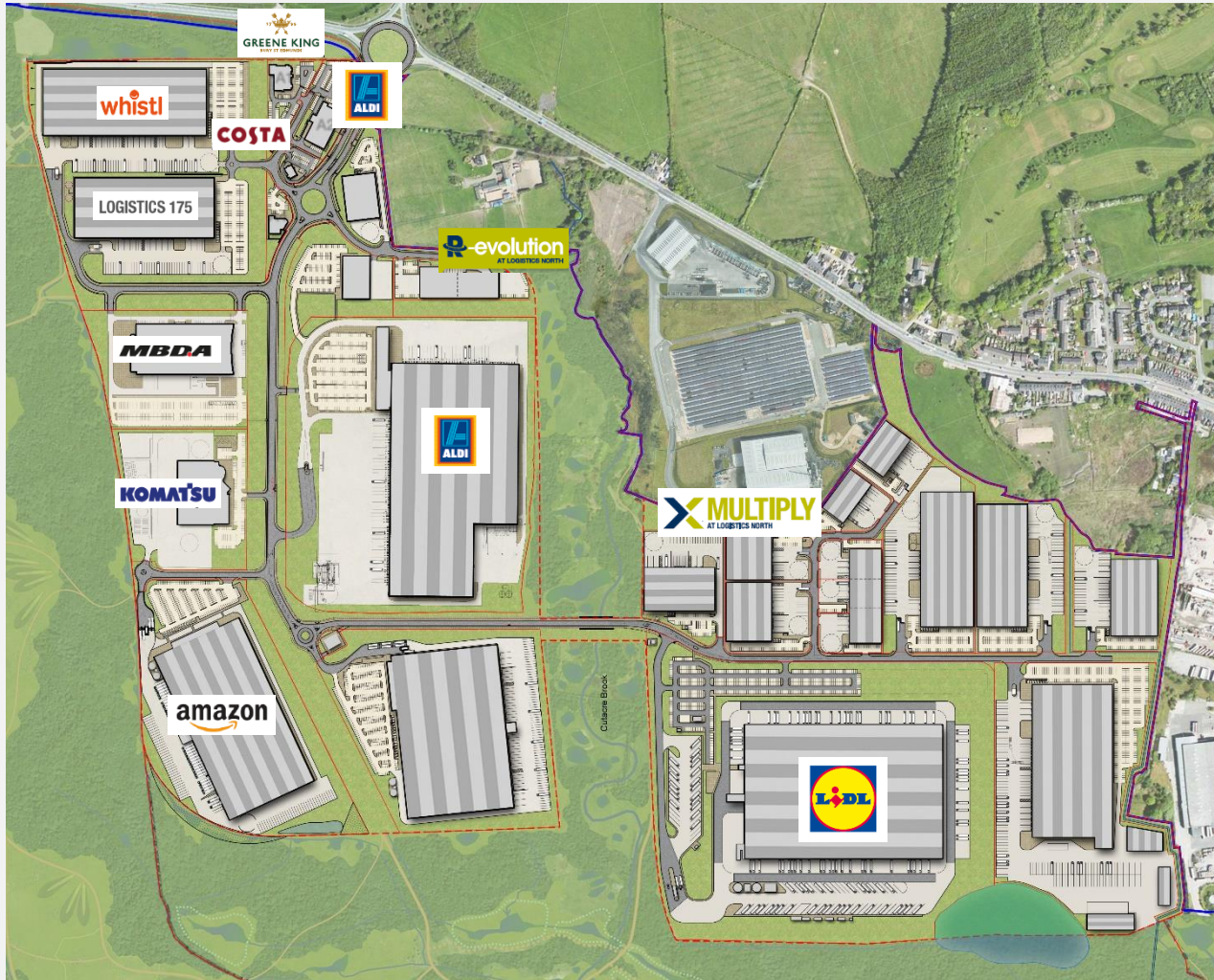
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Whistl Unit at Logistics North



ALDI Regional Distribution Centre at Logistics North



Costa Coffee at Logistics North

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## CASE STUDY 3: PRINCE OF WALES

- We are redeveloping the former Prince of Wales Colliery in Pontefract into a major mixed-use scheme that forms a key part of the 'Gateway into Pontefract'.
- We received planning consent from Wakefield Council in December 2013 to turn the former pit yard into a new development comprising 917 homes and 21,500 sq. m of employment development, along with community facilities.
- Remediation of the site began in December 2013 and Phase 1 infrastructure work completed at the end of December 2014, supported by a £1.95m Growing Places Fund loan from the Leeds City Region to speed up work.
- 215 homes have now been built by Harron Homes and Avant Homes and we expect to complete the 917 home development, with associated community facilities, within the next ten years.

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Aerial photo of Prince of Wales



Housing at Prince of Wales

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## CASE STUDY 4: THORESBY COLLIERY

- Harworth acquired the site in October 2015, following the closure of the colliery – the Midlands’ final deep mine – in July 2015. The Company has spent the last two years undertaking site safety and security works, including demolishing redundant industrial structures, whilst masterplanning the site for future uses. The scheme builds on Harworth’s track record in transforming sites with former uses into thriving environments to live and work.
- We received Planning Permission in October 2017 for a new development of 800 homes and 20,000 sq. ft of employment development, along with community facilities.
- The first phase of residential land, for approximately 150 homes, is expected to be ready for sale to housebuilders as serviced plots towards the end of 2018. It is anticipated that the site will take around ten years to develop.



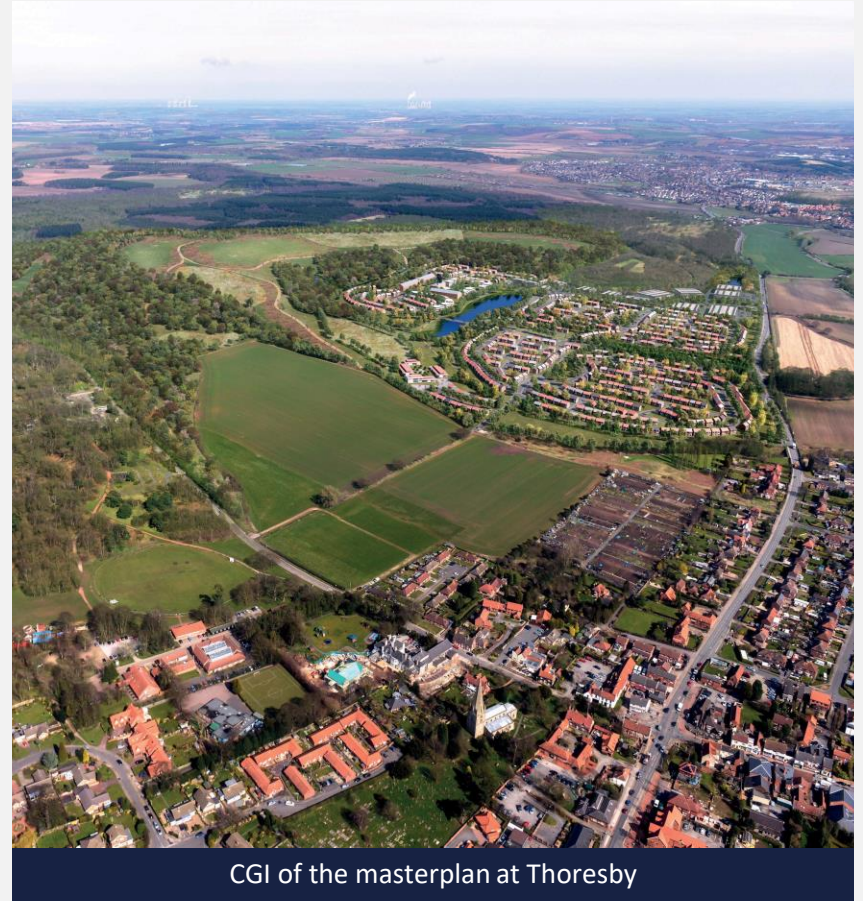
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CGI of the masterplan at Thoresby

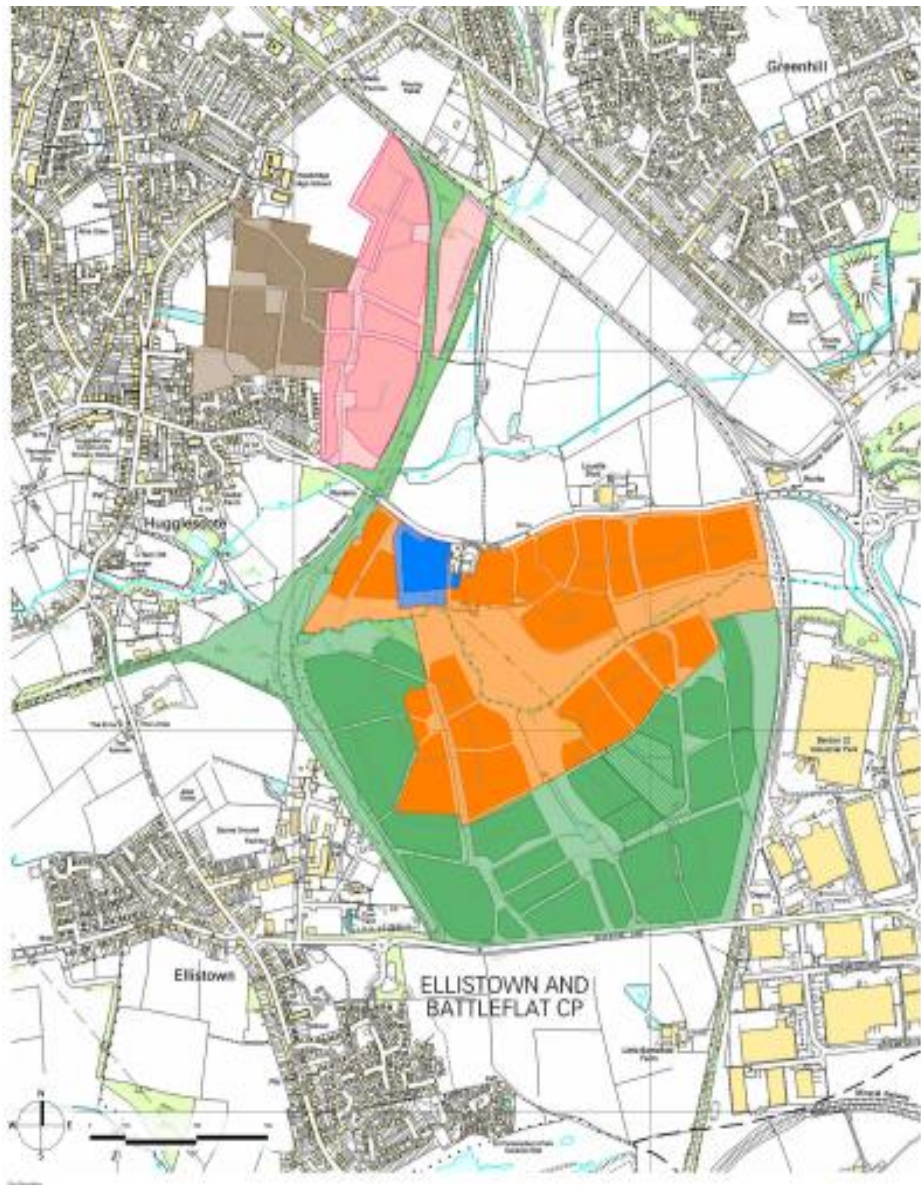
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## CASE STUDY 5: COALVILLE LEICESTERSHIRE

- Located in North West Leicestershire in consortium with other landowners Harworth are bringing forward a 2,700 home residential scheme in South East Coalville.
- Planning secured in 2014 in partnership with Bloor Homes, Davidson Group and SECP Ltd.
- Harworth owns the majority of the site with a large portion owned prior to the planning process and a further 145 acres of neighbouring land purchased for £11.8m in August 2017.
- Harworth now controls 2,016 plots across the site providing a 15 year development pipeline.
- The development is now in the delivery phase with detailed design work being undertaken on the delivery of the key infrastructure for the site.

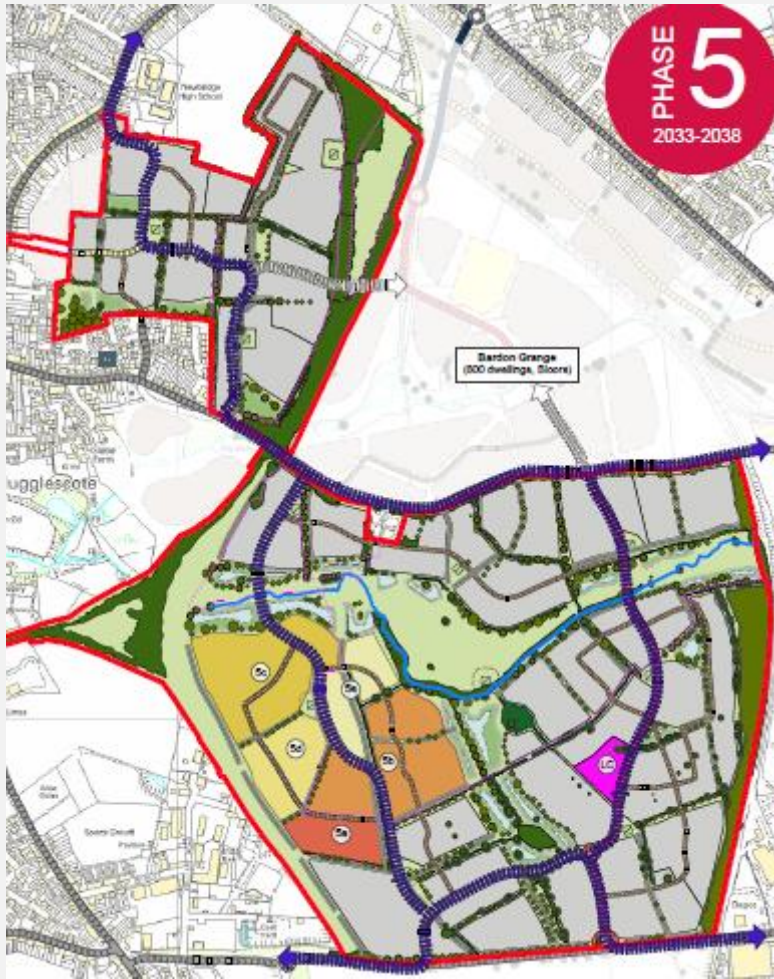
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Aerial Photograph of South East Coalville

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# FORMER IRONBRIDGE POWERSTATION

AERIAL VIEW

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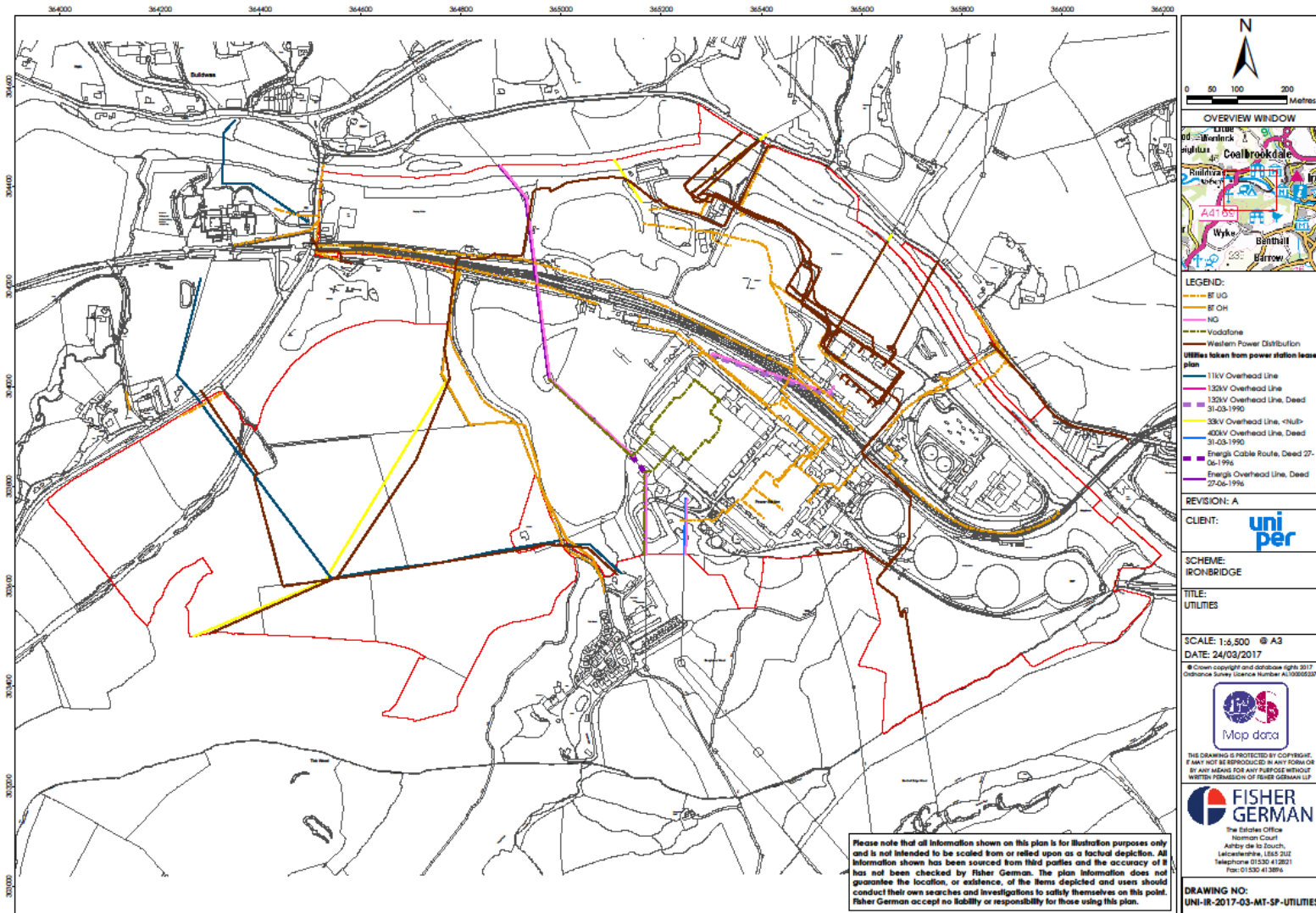
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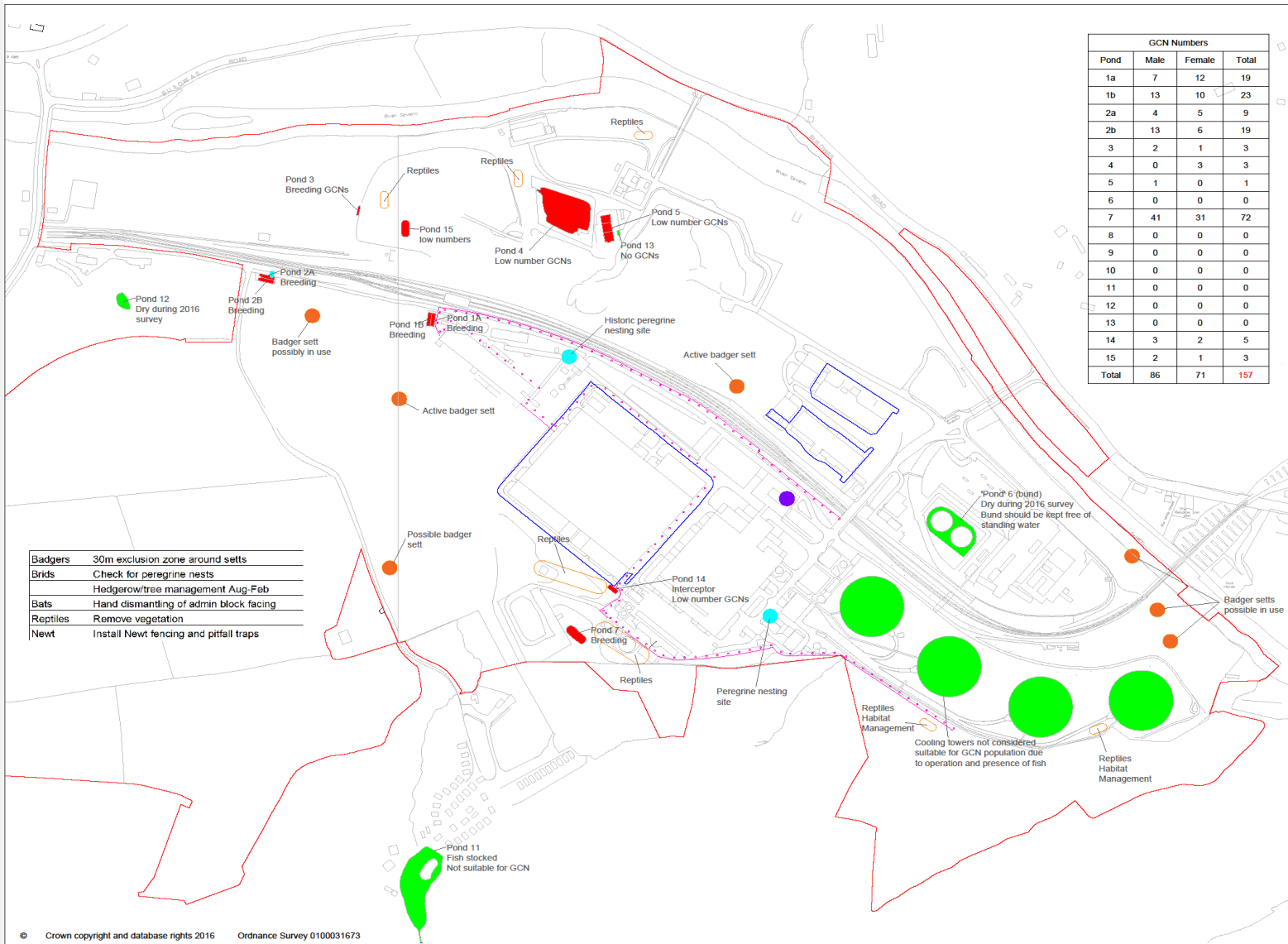


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**General Notes:**

- Do not scale
- Data taken from EMEC Ecology Survey 2014 and 2016.

**GCN Notes:**

- Ponds 1a, 1b, 2a, 2b, 3, and 7 are all within 500m of each other, therefore all GCNs are considered to be part of the same population
- GCN population sizes: **None/unsuitable** <11  
**Small** 11-100  
**Medium** 11-100  
**Large** >100
- Ponds 8, 9 and 10 lie to the south east of the site, outside the site boundary. As these were identified as not suitable for GCN populations and they are outside the mitigation zone, they are not shown on this plan.

**Key**

- Uniper Land Boundary
- Third party land boundary
- Bat roost
- Badger sett
- Peregrine nests
- Reptiles Locations
- NEWT Fencing
- Pitfall traps

Rev	Description	Date	Dim	Chk
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Civil Engineering

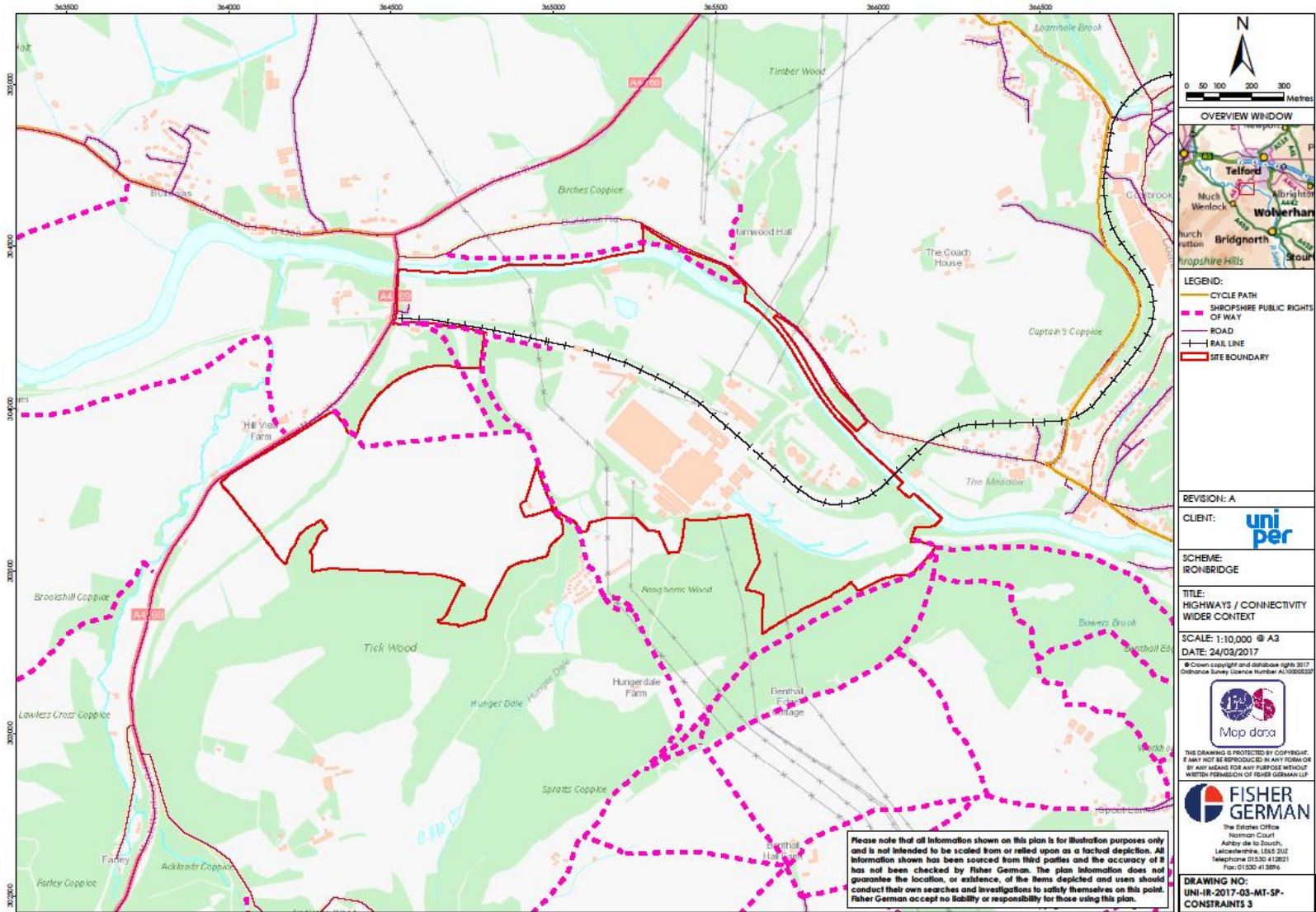
Project  
**Ironbridge Power Station Demolition**

Title  
**Ecology Location Plan**

Date	Dec 16	Drawn	KN	Scale	1:2500
Checked	KN	Approved		Paper	A1
Drawn	003			Rev	

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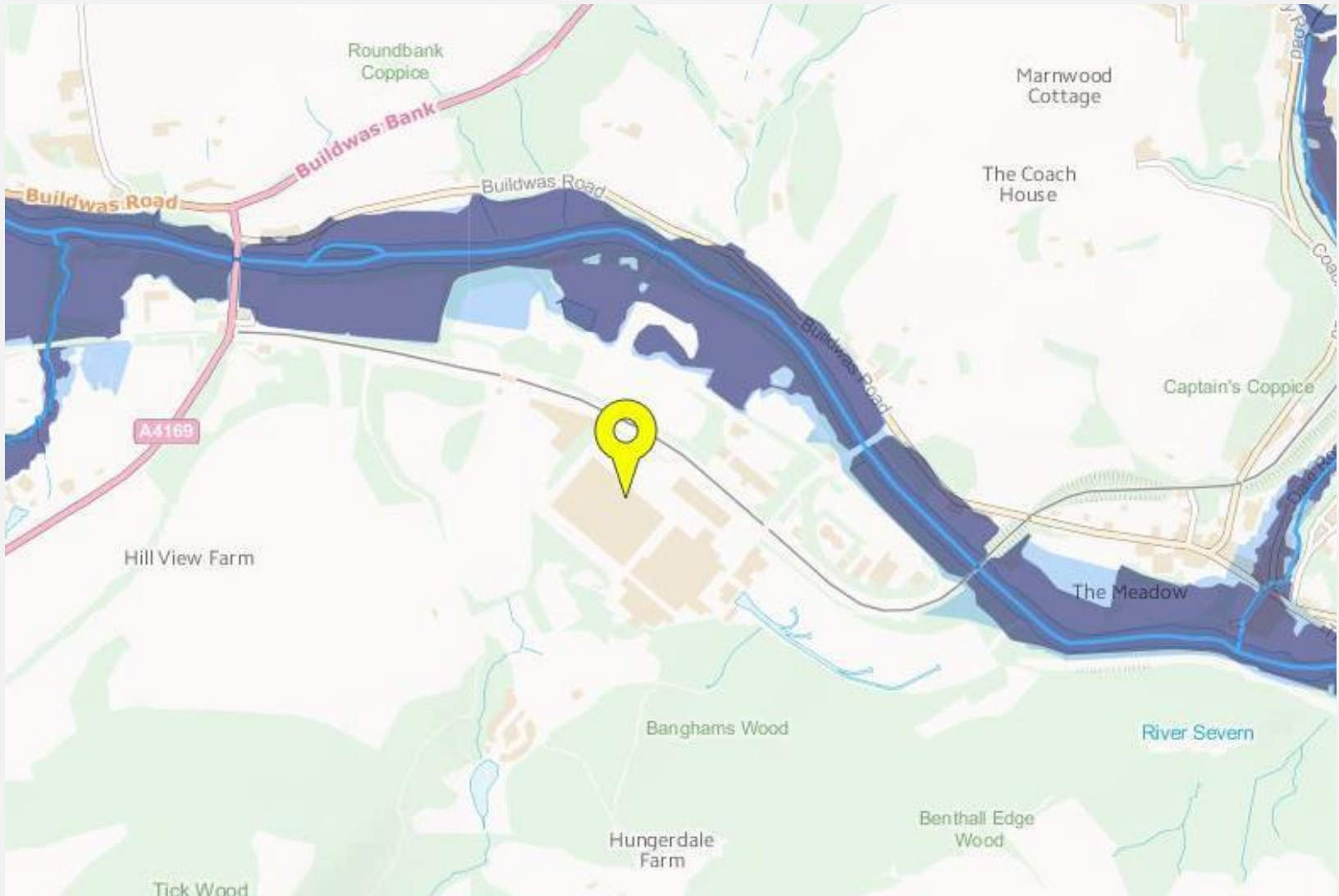


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