



A trusted partner

Building Value for Landowners



TILIA
HOMES



About Tilia Homes

In June 2021, leading private equity firm Terra Firma acquired housebuilder Kier Living from Kier Group, and Tilia Homes was born.

We are now embarking on an exciting new chapter as an independent business, with significant investment from our new owners fuelling ambitious plans for growth.

Tilia builds sustainable, well-designed and quality-built homes across England through our four regional businesses; Central, Eastern, Northern and Western.

We take a sensitive approach to development, engaging with local communities and striving to make a positive difference to the local areas in which we build.

Tilia's goal is to be a top-five housebuilder. Securing the right development opportunities will be key to our success and, with the financial backing of our owners, we will be a major player in the land market.



Tilia at a glance



70

Years' Experience Building New Homes

4

Operating Regions Across England

1,095

Private Sales Each Year

35

Developments

395

Affordable Homes Delivered Per Annum





Operating area

Tilia Homes currently operates out of four regional offices.

Tilia Homes Northern
 Building C - Concentric
 Warrington Road
 Warrington
 WA3 6WX

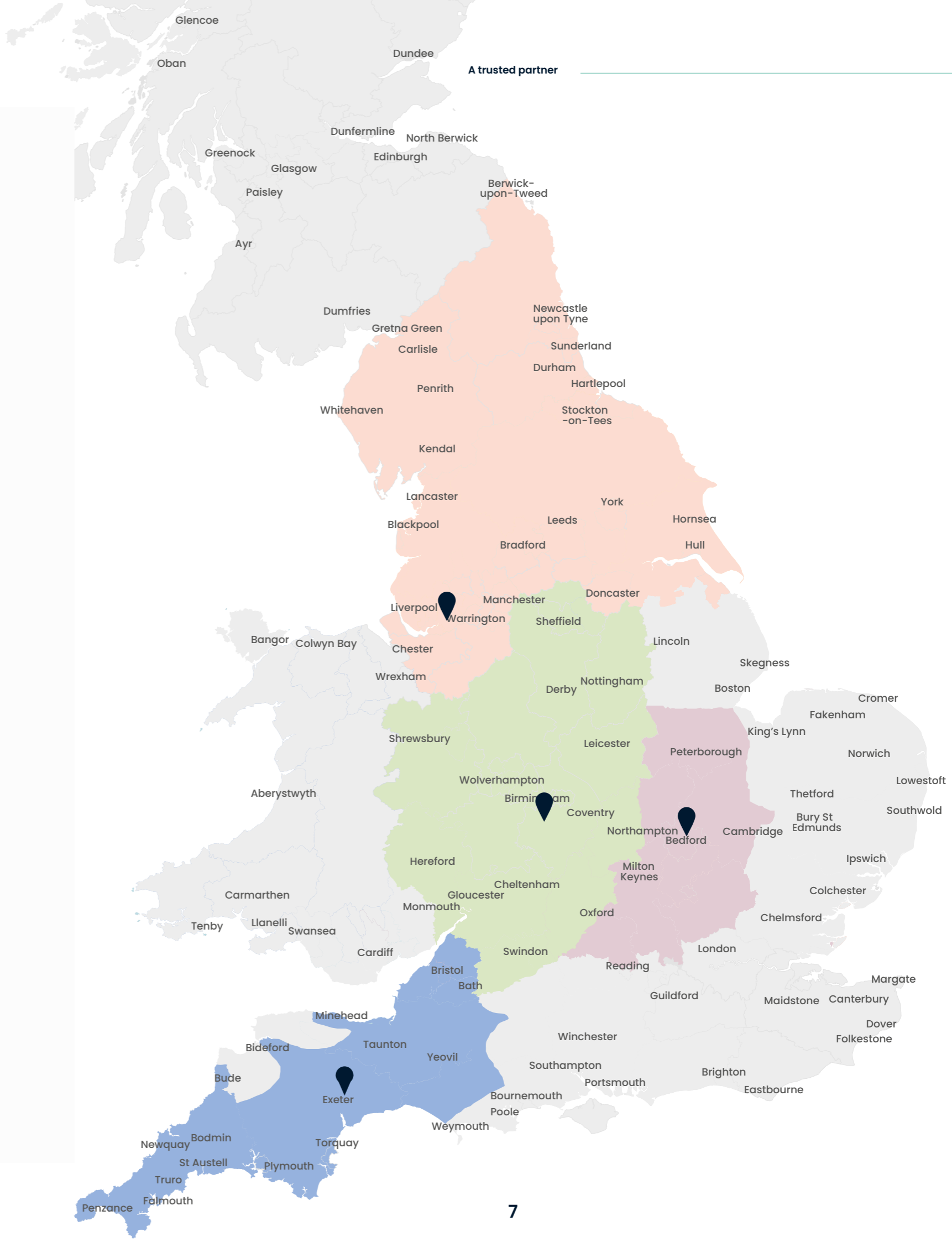
Tilia Homes Central
 Tungsten Building, Central Boulevard
 Blythe Valley Business Park
 Solihull
 B90 8AU

Tilia Homes Eastern
 Fraser Road
 Priory Business Park
 Bedford
 MK44 3WH

Tilia Homes Western
 Hawthorn House
 Exeter Business Park
 Emperor Way
 Exeter
 EX1 3QS

 Tilia Regional Office

A trusted partner



Our partnership with landowners

At Tilia Homes, we pride ourselves on being a trusted partner that takes an honest, open approach and always delivers on its promises.

We work in partnership with landowners to add value to development opportunities and work closely with local authorities and communities to create the right solution for each site.

We engage with local communities through the planning process and listen to opinions and ideas. We are committed to leaving a lasting legacy and contribute

millions of pounds every year to local infrastructure, education and community facilities through Section 106 agreements and the Community Infrastructure Levy.

Our regional teams provide local knowledge and understanding and have relationships with key stakeholders. We also enhance our own expertise with a team of specialist consultants and advisers on areas such as transport, environment, ecology, archaeology and landscaping.

95% of our planning applications receive permission locally, without the need to go to appeal.



Working with Tilia



Tilia Homes is actively looking for new development opportunities across our operating patch.

Any land opportunity will be considered in sustainable suburban locations with good transport links and access to community facilities. We have a strong track record in delivering both complex Brownfield regeneration projects and sensitive Greenfield developments, and will consider sites with or without the principle of planning established.

We assess every site individually and honestly and provide our best advice on the most appropriate development solution and planning strategy.

We can manage the whole process on behalf of the landowner, from bringing in the right consultant team to liaising with the relevant local authorities and statutory bodies. Our focus is always on securing the best outcome for everyone involved.



Building sustainably



Tilia recognises the importance of operating sustainably and minimising the impact of our operations on the environment. Creating sustainable communities means selecting the right sites for development that will meet the needs of both homeowners today and future generations.

We are considerate of the local environments in which we build, protecting local character, the natural environment and wildlife. Homes are designed in keeping with local architectural style and we conduct a thorough ecological assessment to fully understand the possible impact of our development proposals.

We build sustainably too, taking a fabric-first approach to energy efficiency and using modern building methods of construction. We focus on waste reduction on our sites and minimise what we send to landfill.

We also explore opportunities to incorporate renewable energy on our developments including solar panels, ground and air source heat pumps.



Case studies



Westhill

Westhill, Kettering is a contextually designed collection of one and two bedroom apartments and two, three and four bedroom houses. Working with one of the UK's largest land owners, Tilia Homes helped to unlock a site with outline planning consent that needed significant infrastructure delivery.

This development of 385 mixed tenure dwellings, a neighbourhood centre and new school, needed significant highway improvements (circa £6m), amenity space and contributions towards the local economy and public services budget. We are also proud to have delivered a 20-acre country park, including allotments and play areas, whilst managing and enhancing the local ecology.

Summary

- 460 mixed tenure dwellings, a neighbourhood centre and new school.
- £6m of new roads, amenity space and contributions towards the local economy and public services.

Alston Grange

Alston Grange is a development of 256 two, three four and five bedroom homes in Longridge, Ribbles Valley. The development comprises 179 homes for private sale and 77 affordable homes. The latter is delivered in partnership with Together Housing.

Sustainability is a key consideration; a fabric-first approach to energy efficiency is integral to our product range. At Alston Grange this is complemented by the inclusion of photovoltaic panels to suitable properties. The development will also see £469,000 of financial contributions towards public realm and sustainable travel enhancements.

Summary

- 256 new homes including 30% mixed-tenure affordable provision.
- Sustainability measures including energy efficiency and sustainable travel.
- High-quality design and materials reflecting local character.
- Environmental and biodiversity enhancements including new habitats.

Urban Quarter

Urban Quarter is a development of 261 one, two, three, and four bedroom homes forming part of the Hengrove Park regeneration scheme in south Bristol. The development comprises 183 homes for private sale and 78 affordable homes. The latter is delivered in conjunction with Curo Group as a mix of affordable rented and shared ownership.

At Urban Quarter we have included photovoltaic panels to suitable properties to reduce reliance on the grid and deliver carbon dioxide reductions. In addition, the development incorporates a gas-fired district heating system, delivered through an energy centre serving multiple apartment blocks in the scheme.

Summary

- 261 new homes including 30% mixed-tenure affordable provision.
- 102 apartments reflecting urban context of Hengrove Park regeneration area.
- High-quality design and materials establishing distinctive modern character.
- Incorporation of innovative energy centre for district heating.

Manor Kingsway

Manor Kingsway, Derby is a mixed use brownfield development located 1.5 miles west of Derby city centre. Manor Kingsway will unlock the potential of the former Manor and Kingsway Hospital delivering vastly improved connectivity to the rest of the city and supporting the aspirations of local authority partners in providing more high quality affordable housing within the area; 28% of all homes built are designated as affordable.

The scheme aims to create a landmark destination within the region, with a clear focus on desirable homes through quality design and innovation packaged within a community that can provide lasting positive impact on lifestyles through the incorporation of parkland managed by partners at the Land Trust, playing fields and cycling routes connected to the wider city network.

Summary

- Diverse and thriving community of 700 homes with recreational facilities, retail space and an employment zone.
- 28% of all homes built are designated as affordable.

Get in touch

Please get in touch if you have a land opportunity you would like to discuss with us.



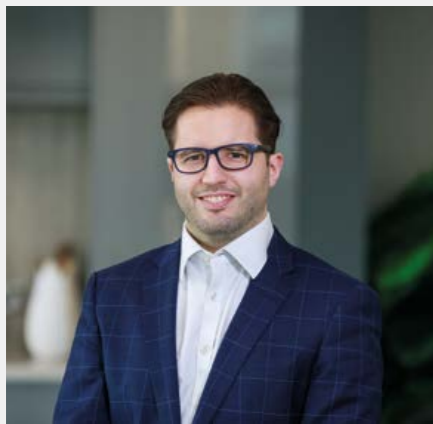
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