



CELEBRATING OVER 30 YEARS OF RESILIENCE AND INNOVATION

As we approach the end of 2024, we are thrilled to share the latest updates and highlights from Skillcrown. The past few years have presented significant challenges for the construction and development industry, with rising inflation and economic uncertainty causing many prominent companies to falter. In response, Skillcrown made the strategic decision to scale back on contracting work, allowing us to refocus on our investment and development activities. Now, with renewed energy and focus, we are excited to be driving the business forward. Last year marked a significant milestone as we celebrated our 30th anniversary, prompting us to reflect on our journey. What began in 1993 with Ossie Osman's vision as a conversion specialist

during a recession has evolved into Skillcrown's prominent role as a leading construction and development company. Known for our innovative design, exceptional construction standards, and superior customer care, we continue to build on our legacy under the leadership of Ossie's son, Salik Osman, who has been Managing Director since 2010. Our diverse portfolio spans across London and the South East, demonstrating our commitment to excellence. This anniversary underscores our resilience and dedication. Looking ahead, Skillcrown remains steadfast in our mission to deliver high-quality homes and address the urgent need for affordable housing, particularly in light of the recent cost-of-living crisis, rising rents and mortgage rates.

In this edition, we are excited to showcase recent accomplishments and ongoing projects that reflect our commitment to enhancing communities and supporting local initiatives. From transformative developments to our community-focused efforts, there is much to celebrate and anticipate. Thank you for your continued support as we mark this landmark anniversary and navigate the evolving landscape of the construction industry. We look forward to the future with enthusiasm and are eager to continue making a positive impact in the communities we serve. Here's to the next chapter of Skillcrown's journey!



EXCITING PROGRESS ON THE SHEPWAY REGENERATION PROJECT IN PARTNERSHIP WITH GOLDING HOMES

We are thrilled to share the latest updates on our partnership with Golding Homes to deliver the first phase of the Shepway Regeneration Project in Maidstone. This significant development will bring 91 one and two-bedroom flats, alongside 28 two and three-bedroom houses, creating much-needed affordable homes for the local community. Located between Cambridge Crescent and Northumberland Road, the entire regeneration project will see the transformation of 114 existing homes and shops into 236 modern, energy-efficient homes, a revitalised shopping area, landscaped grounds, and enhanced community facilities. The project is a key milestone in the regeneration of Shepway, designed to provide quality housing and amenities that meet the needs of local residents.

Salik Osman, Skillcrown's Managing Director, expressed his excitement: "We are delighted to be working with Golding Homes to deliver these much-needed affordable homes and to help kick-start the regeneration of the area. Thank you to everyone at Golding Homes who have worked so hard to get to this point. We look forward to working with the local community to bring forward a development that everyone can be proud of." Tom Casey MRICS, Director of Development and Strategic

Asset Management at Golding Homes, added: "We're very happy to have Skillcrown on board to deliver the first phase of 119 affordable new homes and commercial units. Over recent years, we've worked closely with the local community and stakeholders in Shepway and are looking forward to getting started on site and delivering our shared vision for the area. This significant investment project, supported by Homes England funding, will provide a wide range of new affordable homes, shops, and facilities for the local community."

With the demolition phase complete, we have now commenced the installation of the piled foundations. Recently, we had the pleasure of welcoming local business owners, councillors and key stakeholders to a ground-breaking ceremony at the site. This event provided an excellent opportunity to showcase our progress and share our vision for the transformation of Shepway. The day was filled with positive feedback and excitement about what's to come.

As we continue our work on this flagship project, we're proud to be part of such a transformative initiative. The Shepway Regeneration Project will not only provide high-quality, energy-efficient, affordable homes but also create vibrant community spaces that serve the local area.



SKILLCROWN SUPPORTS ST MARTIN'S CHURCH, MAIDSTONE

Skillcrown has donated a selection of roof tiles salvaged from our Cambridge Crescent project in Maidstone to the nearby St. Martin's Church. This gesture reflects our commitment to giving back to the communities where we work and supporting the important local institutions that make a difference.

St. Martin's Church is a vital hub for the residents of the Shepway Estate, offering a range of services, support, and activities for the community. By contributing materials to help with their ongoing maintenance, we hope to play

a small part in ensuring the church remains a welcoming space for everyone who relies on it.

"At Skillcrown, giving back to the communities we work in is at the heart of what we do. St. Martin's Church is a cornerstone for many in the Shepway Estate, and we are honoured to support their important role in the community," said Matt Arnold, our Land and Development Director. We are proud to contribute to projects like this and look forward to continuing to make a positive impact in the communities where we operate.

CAMBRIDGE CRESCENT HOARDING ARTWORK PROJECT

We thought that the extensive hoarding at our Cambridge Crescent, Maidstone project was all a little dreary, so we are employing the expert services of five local schools

to help us out with a small art project. Further details and some of their great artistic work to follow!

SKILLCROWN ANNOUNCES SPONSORSHIP OF NEXGEN FOOTBALL CLUB IN BECKENHAM

Skillcrown is proud to announce its sponsorship of Nexgen, a dynamic grassroots youth football club and academy in Beckenham. Nexgen, founded by former Portsmouth and West Ham player Gary O'Neil, provides top-level, age-appropriate training for young football enthusiasts in the local area, where O'Neil himself grew up. Nexgen is a family-friendly club that offers expert coaching from UEFA-qualified trainers, ensuring that players receive high-quality guidance tailored to their age and skill level. The academy runs competitive teams for various age groups, ranging from U7s to

U11s. In addition to weekly training sessions, the club offers school holiday camps for children aged 4-12, as well as Saturday soccer sessions for 3-12-year-olds of all abilities. Commenting on the sponsorship, Skillcrown expressed its enthusiasm for supporting Nexgen's mission to train and inspire the next generation of footballers. "We're delighted to support Nexgen's fantastic work in developing young talent and providing a positive, inclusive environment for children to grow both on and off the pitch. The academy is a vital part of the community, giving local children the

chance to engage in a fun, healthy activity that benefits their physical and mental well-being." Skillcrown is committed to investing in initiatives that make a meaningful difference in local communities, and our partnership with Nexgen aligns perfectly with that goal. We look forward to seeing the club continue to thrive and nurture the talents of future football stars.





MILESTONE CELEBRATION AT HADLOW ROAD SITE IN SIDCUP

On 13 August 2024, we were honoured to host the Leader of the London Borough of Bexley, Councillor Baroness O'Neill OBE, along with local ward councillors, at the Hadlow Road site in Sidcup—formerly the Sidcup Library. This visit marked a significant milestone as we showcased the progress of the project since breaking ground in May. Matt Arnold, our Land and Development Director, provided a comprehensive update on the works completed to date, including the demolition of the former

building, completion of foundations and substructure brickwork, and the installation of structural steelwork from the ground to the first floor. Next steps include the installation of the ground floor beam and block, together with the commencement of the above-ground brickwork. During the visit, Councillor Baroness O'Neill laid the first brick, symbolising a key milestone as we advance to the next phase of construction. To commemorate the occasion, BexleyCo

Homes Chairman Jeremy Stibbe presented Councillor Baroness O'Neill with a commemorative plaque, celebrating this partnership and the positive impact it will have on the local community. This development reflects our ongoing commitment to providing high-quality homes and enhancing the communities we serve. We look forward to sharing more updates as this exciting project continues to take shape!

BRIGHTON ROAD DEVELOPMENT NEARS COMPLETION



We're excited to share that our Brighton Road development in South Croydon is steadily progressing towards completion, with final handover expected in October 2024. The site is bustling with activity as the finishing touches are applied, including landscaping and the installation of striking public art that will enhance the area's appeal. The development, located on Brighton Road in South Croydon, consists of 79 high-quality apartments and flexible commercial space, all being delivered for PA Housing.

The new homes will provide much-needed affordable housing for the community, with 66 apartments designated for shared ownership and 13 offered for affordable rent. This mix of housing options will make a significant impact, offering more local residents the opportunity to secure a home in this vibrant area. The dedication and hard work of our team and partners have been key to driving this project forward. We'd like to extend a huge thank you to everyone involved.



PLANNING APPLICATION SUBMITTED FOR NEW RESIDENTIAL MEWS DEVELOPMENT IN WIMBLEDON

We are excited to announce that Skillcrown has submitted a full planning application for a thoughtfully designed infill development in Wimbledon. The proposed scheme involves the demolition of the existing garages and the creation of a residential mews comprising six two-bedroom houses. Additionally, the existing frontage building will be converted into three high-quality apartments, maximising the site's

potential while seamlessly integrating with the surrounding area. This compact development has been carefully planned to provide much-needed homes while enhancing the character of the local neighbourhood. The application has been officially validated by the London Borough of Merton, and we now await their decision.



HANDOVER OF WALDRAM CRESCENT, FOREST HILL



We are delighted to announce the successful handover of our Waldram Crescent scheme in Forest Hill to PA Housing. This newly completed development in Lewisham features a six-storey building comprising 22 shared ownership apartments and a commercial unit on the ground floor. The commercial space is currently being fitted out and will soon be home to a children's day nursery, providing a valuable community resource for local families. This project has been both exciting and challenging, given its location on a TfL red route and proximity to a railway line. Despite these complexities, we are extremely proud of the finished result. The building stands out with its modern design, featuring glazed brick, brick soldier course detailing, textured brickwork, powder-coated aluminium cladding and elegant aluminium balcony fascias. The design thoughtfully complements the surrounding environment, making it a high-quality addition to the area. Bound by residential properties and gardens to the north and east, the railway line to the west, and Waldram Crescent to the south, the site presented unique challenges that our team navigated successfully. The building's sustainable features include high-performance insulation, mechanical ventilation, energy-efficient lighting, and photovoltaic panels, enhancing its environmental credentials. A huge thank you to everyone involved from start to finish - your hard work and dedication have truly paid off. We're thrilled with the outcome and look forward to seeing the positive impact this development will have on the community.



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KEY PARTNERSHIP CREATED WITH MAIDSTONE BOROUGH COUNCIL

Skillcrown is thrilled to announce our new partnership with Maidstone Borough Council (MBC) to develop 83 much-needed affordable homes across Maidstone. This exciting initiative is set to transform four key sites in the area, contributing significantly to addressing the housing shortage and enhancing local communities. The development will encompass a diverse range of properties, including one- and two-bedroom apartments, all designated as affordable housing.

The four sites slated for development are:

- The former Bath Store premises on Tonbridge Road
- A cleared parcel of land on the corner of Corbens Place and Tonbridge Road
- A vacant parcel of land on Granville Road
- Britannia House, a former warehouse on Granville Road

Cllr Simon Wales, Cabinet Member for Housing and Homelessness at MBC, highlighted the importance of this partnership:

“The Council recognises that access to safe and affordable housing is fundamental to the well-being and stability of its residents. However, the current housing market presents significant challenges due to the cost-of-living crisis and a shortage of affordable housing options. In response to this pressing need, and despite the challenges, the Council has

commenced its ambitious plan to build 1,000 new affordable homes in the borough over the coming years. We are looking forward to working closely with Skillcrown to help deliver our plan, bring these redundant sites back into use, and provide valuable affordable accommodation to our residents who are most in need.”

At Skillcrown, we share MBC’s commitment to creating high-quality residential developments that not only address local housing needs but also contribute to the overall enhancement of the communities in which we operate. We are excited to be part of this significant project and are dedicated to ensuring its success.

Progress is already underway on the sites. Demolition of the former buildings at Granville Road and Tonbridge Road is in progress, while the installation of piled foundations has commenced at Corbens Place. These initial steps mark the beginning of what promises to be a transformative project for the Maidstone community.

We look forward to continuing our collaboration with Maidstone Borough Council and sharing further updates as we advance with these developments. This partnership underscores our ongoing commitment to delivering affordable, high-quality housing and making a positive impact on the communities we serve.



COMPLETION OF WESTERHAM HEIGHTS: A NEW STANDARD IN LUXURY LIVING

Earlier this year saw the completion of our Westerham Heights project, a stunning development that epitomises luxury and sophistication, situated in the picturesque countryside of Westerham. Westerham Heights features nine exceptional detached homes, each crafted to the highest standards and nestled within a private gated community. The development offers a blend of three-bedroom detached bungalows and four and five-bedroom detached houses, each uniquely designed to offer both elegance and functionality. The architectural design of the properties is truly distinctive. The homes are adorned with glazed gable detailing, warm wood cladding and elegant stone

facades, creating a harmonious blend of modern aesthetics and traditional charm. Inside, the homes boast a superb specification throughout. Oversized windows allow natural light to flood the interiors, creating bright and welcoming living spaces. The exquisite stone facades add a touch of sophistication, enhancing the overall luxury feel of the development. We extend our heartfelt thanks to everyone involved in bringing Westerham Heights to fruition. Your hard work and dedication have resulted in a development that truly stands out. We are thrilled with the results and confident that the new residents will truly cherish their homes in this exceptional location.



PLANNING PERMISSION AND SALE OF THE FORMER ELECTROBASE SITE IN CRAYFORD

We are excited to announce a significant milestone in the transformation of the former Electrobase site in Crayford. Last year, we successfully secured detailed planning permission from the London Borough of Bexley for an ambitious redevelopment project that will breathe new life into the 7.19-hectare site. The new development will introduce 559 high-quality homes across seven thoughtfully designed buildings. This major project will also enhance the local environment by creating a new riverside walk along the River Cray and opening up the site to provide improved walking and cycling routes. Our journey with the former factory site on Maxim Road began in 2019 when we acquired the property. Initially, we secured a resolution to grant planning

permission for 359 homes, laying the groundwork for this transformative project, but recognised the opportunity to enhance the potential of the site further.

Earlier this year, we completed the sale of the entire site to Square Roots, who have secured grant funding from the Greater London Authority to deliver 240 of the new homes for shared ownership and social rent, with the remainder available for private sale. The redevelopment of the Electrobase site will not only provide much-needed housing, but also play a crucial role in revitalising this part of Crayford. We are excited to see the project progress and look forward to witnessing the positive impact it will have on the local community.

