

# The review

## Meeting needs

Improvements in the use of natural resources, the provision of future-proof housing, listening to customers, and helping to instigate change - the Larkfleet Group is working hard on delivering effective solutions.



**Asset+**  
energy performance

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# New homes in picturesque places

Larkfleet Homes South West's latest developments are surrounded by areas of outstanding natural beauty.

**Willow Heights** in the picturesque Devon village of Witheridge is one of the latest developments from Larkfleet Homes South West. It consists of 65 stylish 3 and 4-bedroom detached and semi-detached houses and 2 and 3-bedroom bungalows all finished to a high standard and specification.

Witheridge is set on rolling hills with Exmoor National Park to the north and Dartmoor National Park a short distance away to the south. A short drive will take you to the beautiful Tarka Trail at Eggesford.

It is an enchanting, often forgotten region of the county, with many wooded valleys associated with the path of the Little Dart River, and a variety of beautiful countryside scenes, rolling hills, hidden woodlands and spectacular scenery.

## Larkfleet Homes — South West —

Witheridge has its own primary school (rated 'good' by OFSTED), a post office, a shop and doctors' surgery/medical centre. There is also a village pub, a church and a variety of social clubs.

The village is approximately 11 miles equidistant from the thriving market towns of South Molton and Tiverton which both provide excellent amenities including schools, banking and shopping.

Approximately 6 miles from Tiverton is junction 27 of the M5 and Tiverton Parkway Station provides direct access to the national rail network.



A computer generated illustration of the Willow Heights development.

### Larkfleet Homes South West developments

1. Creech St Michael
2. Churchinford
3. Ivybridge
4. Ilton
5. Cotford St Luke
6. Witheridge



**Quantock View** in the village of Cotford St Luke in Somerset is another new development from Larkfleet Homes South West.

The village itself is also new, established in the closing years of the previous century following the closure of Tone Vale Hospital and Cotford Asylum in the 1990s. The site of these redundant medical facilities became Cotford St Luke.

Quantock View is a select development of 3, 4 and 5-bedroom houses and 3-bedroom bungalows situated within this desirable location.





Quantock View development.



Examples of some of the property types available at both Willow Heights and Quantock View.

## Current developments...

### Larkfleet Homes

- Collingham Brook, Collingham
- The Croft at Baston (over 55s age exclusive development)
- Farriers Reach, Oakham
- Gretton Valley, Weldon near Corby
- Whittlesey Green, Whittlesey
- Deeping Meadows, Market Deeping - **COMING SOON**
- Wittering - **COMING SOON**

### Allison Homes

- Boston Gate, Boston
- Horncastle Rise, Horncastle
- Nettleham Chase, Nettleham
- Oakley Rise, Corby
- Pinchbeck Fields, Pinchbeck

### Larkfleet Homes South West

- Churchinford Hills, Churchinford
- Cornwood Chase, Ivybridge
- Hawthorne Gardens, Ilton
- Quantock View, Cotford St Luke
- Willow Heights, Witheridge

# BUILDING ON OUR REPUTATION

The first homes are 'coming out of the ground' at Allison Homes' latest development in Horncastle.

**Horncastle Rise** is a development of traditionally-built 2 and 3-bedroom bungalows set in the attractive, vibrant Lincolnshire market town of Horncastle.

Historic Horncastle is famous for its antique shops. A selection of cafes, tea rooms, pubs and several restaurants cater for most culinary tastes. There are plenty of quirky independent shops and second-hand bookstores in which to search out a bargain.

The town is well-connected, with the A158 running west-east,



joining the city of Lincoln and the popular seaside town of Skegness. The A153 joins Horncastle to Louth in the north and Sleaford and Grantham in the south, from where commuters can join the A1, providing easy access to the north and south of England.

The nearby village of Metheringham has a direct rail service to Peterborough on the East Coast main line which has direct trains to London and to Edinburgh.



A computer generated illustration of the Horncastle Rise development.

## Boston Gate now open to visitors

The sales office at the Allison Homes development at **Boston Gate** has opened to welcome visitors and house-buyers. It is now open five days each week from Thursday to Monday from 10:00 am to 5:00 pm.

Boston Gate is a development of traditionally-built 2, 3, 4 and 5-bedroom homes located in the historic Lincolnshire town of Boston. There are 16 different styles of home to choose from, meeting the needs of homebuyers ranging from those setting foot on the property ladder for the first time through to those seeking a larger home for a growing family.

Historic Boston, from where the 'pilgrim fathers' set sail for the New World, offers a blend of urban

and rural living unique to small towns. Boston is a popular place for families to live, offering good shopping and schools alongside a wide variety of activities, including museums, nature reserves, entertainment and sports right on the doorstep. Sports facilities and clubs cover a range of activities for all the family including football, rugby, cricket, swimming, sailing and golf.

The A17 and A52 both link into Boston with access to surrounding towns, cities and coastal routes. Boston station offers rail services to Nottingham (via Sleaford), the seaside resort of Skegness and, via Grantham on the East Coast main line, to London, the north of England and Scotland.





## THE CROFT AT BASTON DESIGNED EXCLUSIVELY FOR THE OVER 55s



# The best of both for buyers...

**The Croft at Baston** from Larkfleet Homes offers over-55s new homes in a small and friendly community with easy access to the facilities of nearby urban areas.

The current second phase of development is extending the community but keeping it at a modest scale.

The properties are 1 and 2-bedroom bungalows, designed to need minimal maintenance. Buyers benefit from the independence of property ownership without the concerns of property upkeep.

The bungalows are located around attractive walkways and gardens, creating a pleasant residential environment.

The village of Baston on the doorstep has shops and two excellent pubs with restaurants.

The Croft itself is close to the A15 for easy access to the city of Peterborough, as well as Bourne and the historic town of Stamford. If residents prefer not to use a car, the frequent bus service provides an easy alternative.

Many of the new owners have made a substantial 'profit' by down-sizing from a larger property – giving them cash in the bank to spend.



# Women lead the search



## FAST FIRST

When you first move into your new home, what do you want? Coffee, maybe. Then what?

Research shows that one of the first things people want to do once they have boiled the kettle is to get online. And they don't want a shaky, second-rate broadband connection – they want a reliable high-speed connection, working from the moment they pick up the keys to the house.

On selected homes across new developments by Larkfleet Homes and Allison Homes, people buying their first house can get super-fast broadband that is working from the day they move in.

Research carried out by Larkfleet Homes and a number of media partners has revealed that, when it comes to finding a new family home, if there is one person 'in charge' it is women who take the lead.

A survey found that in the majority of households there is shared responsibility for the search for a new home, with even the children playing a role in some cases. In almost 70 per cent of households there is no clear leader in the property search.

However, where there is one individual leading the search it is likely to be a woman. This is the case in more than 30 per cent of households. In

only a very small number of mixed gender households is it a man taking the lead.

The research also identified a strong role for extended families in both searching and decision-making by first-time buyers with parents (in particular) being heavily involved.

Larkfleet CEO Karl Hick said: "It is important that we understand our customers, what they are looking for in a new home – and who is doing the looking.

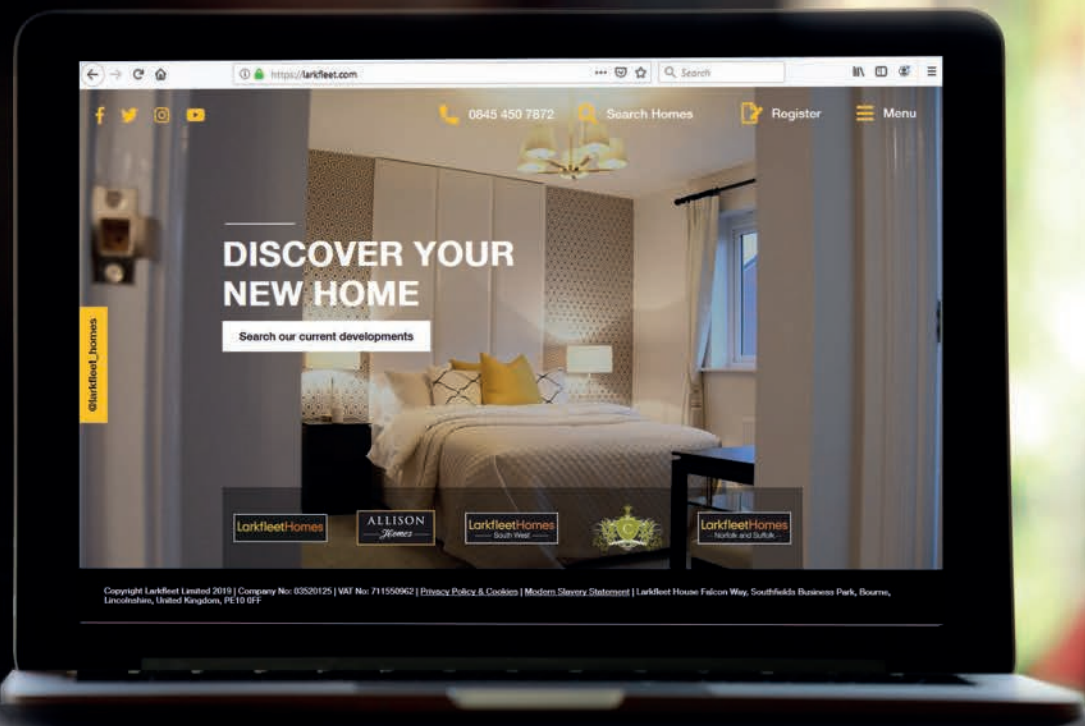
"As with any business, our success comes from meeting the needs of our customers. And the first step is to find out what those needs are."

## New website

All the major companies within the Larkfleet Group of Companies now have a new home online.

The individual websites of all the group's house-building businesses have been brought together at [www.larkfleet.com](http://www.larkfleet.com).

The new arrangement makes it easier for house-buyers to find the home they are looking for as well as eliminating the duplication of information that used to occur when the group had several different websites.



■ Check out the new site and take a look at all our current housing developments at [www.larkfleet.com](http://www.larkfleet.com)



## Future-proof houses for flood-risk areas

Development work is continuing on Larkfleet's experimental house that rises on jacks above flood waters.

The house could provide a model that would enable housebuilding on thousands of sites across the UK which at present cannot be developed because of the risk of flooding.

Work is currently in hand to build a three-bedroom detached house in Weston Hills, near Spalding, Lincolnshire that can be raised up to 1.5 metres above ground level by eight mechanical jacks.

The house will sit on a steel ring beam in place of conventional foundations.

The jacking system has been successfully tested off-site, lifting and lowering the framework of a modular steel-frame house. Now the complete house is to be erected on the ring beam at Weston for further tests.

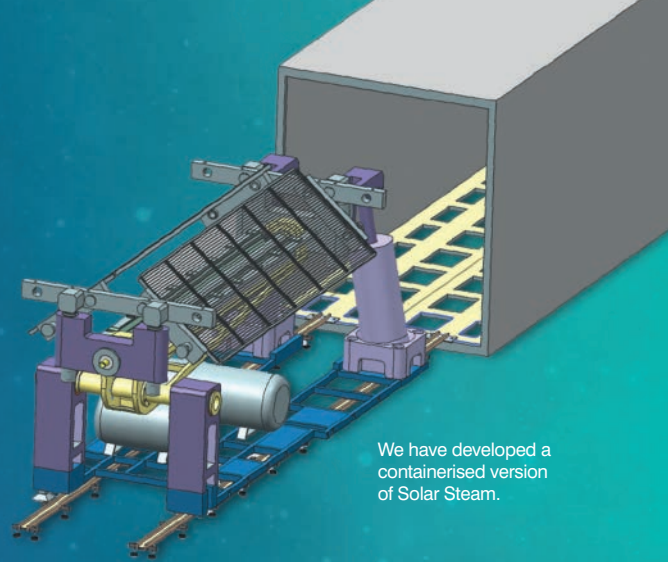
It is anticipated that houses of this design would be jacked up well ahead of the arrival of flood waters, based on advance warnings from organisations such as the Environment Agency. However, the mechanical jacking system – powered by a central motor, gear box and drive shafts – could lift the 65-tonne house to



the full 1.5 metre height above ground in less than five minutes.

Rooftop solar panels and a battery would provide the house with some continuing electricity supply when raised above the ground and the water and sewage would remain connected through flexible hoses. However, it is not envisaged that residents would remain in occupation during floods. Instead, the householders would pack up, lock up and jack up the home before taking refuge in temporary accommodation on higher ground elsewhere.

Karl Hick, CEO of The Larkfleet Group of Companies, said: "The elevating house effectively eliminates the risk of flood damage to homes so that more land across the country can be approved for future home building. This will help to tackle the 'housing crisis' that is being caused by the demand for new housing far exceeding the supply."



We have developed a containerised version of Solar Steam.

## International success for Solar Steam

Larkfleet Solar Steam technology concentrates the power of the sun's rays to heat water to create steam. This can be used in industrial processes, water treatment, pasteurisation for dairies, cooling down to 6°C for food storage, hospitals (vaccines) and also for solar irrigation schemes.

It works by focusing the sun's rays through a Fresnel lens array onto a tube. Water or thermal fluid that is pumped around the system captures the heat as it passes through the tube.

The angle of the lens array can be adjusted vertically and horizontally, automatically tracking the sun. By tracking in both planes, the system maintains maximum levels of solar radiation concentrated on the absorber tube, producing hot water and steam.

be adapted to provide the thermal energy for large-scale cooling plants.

### Solar Steam in India



In India we have been working in partnership with Cranfield University and an Indian solar solutions manufacturer to build a modular containerised version of our Solar Steam system. This is designed to deliver renewable heat and thermal energy in remote areas of rural India.

The whole system packs into a standard 12-metre shipping container and when on-site it opens out like a flower.

We are currently negotiating an agreement for large-scale manufacture of these containerised plants.

### Solar Steam in Mexico



In Mexico we have built and tested a pre-commercial demonstrator in collaboration with academic and industrial partners in Mexico and with the support of Queen Mary University of London. This is now proven and patented technology and we are aiming to sign a manufacturing and licence agreement with a Mexican company which will produce the units in volume for the South American market.

Later this year, in a further phase of R&D, we will be adding an 'absorption chiller' to the unit to show how it can

### Solar Steam in Kenya



We are negotiating a contract with Richfield Engineering in Kenya under which the company will manufacture the two variations of Solar Steam plants not just for Africa but also for the Middle East, South East Asia and India.

# Larkfleet welcomes Parliamentary group

The Larkfleet Group of Companies is delighted to see that a new All-Party Parliamentary Group (APPG) has been formed to focus on the needs of small and medium-sized builders.

The idea of the APPG is that it will bring together interested parties to discuss the issues facing smaller builders, reflecting their concerns, and feed this into government.

"The APPG will take our knowledge of this area to another level," says APPG chairman Andrew Lewer MP. "We will look to produce a document that will provide the answers on how to help SMEs deliver and feed them through to policy makers. A lot of politicians can talk the talk (about new homes supply) but not many go further than that."

Karl Hick, CEO of The Larkfleet Group of Companies, said: "Small and medium-sized

builders could do a great deal to help the government meet its housebuilding targets, but they face many obstacles. Everything from obtaining finance to securing planning consent seems to be skewed in favour of big companies with the necessary resources to deal with the endless complications of getting a development to the point where you can actually start to build houses.

"We hope the APPG will help to make government aware of the problems faced by smaller builders and, importantly, suggest solutions which government could adopt."

Andrew Lewer said: "SMEs can do some really interesting developments and if new homes supply is the government priority then I think the SMEs can step up and deliver. With planning, SMEs are better placed to achieve what is needed building small numbers of better homes."

**"We hope the APPG will help to make government aware of the problems faced by smaller builders and, importantly, suggest solutions which government could adopt."**

**Karl Hick**  
Larkfleet Group CEO



## Asset+ wins Energy Award

Asset+, part of The Larkfleet Group of Companies, has won the Energy Efficiency Partnership of the Year Award at the Energy Awards. The awards are among the most sought-after accolades in the industry.

The winners were revealed at a celebration dinner at the Hilton Park Lane, London, where the energy industry elite came together for a night of recognition and celebration of the sector's achievements.

The Asset+ partnership with the London Borough of Hounslow and schools across London was praised by the expert judges, drawn from across the energy sector, for its focus on involvement from both stakeholders and the community.

Asset+ is currently engaged with the Greater London Authority (GLA) through the RE:FIT Programme to deliver an energy performance contract across all schools in London. The programme includes maintained schools, faith schools, eligible academy trusts and independent school charitable trusts, enabling significant financial investment to improve energy efficiency whilst also improving the environment for pupils and staff. It involves the delivery of multiple borough-led and academy chain-led school energy reduction projects – each containing several schools – across London.

Paul Burnett, managing director of Asset+, commented: "We are absolutely delighted to win this award, which has recognised our partnership approach on the RE:FIT London Schools Energy Efficiency Programme and the relationships we have formed with the London Borough of Hounslow and schools across London. This underpins our status as the UK's leading energy performance specialist."



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