

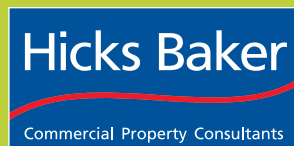
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A Pocketbook



**Development and Investment Review 2009**



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**Reading UK CIC**

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**Sponsors**



References to 'greater Reading' include the administrative area of Reading Borough Council together with certain outlying areas and business parks that naturally form part of Reading's business core.

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## Introduction

Welcome to the Reading Development and Investment Review 2009. Whilst the last 18 months have been difficult for everyone in business, Reading has proved to be more resilient than most towns or cities. Perhaps the best news is that Station Hill has secured planning permission along with a new station entrance building. This Pocketbook provides an essential reference that we hope will encourage further inward investment.



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## Section 1 Regional and economic context

The economy of the South East region is the 22nd largest in the world, bigger than countries such as Denmark, Austria, Sweden, South Africa, Singapore and Greece. As home to over eight million people, it is the largest region in the UK – bigger than Scotland, Wales and Northern Ireland combined, and covers the counties of Berkshire, Buckinghamshire, Hampshire, the Isle of Wight, Kent, Oxfordshire, Surrey and East and West Sussex.

In broad terms the South East economy can be categorised as being advanced, high cost, high income, broad based and service oriented. The region has a strong research presence from both public and private sector establishments. The major south coast ports make the area a natural access point to continental Europe and the presence of Heathrow and Gatwick airports place it at the heart of the UK's international travel network.

Some 40% of the region is protected by designation as Areas of Outstanding Natural Beauty (AONB), Green Belt or Sites of Special Scientific Interest. More than 80% is classified as 'rural' according to statistics issued by the Office for National Statistics (ONS). Reading sits at the heart of the Thames Valley, home to the European headquarters of some of the world's largest information technology companies, as well as many companies undertaking cutting edge research in life sciences, biotechnology and environmental technology – there are more scientists and technologists in the Thames Valley than any other region in Europe, and it is second only to the 'Silicon Valley' in California, as an IT cluster.

The Thames Valley has steady growth, near full employment, and a strong skills base. This combined with the quality of the local environment makes it an

attractive place to live and work.

It is home to 2,000 foreign-owned businesses, employing an estimated 100,000 people (23% of the Thames Valley workforce); the sub region is second only to London as the recipient of inward investment into the UK.

It is within this context that Reading has thrived during the last decade, acting as a magnet for growth and wealth creation. Of the 62 inward investments made into the South East in 2008–2009, well over one-third (37%) were within the Thames Valley area, with just under half of these ending up in Reading itself. Despite the recession, reports published at the beginning of 2009 indicate that Reading continues to enjoy one of the most robust economies, with its GVA set to grow at a predicted rate of 3.5% each year between 2010 and 2026.<sup>1</sup>

Reading is designated by government as both a 'Growth Point' and a 'Diamond for Investment & Growth'. 'Centre for Cities'<sup>2</sup> reports that Reading is one of five 'cities' ranked among the top ten in all three indices of economic prosperity, built environment and social deprivation.

Whilst the tight boundary of Reading Borough is home to over 145,000, the wider urban area has a population of around 275,000, with a broader retail catchment of over 1.2m. This is a significant aspect of the Reading of today: a sub-regional capital attracting

large numbers of workers, shoppers and visitors from a wide area, adding to its vitality and success.

### South East England Development Agency (SEEDA)

SEEDA is responsible for the economic and social development of the South East of England – the driving force of the UK's economy. Accountable to Government, SEEDA is a business led organisation, governed by a Board whose Members have wide-ranging experience in industry and commerce, local government, education, trade unionism and voluntary service.

The economic events of 2008 have brought major new challenges; as a result SEEDA's work will focus on ensuring that sound businesses survive the economic downturn and on laying the foundations to ensure that the South East leads the world in recovery from a position of global strength. To achieve this SEEDA is prioritising three key areas for future success:

- international trade and inward investment, nurturing global companies;
- innovation, through collaborations to commercialise new ideas; and
- business growth, through excellent infrastructure and expert support.

### The University of Reading

The University of Reading is a world class research-intensive university covering a broad spectrum of disciplines whilst the recently merged Henley Business School is one of Europe's leading business schools. As a modern, business-facing University closely associated with entrepreneurial, innovative and technology based companies it is developing a growing cluster of businesses in two Science and



Technology and Enterprise Centres, both located on the University campus.

Active collaboration between businesses and the University is encouraged and there are numerous schemes that support this, ranging from support for research and development, access to expertise and equipment that can solve business problems, as well as the provision of a broad range of undergraduate, post graduate and professional development programmes.

Business support is available to companies through the newly incorporated (June 2009) South East Business Innovation & Growth Team – Thames Valley, which has been established with the specific goal of helping technology and knowledge-based companies with pioneering ideas to become thriving commercial concerns. Further development of this network is envisaged, with the anticipated construction of a new 5,000 sq m Enterprise Centre to be located adjacent to the Science and Technology Centre, and offering incubation and grow-on space to innovative early stage companies. Longer term, the University's aim is to develop a Science and Innovation Campus to the south of the town, and planning permission will be sought during 2009.

### Thames Valley University

TVU has four principal campus locations in London (Brentford and Ealing), Reading and Slough. The University is

funded by the Higher Education Funding Council for England (HEFCE), the Learning and Skills Council (LSC) and the NHS to deliver education and training programmes at further, higher and postgraduate level. As well as boasting a strong vocational emphasis in its work, TVU also maintains an extraordinarily diverse portfolio, both in the range of subjects and the levels of provision offered. The institution currently employs 1,800 staff, has an annual operating budget of £115 million and c.33,000 students.

The student body reflects the ethnic diversity of the region and has representation from over 120 countries. In recent years, the role of universities in developing economic activity both locally and nationally, coupled with the need to address the skills deficit, has led to what the (then) Department for Innovation, Universities and Skills (DIUS) describes as 'a new university challenge': to engage actively with businesses, to become more demand led, and to carve out increasingly differentiated missions.

### **Berkshire Economic Strategy Board (BESB)**

The Berkshire Economic Strategy Board (BESB) was created in 2008 by the six Berkshire unitary authorities. It aims to consolidate and enhance the Berkshire sub region's position as an 'economic powerhouse' and secure a high quality of life that connects economic prosperity to the many diverse communities of the area. It published a 'Strategy For Sustainable Economic Prosperity to 2012' in response to the challenges and opportunities identified in the State of the Sub Region Report (January 2008)<sup>3</sup> and this provides an overall vision for sustainable economic prosperity, supported by four strategic priority themes that will guide action

and delivery. The Strategy provides a direction of travel and signposts to those organisations and groupings that will take forward each Strategic Priority Theme:

1. Enterprise and Skills – to ensure businesses and individuals are able to prosper
2. Transport Infrastructure – to improve connectivity and accessibility within Berkshire and beyond
3. Global Competitiveness – to ensure the sub region is able to continue to compete on a global stage
4. Sustainable Prosperity – to ensure that all the necessary physical, environmental and social infrastructure is in place to support economic prosperity

### **Thames Valley Economic Partnership (TVEP)**

TVEP is committed to championing the Thames Valley to foreign investors as the growth engine of the UK and the most dynamic business region in Europe. Established in 1994, Thames Valley Economic Partnership is a not-for-profit partnership, set up to strengthen the local economy and to sustain its global competitiveness. It acts as a focal point for inward investment and re-investment in the area, promotes innovation and acts on behalf of its members by lobbying regional and national agencies to promote a more effective business environment. Its members are drawn from the sub region's leading private and public sector organisations, including SEEDA, Microsoft, Cisco, Oracle, PriceWaterhouseCoopers, SEGRO, University of Reading, Thames Valley University and the unitary authorities.

<sup>3</sup> State of the Berkshire sub-region, The Local Futures Group, 2008

### **Diamond for Investment & Growth**

SEEDA initiated the 'Diamond for Investment & Growth' concept in its Regional Economic Strategy 2006 – 2016. 'Diamonds' are those most significant and largely urban areas across the South East that have the potential to act as a catalyst to stimulate prosperity across wider areas, and which offer scope for further sustainable growth based on targeted investment in their infrastructure. The cities and towns at the heart of these areas account for over half of the region's population and a similar proportion of its GVA.

There are eight Diamonds across the region and the core authorities of each are committed to working together to address and overcome the barriers to successful development. Thus a network of South East Diamonds for Investment & Growth (SEDiG) has been established, and is governed by a board of local authority leaders and key regional representatives.

The following three strategic objectives were adopted by the SEDiG Diamonds Board in March 2008 and published in April 2009. They explain and communicate the Diamonds' purpose and core message:

- The Diamonds collectively will aim to generate 45 per cent of the South East's GVA growth to 2016 (against a RES requirement of 39.5 per cent)
- The Diamonds will deliver 50 per cent of the planned housing growth in the south east by 2026
- The Diamonds will stabilize their ecological footprint by 2014 and secure a 30 per cent reduction by 2026.

The eight 'South East Diamonds for Investment and Growth' are defined as the key 'Functional Economic Areas' (FEAs) of the region: Basingstoke;

Brighton & Hove; Gatwick Diamond; Milton Keynes and Aylesbury Vale; Oxford/Central Oxfordshire; READING; Thames Gateway Kent (including Medway and Ebbsfleet); Urban South Hampshire (including Portsmouth and Southampton).

### **Reading UK CIC**

Reading UK CIC is the town's economic development company. Constituted originally in January 2006 as one of the first community interest companies in England, Reading UK CIC reconfigured into an Economic Development Company (EDC) in July 2007 and is now part of the government's EDC Network. Its purpose is to promote and sustain the economic development of Reading to achieve sustainable prosperity for those that live, work, play, visit, do business and invest in the area.

Reading UK CIC's business-led Board of Directors was formed by: First Great Western; GVA Grimley; Hammerson UK Properties plc; John Lewis Partnership; Muse Developments Ltd; Peter Brett Associates LLP; PRUPIM Ltd; Reading Borough Council; Surrey & Berkshire Media Ltd and now includes SEEDA and Oracle Corporation UK plc. It is advised by GOSE, Thames Valley Police and the Deanery of Reading, and has constituted three committees to deliver actions on its behalf: the Reading Marketing Group, the Local Economy Group and the Business Improvement District (BID) Committee.

The Company is organic, i.e. it has been formed to meet local needs rather than being created by government or another agency. It is Reading's economic development champion and is now leading on skills co-ordination, the Diamond for Investment & Growth concept and supporting a Council-led initiative that aims to respond to the local impact of the financial recession.

## Section 2 Economic performance

Reading's economic performance can be summarised as:

- Higher than national average GVA, with growth increasing significantly from 1996 to the present day and forecast to grow faster than anywhere, each year until 2026
- One of the most productive workforces in the UK
- Higher than average earnings, although these have grown at a slower rate than nationally
- Stable growth in employment, reflecting national averages
- Skills: higher than national averages of knowledge workers and those qualified to Level 4 or above and a number of independent reports have reinforced the strength of its economy.

Experian's 'Resilient Local Economies: surviving the economic downturn' states that the fundamental drivers of growth such as innovation and enterprise, skills, and connectivity with regional, national and global markets will remain the key competitive assets in the future. The table below uses these criteria to assess predicted growth rates of some of the UK's major cities:

Rank Pre-Recession 1997–2006	Rank 2010–2026	City	Average Annual GVA Growth 2010–2026
10	1	<b>Reading</b>	3.5
1	2	Milton Keynes	2.9
29	3	Nottingham	2.9
23	4	Northampton	2.6
42	5	Portsmouth	2.6
40	6	Bristol	2.6
8	7	Cardiff	2.5
7	8	Inner London	2.5
15	9	Manchester	2.5
27	10	Peterborough	2.5
38	11	Bradford	2.5
32	12	Edinburgh	2.5
17	13	Outer London	2.4
18	14	Leeds	2.4
11	15	Luton	2.4
25	32	Wolverhampton	2.0

While research published by the NESTA (National Endowment for Science, Technology & the Arts) highlights the importance of global and regional networks for innovation and for local economies to remain competitive in recessionary times. It states: 'Some cities and regions – including Cambridge, Oxford, and READING – are cutting-edge innovation leaders constantly expanding the knowledge frontier to develop new products and services... knowledge exchange networks can be observed in global supply chains, trade in goods and services, collaboration in R&D, and in the flows of students and talents. Networks contribute significantly to the innovative capabilities of firms operating in a specific region, not least by exposing them to new ideas, enabling fast access to resources, and enhancing the transfer of knowledge'.

The Centre for Cities' report 'Cities Outlook 2009' shows that Reading has 10% more employment (at 40%) in the UK's top 20 exporting sectors than the UK average – the highest rate in the country. Its percentage of employees in knowledge-intensive businesses (in 2006) is shown in the table below along with a measure of its capacity to weather the economic downturn using three key indicators: economic prosperity; social deprivation; quality of the built environment. This is compared to the other top performing towns and cities, or Primary Urban Areas:

Rank	% of employees in knowledge-intensive businesses (in 2006)	Economic Prosperity	Social Deprivation	Quality of the built environment
1	Oxford 37.1	London	Aldershot	London
2	Cambridge 34.3	<b>Reading</b>	<b>Reading</b>	Cambridge
3	<b>Reading</b> 29.2	Aldershot	Crawley	Oxford
4	Norwich 27.2	Crawley	Cambridge	Crawley
5	London 27.1	Cambridge	York	Aldershot
6	Milton Keynes 25.8	Edinburgh	Oxford	<b>Reading</b>
7	Aldershot 23.8	Aberdeen	Milton Keynes	Bournemouth
8	Brighton 23.7	Warrington	Swindon	Brighton
9	Bristol 23.6	Milton Keynes	Southampton	Cardiff
10	Southampton 23.2	Oxford	Southend	Edinburgh

## Section 3

### Infrastructure, planning and transport

Reading is key to the future success of the Thames Valley, and its designation as a Regional Hub in the South East Plan and Diamond for Investment and Growth in the Regional Economic Strategy, reinforces this position. This means that Reading will be a focus for employment, retail and residential development, and investment in skills and training. These opportunities bring with them the pressures of growth and increased demand for an efficient infrastructure, and Reading has taken an integrated approach to delivering the development and infrastructure requirements to facilitate this growth. From regional through to local planning documents, Reading has established the policy framework to ensure that these opportunities can be effectively and successfully delivered.

#### Regional Planning

The South East Plan was adopted in May 2009, and this, along with Reading's Local Development Framework (LDF) now replaces the Berkshire Structure Plan and Reading Borough Local Plan. The South East Plan is the regional spatial strategy and defines the planning policy framework under which all authorities should operate. It sets out a sustainable strategy for development and housing growth linked to the provision of infrastructure and services, including for example housing delivery targets.

#### Reading Borough Local Development Framework (LDF)

This is a suite of documents covering Reading's development plans, supplementary planning matters, and statement of community involvement.

- Local Development Framework (LDF) Core Strategy – adopted Jan 2008. Reading's planning strategy and framework for sustainable growth up to 2026. The main focus for new development will be central and south-west Reading.

- LDF Central Area Action Plan – adopted Jan 2009. Specific development plans for the town centre and station area.
- Site Allocations Document – will identify designated locations for development; consultation Summer 2009, expected adoption Autumn 2010.
- Development Management Document – consultation Summer 2009, expected adoption Autumn 2010. Will contain policies on detailed design and development control.
- Supplementary Planning Documents – including Planning Obligations (Sept 2004 version being updated) and Car Parking (consultation June 2009). These key documents for developers set out the approach the Council will take on matters such as developer contributions and car parking provision.

#### Transport

Reading is designated as a key transport hub for the region in the South East Plan and its Council has an 'excellent' rating as a transport authority, reflected in its record on securing funds for major infrastructure projects and delivery of transport schemes.

#### Local Transport Plan 2006–2011

Reading's Local Transport Plan establishes a vision and strategy to improve access for all to employment, education, healthcare and shops. Its key aims are to tackle congestion, improve safety, protect the environment and develop its regional hub role. A series of seven area action plans covering the key transport corridors into Reading have been developed, which include a range of improvements from small scale schemes such as cycle routes through to major junction upgrades. Many of these have already been built and others will be implemented as the plan progresses. A series of eight core infrastructure projects, or large scale schemes, are included in the plan. Reading is also a leading authority in the field of 'live' travel information for public transport, traffic conditions, and car parking. These are accessed via the web site, [www.reading-travelinfo.co.uk](http://www.reading-travelinfo.co.uk), or by mobile phone.

#### Core infrastructure projects

Reading is implementing or planning a series of major transport schemes to increase the capacity of its transport network. These include:

##### Reading Station

Construction of a c.£800M major area upgrade scheme has commenced and work is now underway. The scheme has been designed to accommodate a doubling in passenger numbers through five additional platforms, major track works, a new central over-bridge, and

new northern and southern entrances. The new station will open in 2012, and the major track upgrades will be completed by 2015.

##### M4 Junction 11

Work is underway on a £65M upgrade to this main motorway access junction to Reading. The scheme will be complete in Summer 2010.

##### Green Park Rail Station

Construction of a new station on the 180 acre business park is due to start in Spring 2010 with a planned opening date of November 2010. The station will be constructed on the existing Reading to Basingstoke line.

##### Cow Lane Bridges

Construction of a new bridge to remove this bottleneck to the west of the town centre will commence in 2012, as part of the Reading station area upgrade.

##### Access to Central Reading

Reading has secured c.£20M of government funding to improve the interchanges and access junctions around the station by 2012.

##### Quality Bus Corridors / Mass Rapid Transit (MRT)

Reading has developed a comprehensive network of quality bus corridors, or 'premier routes', with a modern fleet of buses all equipped with real time information and 'smart card' payment systems. A separate 'mass transit' system of segregated routes is now being planned to build on this success.

##### Third Thames Crossing

Reading is working with adjacent transport authorities through a Transport Innovation Fund bid to obtain funds for additional capacity across the River Thames.

## Section 4

### Reading – a closer look

There are few places to rival Reading for its energy and ambition. For many years labelled as little more than a transport interchange, the reality is that Reading is one of the most cosmopolitan and dynamic places in the South East. It lies at the heart of the Thames Valley, at the confluence of the Thames and Kennet rivers, and is widely regarded as the capital of the UK's 'Silicon Valley'.

Reading's future is being shaped according to the strategic vision: Reading City 2020. This sees the town – a European city in all but name – expanding its centre to the north, east and west and aspiring to be a 'Green City', with affordable homes for its burgeoning workforce. Despite Reading's restrictive administrative boundary and relatively small population it outperforms many of England's core cities, including London, and over the last decade has been at the forefront of economic performance in the UK.

A key factor in this success is its high-value knowledge economy, very different to its historic base of manufacturing and now built around international blue chip investment. Reading is home to Verizon Business, Cisco, Prudential, Symantec, Microsoft, Oracle and LogicaCMG, to name but a few. GVA is significantly above the regional average as is the level of its population educated to degree level or above.

Reading's town centre has performed consistently well over the last decade and is unique in the Thames Valley as it has a Business Improvement District (BID) – a defined area where business ratepayers have voted to invest collectively in local improvements, additional to those already delivered by local authorities.



Reading UK CIC – the town's economic development company – uses the BID as a delivery mechanism to enhance the town centre, in order to make it more secure, more attractive and better promoted. Levy revenues of 1% rateable value are supplemented by voluntary contributions from property owners, and collectively lever nearly £2m of predominantly private sector investment into the public realm (between 2009 and 2014).

But Reading is not all about the built environment: each new development

has been embraced as part of the natural process of growth. The rapid expansion of this modern town, its optimism and commitment to regeneration is not only about establishing Reading as a European city but is also about creating a town that its people can be proud of.

They reflect the energy and ever-changing face of the town and come from all over the globe – to learn, to work, to experience different cultures and to be part of a dynamic way of life. Together, people and place are moving

forward, sharing an ambitious vision for a town that is recreating itself with imagination and vigour. Reading offers a choice of high quality investment opportunities in an area that is renowned for an exceptional quality of life.

To hear more, contact the economic development company – Reading UK CIC – at [www.livingreading.co.uk](http://www.livingreading.co.uk)



## Section 5 Regeneration and development

Whilst the recession has undoubtedly slowed the development delivery process and the usual developer urgency is rarely evident at the moment, progress continues on several fronts particularly at the planning stage. Several large mixed-use schemes in the town centre and on the periphery are at various stages of delivery and in due course they will have a dramatic and long lasting effect upon the built environment of greater Reading. These include the following major schemes:

### Chatham Place

Chatham Place is a £250m mixed-use scheme being developed by Muse in partnership with Reading Borough Council. Phase 1 of the scheme is now almost complete providing 542,508 sq ft mixed use development including 211 open market apartments and 96 key worker apartments (Catalyst HA), five retail units and a new 590 space multi storey car park that opened in October 2007. Outline permission has also been given for future phases of an overall development of 1.1 million sq ft on the 11 acre site. The completed development will involve major infrastructure works to deck over the existing inner distribution road, thereby creating a new high quality public square. This will link the site into the existing town centre core and extend the 'high street' to the west.

### Station Hill

Sackville's landmark Station Hill scheme will include offices, shops, cafés, restaurants and apartments in addition to an arts venue and new public areas. It has been designed by architects, Scott Brownrigg and Chapman Taylor, in line with Reading Borough Council's vision for redevelopment of the station area. Its location at the heart of the town, adjacent to the main line station will provide a seamless connection at two levels to the proposed new station. In March 2008 a planning application for the original 1.4m sq ft, mixed-use, scheme was consented although subsequently withdrawn following concerns at central government level. The new scheme, which now includes the adjoining Friar's Walk shopping centre, has a lower overall density and more general public realm area. There is also much improved connectivity to

Friar Street and the town in general.

The new scheme will provide around 860,000 sq ft of office space and up to 750 residential units (part 'affordable'). The office space could generate around 4,000 employment opportunities while the residential element could be home to some 1,500 people. It will also provide a health and fitness facility, community space and around 200,000 sq ft of retail, restaurants, cafés and bars at ground floor and mezzanine levels. This, together with the arts/cultural space, will further optimise its capacity for self-containment. Following public consultation, the new planning application was submitted in June 2009 and outline consent granted in September 2009. Enabling works could commence in 2011 and Phase 1 in 2012.

### The Blade

The Blade is an iconic 14-storey steel and glass office building developed by PMB Holdings and funded by Aviva. The scheme was completed in May 2009 and includes a dramatic spire and external wall climber lifts, making it Reading's most iconic building. The office accommodation provides 110,000 sq ft of Grade A space with an average floor plate of just over 8,000 sq ft and a 'very good' BREEAM rating. An adjacent residential building provides eight floors of key worker shared ownership apartments with restaurant on the ground floor.

### One Reading Central

Kier Property and Invista Real Estate Management are in the process of developing the first phase of Reading Central, a scheme of three buildings totalling up to 670,000 sq ft close to the station. One Reading Central, which is under construction and due to complete late in 2009, will provide 216,865 sq ft of Grade A space on 10 floors. The fourth to tenth floors (153,500 sq ft) have been pre-let to Yell, leaving 63,365 sq ft available to be let on the first, second and third floors. Average floor plates are 22,300 sq ft around a central core and full height atrium with wall climber lifts.

### R+ (Formerly Aldwych House)

Canmoor and Korine Property Partners (part of the Sisk Group) have secured planning consent for the redevelopment of the former Aldwych House, a site that occupies a prime location opposite the main line station. The stylish building will provide 103,000 sq ft on six floors with floor plates ranging from 6,500 sq ft to 18,500 sq ft and 21 on-site parking spaces. The building will take advantage of the significant enhancements to the station and rail access to Reading.

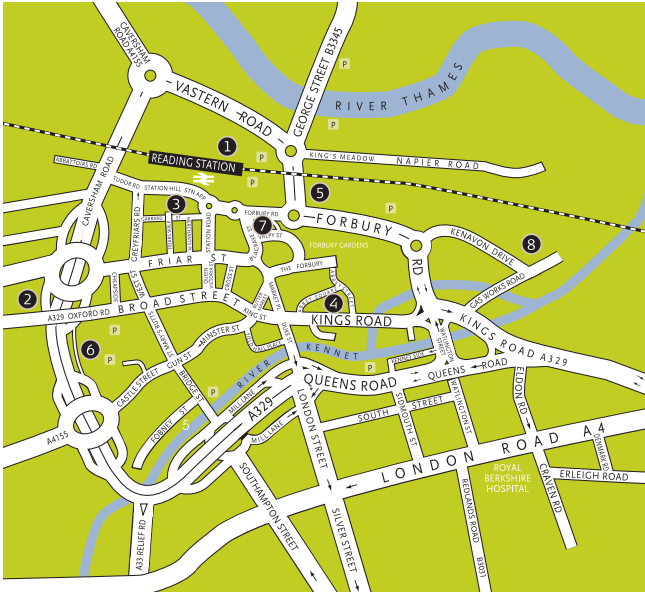


The Blade

Station Hill – artist's impression



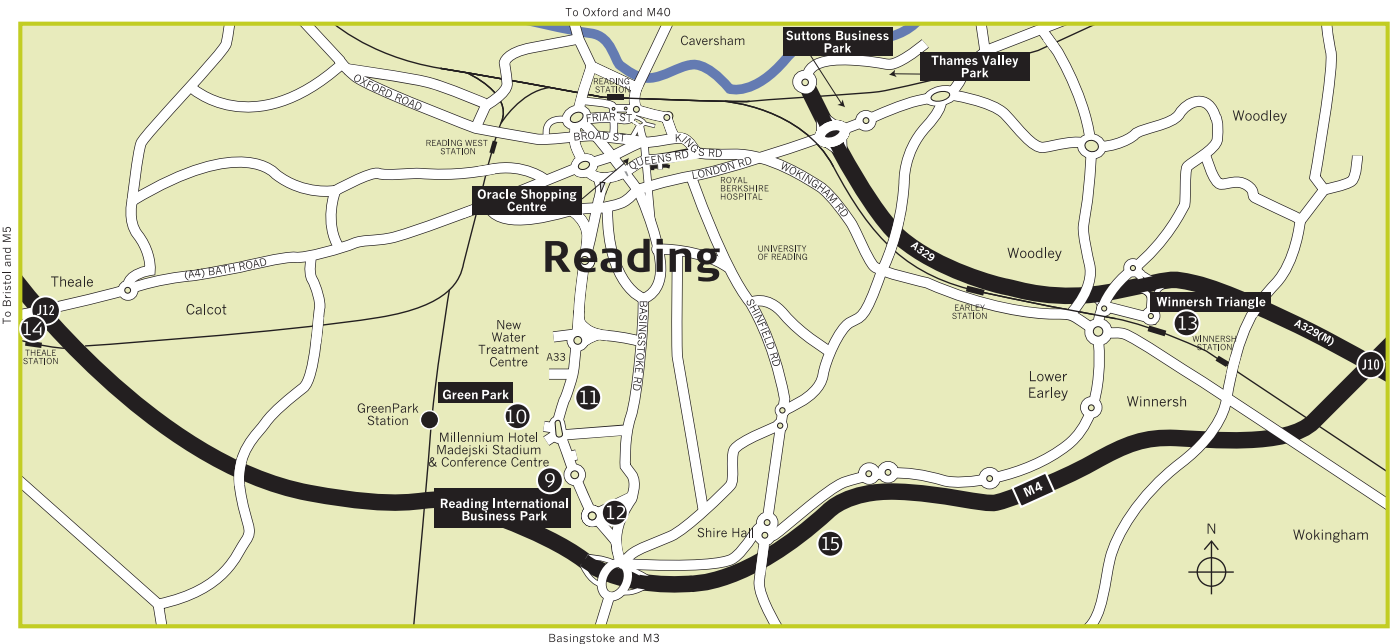
## Section 5 Regeneration and development (continued)



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- 10 Green Park
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- 12 Reading City Gateway
- 13 Winnersh Triangle
- 14 Arlington Business Park
- 15 Reading Science Park



R+ (formerly Aldwych House) – artist's impression



## Section 5 Regeneration and development (continued)



### Kenavon Drive

The evolution of Kenavon Drive from Victorian biscuit factory (Huntley and Palmer) to a diverse residential urban neighbourhood continues through the granting of planning permission on the 5.8-acre former gas works site, now owned by AIG, for 542 new homes and retail outlets. An adjoining 'brownfield' site of 2.7-acres is the subject of an expected application for a further 330 units.

### Green Park

There has been further development on the 180 acre Green Park this year. PRUPIM have completed two speculative buildings of around 43,000 sq ft, and a further building of 30,000 sq ft is about to reach practical completion.

### Green Park Village

St Edward Homes, a joint venture between PRUPIM and The Berkeley Group, has obtained outline planning permission for a 60-acre village ('Green Park Village') to form a mixed use extension to the established Green Park business park. The consent includes over 700 new homes, 170,000 sq ft office space, plus a school and sports facilities. Green Park railway station now has planning permission.

### Southside and Kennet Island

Southside (70-acres) straddles the A33 close to Green Park and Madejski Stadium and is becoming a new residential and commercial gateway to Reading from Junction 11. These adjacent developments will provide up to 880,000 sq ft offices, 1,150 residential units (initial phases completed and units sold), and community facilities including local shops (several now let). Part of the site has been developed for a 210 bedroom, full service Hilton hotel, which opened in May 2009. A private hospital, to be developed by Circle Health Properties (Reading) on a 2.3-acre plot, is also planned for the site.

### Reading City Gateway

Wharf Land acquired the redundant 22 acre Hewlett Packard site in 2007. This is an important gateway site adjacent to Junction 11 of the motorway and close to Reading International Business Park, Green Park and Madejski Stadium. Proposals for a substantial mixed use development are expected to emerge.

### Winnersh Triangle

SEGRO has commenced the redevelopment of Winnersh Triangle (80-acres), which is expected to extend over several years. Phase One will provide 328,000 sq ft of offices, hotel, shops and leisure facilities due to complete between 2009 and 2011. Office and hotel pre-lets have been agreed to Harris – 72,500 sq ft (completion due November 2009), Jacobs – 133,000 sq ft (completion due December 2009) and Holiday Inn – 174 beds, swimming pool, gym and conference facilities (completion due April 2010). The total redevelopment potential is around 2m sq ft, which includes one speculative building of 90,000 sq ft due for completion in June 2010.

### Arlington Business Park

In the last of the current phases of the park there are only two new buildings remaining – 33,949 sq ft and 45,607 sq ft.

### Reading Science Park

The University of Reading has submitted plans to develop 42 acres to the north of Cutbush Lane, Shinfield for a Science and Innovation Park. An outline planning application for phase one (198,000 sq ft and 622 parking spaces) was submitted in May 2009.

### Courage Brewery

This is an important site close to Junction 11 and Green Park on which options are currently being considered for future redevelopment following the planned closure of the brewery.

### 360°

Planning permission has been obtained to develop an area adjacent to Reading International Business Park for 377,000 sq ft offices.

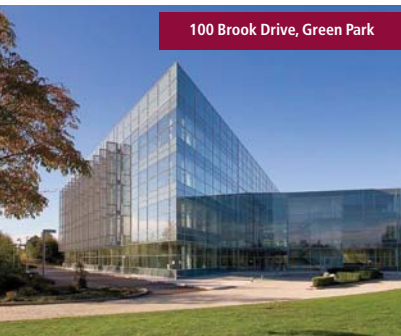


## Section 6 Business space

### Offices

#### Offices – Take-Up

The Reading office market proved to be surprisingly resilient in 2008, at least in the first three quarters. Total take-up for 2008 was 397,761 sq ft. Whilst significantly down on 2007 (755,143 sq ft – the highest figure since 2001) this exceeds take-up for the four years prior and is still higher than Reading's five and ten year average figures. The timing of the deals in 2008, however, indicated a significant tail off in activity towards the end of the year as businesses began to feel the full impact of the recession. Nearly half the transactions over 5,000 sq ft were completed in the first three months when market activity was dominated by Kier's 153,000 sq ft prelet to Yell at One Reading Central. By contrast only four deals were completed in Q4/08 and this lack of momentum was compounded by a very slow start in 2009. Only one letting over 5,000 sq ft was completed in Q1/09 (Wrigley's acquisition of 8,246 sq ft at Arlington Business Park in January). Q2/09 showed some improvement with a further three transactions totalling 44,145 sq ft, taking the half year figure to 52,391 sq ft. In Q3/09 the letting to Thames Water of 43,500 sq ft at Green Park was confirmed.



100 Brook Drive, Green Park

#### Offices – Available Stock

Whilst the difficult economic climate continues to affect demand, the overall level of office supply in greater Reading has at least remained relatively static, at around 2 million sq ft. However, there is still a relative shortage of quality space in the town centre. This has been addressed to some extent by two new schemes – PMB Holdings' iconic tower, 'The Blade', which was completed in May 2009 and the balance of One Reading Central, which will be available in December 2009. A number of refurbishment projects planned for 2008 were delayed as the impact of tightening credit and increasingly negative sentiment were felt, and the only schemes of note to go ahead were Valad's 24,915 sq ft 'Advantage Reading', which is now complete, and Aviva's partial refurbishment at Abbey Gate, which was completed in July 2008.

As a result, the availability of Grade A town centre space stands at just over 318,000 sq ft. The stock of out of town Grade A offices has increased this year through the addition of the speculative buildings at Green Park totalling 117,000 sq ft and Building 1020 at Winnersh Triangle, of 90,000 sq ft.



One Reading Central

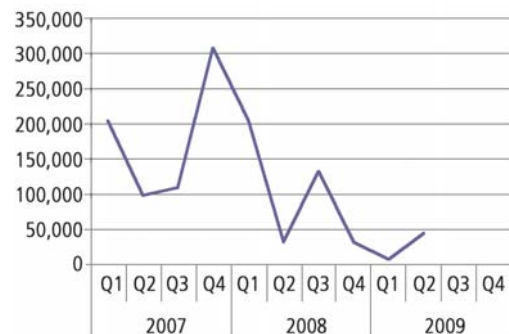
#### Offices – Rental Trends

Reading's relative success compared to most other Thames Valley towns and the continued lack of Grade A town centre stock saw headline rents barely changed during the course of 2008. Yell's pre-let, widely reported at £28.00 per sq ft was matched by Network Rail's acquisition of 22,569 sq ft at Davidson House in January. Out-of town, Goodman held their nerve to achieve £28.00 per sq ft with the letting to Acision in August; even at Reading Bridge House, LaSalle's refurbished '60s property, rents held up with lettings to

Historic Originals and Mace at £24.50 per sq ft, improving on earlier deals in the building. The health of the leasing market boils down, as ever, to the dynamics of supply and demand.

A number of occupiers faced lease expiries or break options last year which were expected to fuel further demand; whilst there were a few exceptions, this largely failed to materialise as tenants cautiously took the 'default' option and re-gearred. A good example is Block B, Apex Plaza where several tenants had the opportunity to relocate in the Spring but most agreed terms to remain in the

#### Offices – recent take-up by quarter



## Section 6 Business Space (continued)

building at around £27.75 per sq ft. Similar opportunities will arise again, but it remains to be seen to what extent tenants are prepared to exploit 'favourable' market conditions. Whilst tenants undoubtedly have more bargaining power, this will be reflected in greater lease flexibility and longer rent free periods/incentives. With over 80% of available Grade A town centre office stock controlled by three landlords (Aviva, Kier and PRUPIM) there is unlikely to be any significant softening in headline rents.

Similarly the ownership of new offices on the major business parks is limited to three companies (Goodman, SEGRO and PRUPIM) who are unlikely to undermine their investment values further by precipitous changes in quoting rents. Despite the dramatic change in sentiment, no significant rental adjustment from this 'cartel' of owners is anticipated. There are, however, signs of a significant downward trend in quoting rents on selected Grade B space.

## Industrial

Five transactions (in excess of 5,000 sq ft) totalling just under 95,000 sq ft have been completed in Reading in 2009 to date. There were two lettings of note, accounting for around 75% of the total take-up: DHL took a further 41,000 sq ft at Worton Grange and Royal Mail signed on 30,000 sq ft at Gillette Way. Both locations are south of the town centre and close to M4 Junction 11, underlining the importance of good access and Reading's strategic location.

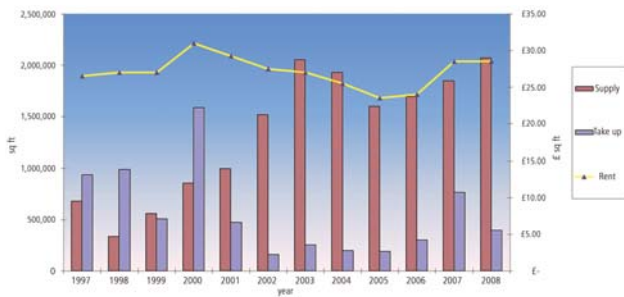
Supply continues to outweigh demand with over 1.3 million sq ft of industrial/warehouse space on the market. In the current economic climate, few businesses are seeking to expand and costs are being closely monitored. Lease breaks and expiries are giving occupiers an excellent opportunity to re-negotiate substantially better lease terms with their existing landlords; with owners ensuring that they do not lose tenants and occupiers taking the default (and usually cheaper) option not to move, therefore little new demand is being created.

Nevertheless, our research shows that a further 70,000 sq ft is currently under offer and expected to complete before the end of the year; the final figure for 2009 could therefore almost double the level of take-up to date.

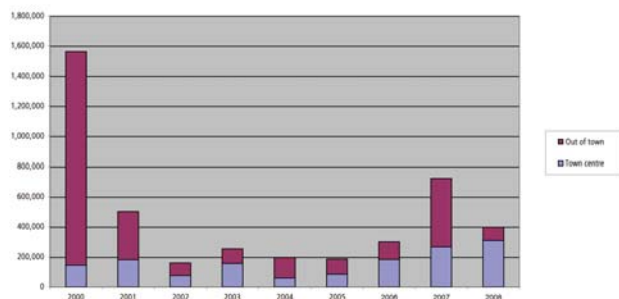
In current market conditions new development has virtually ground to a halt with no speculative activity currently in progress due to weak demand and the fact that there is still vacant space on the last phase of development. This included units in Cradock Road and Deacon Way. Funds and developers will remain very cautious and it is likely that few will instigate further construction until some of this slack is taken up.

Achievable rents for best space are around £8.00 per sq ft, plus substantial incentives. Refurbished opportunities, or those in the less favoured industrial areas north and west of the town, offer more cost effective alternatives at £5.00–£5.50 per sq ft; un-refurbished buildings remain oversupplied and largely unwanted.

### Key market indicators



### Offices take up – town centre and out of town comparison



### Office deals over 5,000 sq ft completed – to September 2009

	sq ft		
Wrigley	8,246	1420 Lakeview Arlinton Business Park	Q1/09
Axa	7,761	Pinnacle Caversham Road	Q2/09
Opentext	24,784	420 Thames Valley Park Drive	Q2/09
Bottomline Technologies	11,600	Eaton Court Oxford Road	Q2/09
Thames Water	43,500	550 South Oak Way	Q3/09
	<b>95,891</b>		

## Section 7 Office development pipeline

Greater Reading – Office Development Pipeline as at Sept 2009								
Property	Location	Developer/ Owner	Description	Complete	Proposed (sq ft)			Status
					2009	2010	2011+	
The Blade	Town Centre	PMB Holdings/ Aviva	Office Development	110,000				Completed
Chatham Place	Town Centre	Muse/RBC	Major Mixed Use				358,000	Site with PP
Three Reading Central	Town Centre	Kier/Invista	Office Development				160,000	Site with PP
Two Reading Central	Town Centre	Kier/Invista	Office Development				213,000	Site with PP
One Reading Central	Town Centre	Kier/Invista	Office Development			63,365		Under Construction
Pinnacle, Tudor Road	Town Centre	Aviva	Office Development	25,800				Completed
R+ (Aldwych House)	Town Centre	Canmoor/Korine	Office Development				103,000	Site with PP
Station Hill	Town Centre	Sackville	Major Mixed Use				860,000	Site with PP
Thames Tower	Town Centre	LaSalle	Additional Floors				36,000	PP to Extend
472 Basingstoke Road	Mid Town	Parsons	Office Development				22,362	Site with PP
1420 Arlington Business Park	J12	Goodman	Office Development	33,949				Completed
1410 Arlington Business Park	J12	Goodman	Office Development	45,607				Completed
Theale Lakes	J12	Mould/Denton	Office Development		15,000			Site with PP
360° at Reading International BP	J11	Goodman	Office Development				377,000	Site with PP
GreenPark – 450 Brook Drive	J11	PRUPIM	Office Development		30,471			Under Construction
GreenPark – 500 South Oak Way	J11	PRUPIM	Office Development	43,039				Completed
GreenPark (Various Sites)	J11	PRUPIM	Office Development				847,000	Sites with PP
Green Park Village	J11	PRUPIM	Major Mixed Use				170,000	Site with PP
Southside	J11	Foudry Properties	Major Mixed Use				880,000	Site with PP
Reading City Gateway	J11	Wharf Land	Major Mixed Use				900,000	Proposal
Winnersh Fields	J10	Business Homes	Office Development	25,892				Completed
Sutton Court, Suttons Business Park	J10	Standard Life	Office Development				40,729	Site with PP
The Manor, Shinfield	J10	University of Reading	Office Development				202,000	Site with PP
Science Park, Shinfield	J10	University of Reading	Office Development				198,000	Application
Winnersh Triangle – Building 1020	J10	SEGRO	Office Development		90,000			Under Construction
Winnersh Triangle – Future Phases	J10	SEGRO	Office Development				160,000	Site with PP
Sub total				284,287	135,471	63,365	5,527,091	
<b>Total – sq ft</b>								<b>6,010,214</b>
<b>Total – sq m</b>								<b>558,570</b>

## Section 8 Retail and leisure

The past 18 months have been some of the toughest for retailers for over 20 years, as indicated by the demise of many high street names including Woolworths, Dolcis, MFI, The Pier, Viyella, Morgan, Zavvi, Sofa Workshop and Card Warehouse.

The high street as a trading location has been under threat for several years and spending in town centres now accounts for just 43% of all retail spend.

Mounting property costs; parking and access difficulties; the appeal and quality of out of town centres; the growth of online shopping; and in some instances a lack of investment and/or vision have all had an impact on the attractiveness of the high street. Nevertheless, Reading has worked hard to retain its current rank of 9th in the table of credit crunch resistant destinations, as assessed by CACI, and remains at 10th in the UK in terms of retail spend (£1.14m); notwithstanding the inclusion of three new centres that opened their doors for the first time to new schemes – Westfield in London, Cabot Circus in Bristol, and Highcross in Leicester.

### Supply and Demand

The total retail vacancy rate in Reading has increased from 8.25% to 10.78% over the last two years but the number of units being actively marketed or under offer has only risen (from 5.4%) to 8.75% over the same period. To put this into context, the number of retail voids across the UK was 14.2% in October 2008 (Colliers CRE). The former Woolworths store has been taken by Clas Ohlson, a house, home and leisure retail outlet chain with stores in Sweden, Norway, Finland and one in the UK since 2008; the large unit vacated by USC in Broad Street is being fitted out by Barclays Bank; and a unit in The Oracle vacated by The Pier has now been taken by Lakeland.

Whilst rents have inevitably been affected, Reading has weathered better than most and an analysis of some of the deals concluded last year would indicate an average reduction of around 15%. In line with the national trend, demand for space in Reading from retailers has fallen since October 2007 when 154 requirements were recorded by FOCUS, to 113 in January 2009.

### Retail Footprint 2008 to 2009 – CACI

2009		2008
1	London West End	1
2	Birmingham	2
3	Manchester	4
4	Glasgow	3
5	Leeds	5
6	Nottingham	7
7	Liverpool	6
8	Bluewater	10
9	Norwich	11
10	<b>Reading</b>	13

### Retailer Churn

Retail fascias that have been lost in the last 12 months include Bay Trading, Principles, Sofa Workshop, The Pier, USC, Woolworths, Zavvi, Adams, and Graham & Green. However, they have been replaced by Paper Sun, Geox, Office Shoes, Whitestuff, Las Iguanas, Giraffe, Oil & Vinegar, Crew, Lakeland and LSQ2, and two units in the town centre are

under offer for the Tesco Express format, while Sainsbury's is also keen to secure another unit in the town.

### Restaurants

Leisure newcomers have included Las Iguanas at The Oracle Riverside, Glo in St Mary's Butts, La Parada Tapas Restaurant & Bar in King's Road and LSQ2 also on The Riverside. The town is also on the target list for Jamie Oliver, Petit Blanc, Café Rouge and Gourmet Burger Kitchen.

### Retail Developments

Due to the economic climate, redevelopment of the Bristol and West Arcade by Brook Henderson Group has been put on hold (the scheme was due to create 21 retail units, a health club, swimming pool and 14 apartments). However, new stock has been added in the last 12 months – 10,000 sq ft in Chatham Place and a 5,435 sq ft restaurant in the newly completed office building – The Blade. There are no other imminent retail developments in the town centre.

### Comparison of typical Zone A rents for A1 use

Location	1999	2002	2005	2008	2009
The Oracle	£220	£220	£230	£245	£250
Broad Street Mall	£95	£75	£95	£100	£90
Queen Victoria Street	£80	£90	£113	£115	£95
Friar Street – western end	£40	£58	£60	£60	£45
Friar Street – eastern end	£75	£65	£65	£65	£55
Broad Street	£190	£200	£215	£227	£220



Market Place, Reading town centre

## Section 8 Retail and leisure (continued)

### Town centre retail development pipeline 2009

Scheme	Developer	Extant PP/Proposal	Status	Use
Station Hill 2	Sackville	1.7m sq ft	Permitted Sept 2009	Mixed
Bristol & West Arcade	Brook Henderson	21 units	On hold	A3 and A1
29–35 Station Road	Kier	2,500 sq ft	Site with PP	A1 and A3
Chatham Place – Phase 2	Muse/RBC	17,115 sq ft	OPP	A, A3, D1



### Adjoining Areas

#### Newbury

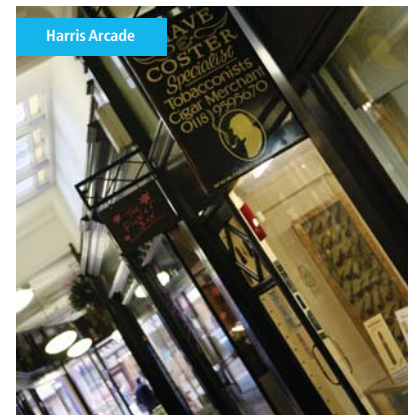
The town centre is bucking the trend as Standard Life's 475,000 sq ft scheme in Park Way is well underway. It will provide three large stores together with a relocated Debenhams, 50 shops, restaurants, cafes, car parking and flats. The scheme is due to be completed in 2011.

#### High Wycombe

The Eden Centre opened in March 2008 and comprises 825,000 sq ft in 120 shops, restaurants and cafes. Currently 15% of units are vacant.

#### Bracknell

At the end of 2008, the Bracknell Regeneration Partnership secured the CPO consent necessary to move the proposed scheme forward. Although questions have been raised about the viability of this scheme in the current climate, the BRP has stated that it will be started sometime after this summer. It is due to deliver 603,000 sq ft of retail space; 161,000 sq ft of restaurant, café and hotels; 1,000 homes; 3,500 parking spaces and 667,000 sq ft of new and replacement business space.



## Section 9 Investment

With the UK and much of the world in recession, there has been a sharp downturn in property values. Markets have been adversely affected by the global banking crisis, which appears to have been caused by profligate lending – much related to property and in particular mortgage backed securities. The turnover in property investment volumes has reduced significantly with the increased difficulty in obtaining finance from banks and other lenders. Equally investors' appetite was heavily curtailed by assets failing to maintain parity values, and the increasing risks attached to ownership of property caused through tenant fragility.

In the last quarter of 2008 investors largely preferred to stay in cash where bank interest rate returns were attractive although towards the end of the year some more aggressive investors began to call the bottom of the market. Government economic stimuli, in particular the reduction of Bank Base rate to 0.5% in February 2009, have led to cash depositors finding property investment an attractive option once again. However, cash investors are risk averse: seeking only the best located properties let to solid tenant covenants on long leases.

Reading has not been immune from the economic downturn but the town has strong locational advantages that have enabled it to fare better than many other regional centres. Notable investment transactions in Reading include:

### Retail

- The Duchy of Cornwall added to its retail investment portfolio two adjacent prime shops at 103–106 Broad Street occupied by Clark's shoes for around £7.5m at a net initial yield of 5.83%. (July 2008)
- A private investor purchased 23 Broad Street, a shop let to Moss Bros for just under £2m, showing the purchaser a net yield of 7.9% reflecting a measure of covenant uncertainty. (November 2008)
- Nearby, also in Broad Street, the substantial HSBC bank premises sold to a private investor for around £6.5m yielding a net 6.84%. (November 2008)

These examples show how prime retail yields in Reading have softened by 100 to 200 basis points; also how the market has become more sensitive to covenant strength and lease length.



### Industrial

- 8 Acre Road, a well located industrial warehouse unit let to Smiths News Trading sold for £3m (to a private investor) after a number of false starts. The net initial yield achieved was in the order of 8.7%. (January 2009)
- Microcentre Gillette Way, a small unit industrial scheme producing an annual rent income of £126,435 per annum, sold at auction for £1.26m, equal to 9.49% net initial yield. (July 2009)
- At Oxford Road traditional investment stock producing annual rent income of £182,211 sold at auction for £1.4m or 12.3% net yield. (July 2009)

Whilst remaining popular, industrial property investment yields moved out from pre 'crunch' yields of sub 7% to higher ranges reflecting the risks inherent in the sector. Strength of tenant covenant has become as important as the quality of location.



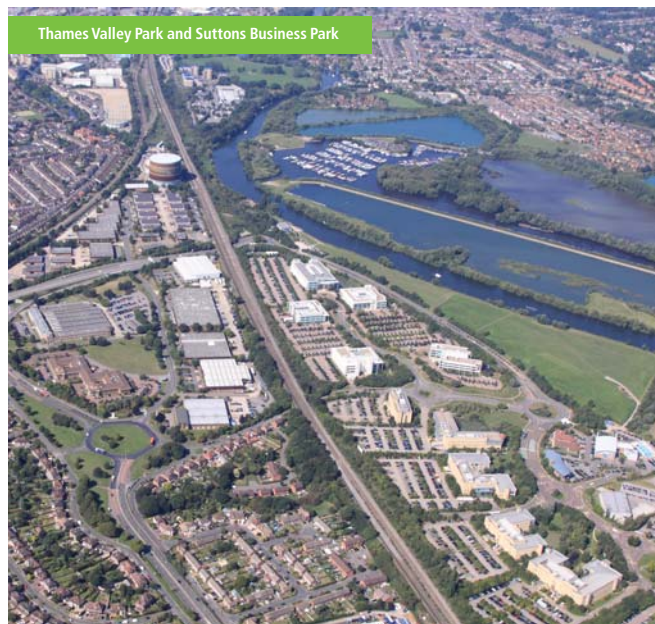
## Section 9 Investment (continued)

### Offices

- Regus House, 400 Thames Valley Park (41,000 sq ft) sold for £13.6m showing the fund investor purchaser a net initial yield of 7.35%. (March 2008)
- Princes House, London Road, Reading (20,327 sq ft) a vacant building, was purchased by Royal Berkshire NHS Foundation Trust for £4.47m or £220 per sq.ft. (October 2008)
- Unit 1 Turnhams Green Business Park, Calcot (7,103 sq ft) a vacant building, was sold by Valad Property Group to West Berkshire Council for £1.68m equal to 236.50 per sq.ft. (February 2009)

- 100 Berkshire Place Winnersh, the former Symbol office building (55,531sq.ft) which had been offered to the market at £15.24m but sold for circa £8.25m to a private investor, was re-offered with full vacant possession with a price guide of £5.0m or £91 per sq.ft. The building has subsequently been withdrawn from sale it being the owners intention to invest in the further development of the building.

Large office buildings have not been in favour. Poor occupational demand and the increasing obsolescence of office buildings, plus the impact of empty rates liability have reduced investor appetite. Capital values of office buildings have fallen from a level two years ago, by in some cases, as much as 40%. Investor interest is concentrated upon the very best quality office stock available.



## Major Schemes

### Greater Reading – Major development schemes 2009

Scheme	Developer	Description	Status	Acres	
The Blade	PMB Holdings	Office Development	Completed	0.00	
R+	Canmoor/ Korine	Office Development	Site with PP	0.00	
Kenavon Drive	Liverpool Victoria	Residential Regeneration	Awaiting PP	2.70	
360° (Reading International BP)	Goodman	Office Development	Site with PP	3.00	
Station Hill Two	Sackville Properties	Mixed Use Regeneration	Site with PP	3.25	
Reading Central	Kier/Invista	Office Development	Under Construction	6.00	
Kenavon Drive	AIG	Residential Regeneration	Site with PP	6.00	
Chatham Place	Muse/RBC	Mixed Use Regeneration	Part Completed	11.00	
ClearWater Park Theale	British Land/ Countryside	Residential Site	Site with PP	13.60	
The Manor, Shinfield	Out of Town	Office Site (may become residential)	Site with PP	15.00	
Reading City Gateway	Wharf Land	Mixed Use Regeneration	Proposal	22.00	
Science Park	University of Reading	Office Development	Proposal	42.00	
GreenPark Village	PRUPIM/ Berkeley	Residential Mixed Use	Proposal	60.00	
Winnersh Triangle	SEGRO	Office Mixed Use	Under Construction	80.00	
Southside and Kennet Island	Foudry Properties	Mixed Use Regeneration	Under Construction	100.00	
GreenPark	PRUPIM	Office Development	Part Completed	180.00	
				<b>Acres</b>	<b>544.55</b>
				<b>Ha</b>	<b>220.37</b>

## Section 10 Housing

The residential sector has experienced a reduction in occupier demand and a much lower level of development activity over the past 12 months. During this period the number of transactions fell by about 24% and the average price of apartments has fallen by 15.7%. By comparison, the number of transactions nationally fell by 57% across England and Wales and the average price fell by 18.9% for similar property types over the same time period (Source: Land Registry).

The rental market has also weakened as rents have fallen by an average of 15%. For example, a central 'parking free' apartment would now let for an average £750 pcm for a 1 bed unit and around £900 for a 2 bed, compared with £850 and £1,050 respectively in early 2008.

As the fall in sales is the result of a lack of confidence and reduced mortgage availability, developers have responded by slowing the delivery of apartments to the market and as a result there is no significant overhang of supply. Current development activity is limited to a relatively small number of schemes: the town centre continues to provide 1 and 2 bedroom apartments, whilst the larger fringe developments offer a greater mix of family houses and apartments.

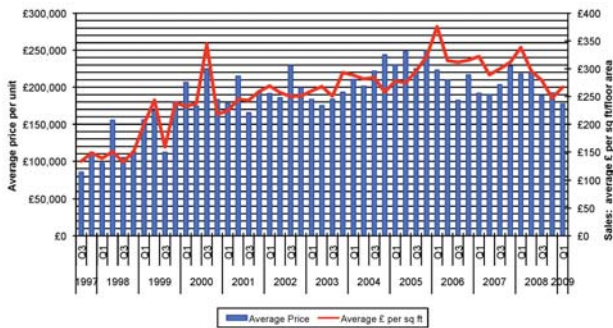


Chatham Place

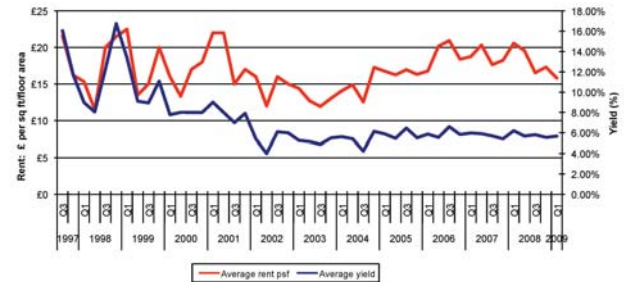


Southside – artist's impression

### Central Reading apartment sales analysis



### Central Reading apartment rental/yield analysis



## Residential development pipeline – April 2009

Scheme	Applicant/Developer	Location	Total Units	Open Market	Affordable	Status	Former Use
Kendrick Gate	Millgate Homes	Suburbs	7	5		Available	Garden assembly
275/291 Hemdean Road	Michael Shanly	Suburbs	10	10		Site with PP	Garden assembly
Northcourt Avenue	Millgate Homes	Suburbs	11	11		Subject to re-plan	Garden assembly
1/7 Heathway & 79 Chapel Hill	Bloor Homes	Suburbs	13	13		Site with PP	Garden assembly
Kidmore Place	Charles Church	Suburbs	13	1		Available	Garden assembly
6–14 Weldale Street	Croft Developments	Central	14	14		Site with PP	Commercial
74/76 London Street	Mr P Stevens	Central	14	14		Site with PP	Offices
Aviator Place	St Helens Homes	Fringe	14	6		Available	Offices/residential
Carey Street	David Wilson Homes	Central	14	14		Site with PP	Builders yard
London Road	Kenwood	Fringe	14	14		Under construction	Offices
Loddon Court, Shinfield	Taylor Wimpey	Suburbs	22	3	5	Available	Garden assembly
5–21 Tudor Road	Linden Homes	Central	28	14	14	Site with PP	Residential
Upcross Gardens	Millgate Homes	Fringe	39	1	11	Available	Hotel
145–147 Oxford Road	Rileys	Central	44			Applic. submitted	Leisure
Meadway School, Tilehurst	RBC	Suburbs	58	52	6	Outline consent	School
James Court	Crest Nicholson	Suburbs	64			Site with PP	Sheltered housing
Thames Water	Bath Road	Fringe	80			Awaiting submission	Reservoir
Regis Park	Wimpey / Laing	Suburbs	85	34	8	Available	School
Q2	Crest Nicholson	Central	86	38	26	Available	Offices
Bedford Road	RBC	Central	89	67	22	Site with PP	Public swimming pool
Kings Point	Kenavca	Central	102	76	24	Site with PP	Offices
Warrens Croft	Bovis	Suburbs	121	4	31	Available	Greenfield
Chatham Place Phase 2	MUSE	Central	143			Outline consent	Multi-storey Car Park
Kenavon Drive	Liverpool Victoria	Central	280			Applic. submitted	Office / Industrial
Chatham Place	MUSE	Central	307	95	96	Available	Multi-storey Car Park
Theale	British Land	Fringe	350	245	105	Site with PP	Greenfield
West Village	Barratt	Fringe	435	221	174	Available	Hospital
Kenavon Drive	AIG / Highmore	Central	542	439	96	Remediation	Gas works
Station Hill Commercial/retail/leisure	Sackville Properties	Central	750			Site with PP	
GreenPark Village	PRUPIM/Berkeley Group	Fringe	740			Applic. submitted	Greenfield
Reading City Gateway	Wharf Land	Fringe	900			Proposal	Office Park
Kennet Island	St James	Suburbs	1,150	621	255	Available	Sewage Works
			<b>6,539</b>				