
DEVELOPMENT PARTNERSHIPS
our approach

Carrowbreck Meadow

- » £1.2m social value
- » Certified Passivhaus
- » 17 national and regional awards
- » Showcased on Grand Designs
- » Positive intervention in the marketplace
- » Financial returns to shareholders



Broadland Growth

A long term development partnership between Broadland District Council and NPS Group.

The challenge

Is capacity, resilience and expertise a barrier?

We are here to help you

We are developers with a conscience, understanding the importance of protecting the environment, social inclusion and taking care of residents.

The housing crisis is as serious as it has ever been, with increasing pressure to build more homes locally.

There is widespread recognition of the need for homes of all types, creating better places to live for people in our communities.

However, challenges remain for local authorities and registered providers trying to tackle this issue; lacking the time and resources needed to respond to the growing housing demand.

Our experienced team is here to help, with the ability to accelerate the delivery of quality new developments at pace.

We have the capacity, expertise and scale you need to bring innovative concepts to life, providing sustainable homes which will also address issues of fuel poverty, health and wellbeing, the climate agenda and affordability.

By providing an easy route to market, together we can deliver the homes and communities of the future, while also creating new opportunities locally to drive economic and social value.

Sustainability is a given. No question

We're responsible for some of the largest sustainable housing schemes in the UK.

As advocates and leading experts in low carbon and sustainable design, we bring our extensive experience in the field. We have designed and delivered some of the largest Passivhaus developments in the UK - with around 600 Passivhaus or Net Zero Carbon (operational) homes being designed, delivered or completed to date.

Our approach

- » Place making and shaping - connecting people and communities
- » Internationally recognised fabric and energy efficiency principles - setting new industry-leading standards
- » Core thread running throughout our design and delivery of sustainable homes



Campus Park

This development will be one of the largest Net Zero Carbon developments in the UK, consisting of 190 Net Zero Carbon (operational) homes.

- » Accurate design modelling
- » Airtight building fabric
- » Thermal bridge-free construction
- » Guaranteed performance adhering to high standards of quality assurance
- » Mechanical ventilation system with high efficiency heat recovery
- » Extremely high performing windows and doors

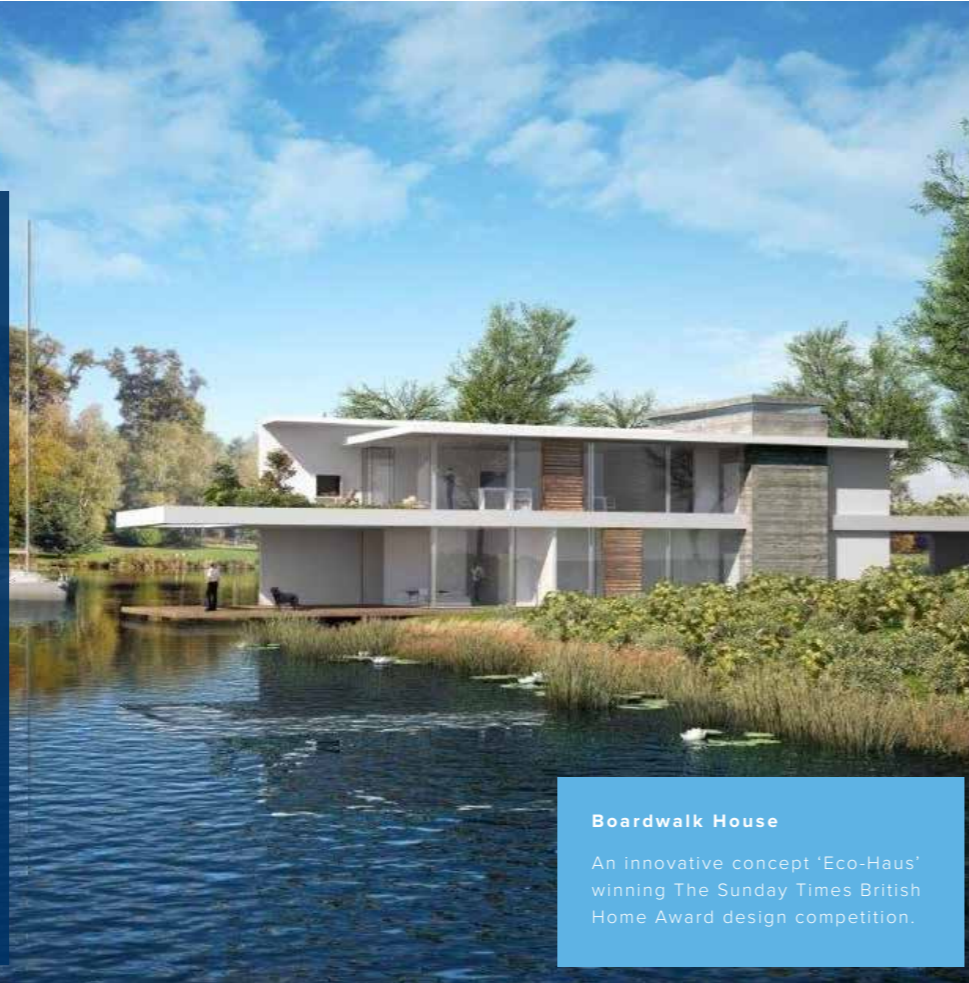
Our public to public partnerships

Reduce the time and cost of procuring a development partner, using the Teckal exemption.

Also known as the 'in-house exemption', the Teckal exemption allows a contracting authority, or indeed a number of authorities, to establish a separate vehicle (ordinarily a company) to provide services back to it (or them).

Provided that the requirements of the exemption are met, a formal procurement exercise is not required.

In fact, all of our partnerships use this 'in-house' exemption.



Boardwalk House

An innovative concept 'Eco-Haus' winning The Sunday Times British Home Award design competition.

Why we are different?

Multidisciplinary design and development resources at your fingertips

As part of the largest commercial local authority trading company in the UK, we have a track record of delivering profitable and successful partnerships with public bodies nationally, and because NPS, which is part of the Norse Group, is 100% owned by Norfolk County Council, public bodies know they are going into business with an organisation they can trust.

- » Over 40 partnerships including a specialist division – responsible for delivering our development partnerships across the UK
- » We design, manage and deliver £600m construction annually across the Group
- » We provide public bodies with the capacity and resilience to accelerate delivery at pace
- » As public to public partners, we can reduce the time and cost of procuring a development partner, using the Teckal exemption

Our development partnerships

What makes our partnerships so successful?

- » They are based on people and communities, fostering inclusive growth and place making
- » Relationships are built for the long-term through partnerships with likeminded public sector organisations
- » We can bring your vision to life by working together, pooling resources to deliver the best outcomes



Chambers Green

A mixed use development of 93 new homes and a retail unit, developed by Mid Suffolk Growth, a development partnership between Mid Suffolk District Council and NPS Group

Regeneration project

This exciting tenure blind development combines new build homes with a retrofit refurbishment of an apartment block. The overall development will provide 61 Net Zero Carbon (operational) homes, including 20 Net Zero Carbon (operational) apartments.



We're flexible and able to respond to your needs

- » We want to understand your priorities and ambition, so we can meet your local needs
- » Alternative models of investment for different projects are available
- » Housing solutions to meet your needs; including mixed tenure, affordable homes and mixed-use properties
- » We deliver more than just homes and communities that people fall in love with

We can help unlock real social value

Unlike most property partners, we're interested in working with you to generate real social value, unlocking the potential of underdeveloped land and properties. We're prepared to take on challenging sites where there has been market failure and creating new opportunities to regenerate communities both socially and economically.

Rosebery Fields

Development of 22 new homes generating a return to the local taxpayer in excess of £1.3m

Making your life simpler and easier

- » Our partnership model provides you with an easy route to market, as well as reducing the time and cost of procuring a development partner
- » Retain control and strategic direction – public bodies partnering with us continue to steer the direction of the partnership according to their priorities
- » Providing an enhanced return and social value by unlocking opportunity
- » Forward funding solutions

As simple as 1-2-3

1 - Informal discussion

- » To determine business challenges and strategic priorities

2 - Establish pipeline of development and agree partnership terms

- » Working together to formulate a long-term development pipeline
- » Governance
- » Commercial arrangements
- » Vision, objectives and priorities

3 - Go live

- » Agree company business plan
- » Begin trading



Our team

Our people are our greatest asset

With over 600 experienced professionals at our disposal, we're ready to support you every step of the way.

We have the expertise to cover all aspects of design, delivery and aftercare for our partners and end users.

Our extensive range of in-house services also enables us to provide specialised support for you and your team.

- » **New business, partnerships and relationship management**
Working closely with shareholders, this role provides the strategic interface between the partnership and shareholders, and is responsible for developing new business and creating conditions for growth within the partnership and Group.
- » **Partnership pipeline programme management**
Working closely with our in-house design and delivery teams, this role provides the vital interface and technical link to execute the partnerships development pipeline programme.
- » **Multidisciplinary design management**
Working closely with each of our technical disciplines, this role is responsible for the coordination and delivery of the pre-planning and construction design stages, which we find is invaluable when executing any project.
- » **Construction**
The appointment of a main contractor will be competitively tendered either as part of a bespoke tender process or through local, regional or national frameworks.
- » **Sales and marketing**
This role is responsible for best practice and ensuring a bespoke sales and marketing strategy and plan is executed and delivered successfully by external agencies.
- » **Aftercare**
Working with the main contractor and their aftercare teams to ensure best possible aftercare standards and services are maintained.

Aftercare is a hugely underestimated part of the development process and can ultimately determine the success of each project and the shareholder's reputation in the local, regional and national market. Given our national presence, we are acutely aware of the importance of aftercare at all levels.
- » **Inhouse legal services**
Although our partners will often be represented by independent solicitors, our solicitor has an enormous wealth of experience of joint venture arrangements and will, in the first instance, assist with preparing heads of terms, which in turn smooths the legal process once terms have been agreed.

Our expertise

- » Master planning
- » Regeneration
- » Sustainable design
- » Open market homes
- » Affordable homes
- » Infill and garage sites



SUSTAINABLE HOUSING • EDUCATION • CARE • PUBLIC REALM • PLACE SHAPING AND MAKING

Rayne Park

This development consists of 172 new homes, 112 of which were built to the Passivhaus standard.

- » Architecture
- » Carbon and Energy Management
- » Civil Engineering
- » Development Managers
- » Estates and Asset Management
- » Landscape Architecture
- » Mechanical and Electrical Engineering
- » Planning Consultancy
- » Programme and Project Management
- » Quantity Surveying
- » Structural Engineering
- » Sustainability Architects

Contact

Richard
Gawthorpe

For an informal discussion please contact Richard
Gawthorpe, Group Director for the NPS Group.

T: 07702 556965

E: richard.gawthorpe@norsegroup.co.uk

W: norsegroup.co.uk/development-partnership



The logo for nps/group is centered on a dark blue background. It features the lowercase text "nps/group" in a white, sans-serif font. A white, curved arrow-like graphic element starts under the "p" and points towards the "g".