



**Chigwell
DEVELOPMENTS**

PART OF THE CHIGWELL GROUP PLC

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Building Value Together.

The Strategic Partnership of Chigwell London Plc and Andersons

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THE SENIOR TEAM



Dean Floyd,
Founder



Andrew Jay,
CEO



James Burton,
Managing Director



Sunny Atlas,
Director



Ian Cunnane,
Operations Director



Angela Willcock,
Director



Rory Anderson,
Land Director



Tim Chilvers,
Operations Director



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Chigwell Developments is the development arm of the Chigwell Group, a diversified construction, manufacturing and property development business with more than 30 years of trading history.



The Group was originally established through Chigwell Construction, providing management, repairs and construction services to Local Authorities and Housing Associations.

Over the past three decades, the Group has evolved into a multidisciplinary organisation encompassing manufacturing, construction and property development, employing 250+ people and generating annual turnover in excess of £55 million.

In May 2024, Chigwell Group successfully registered as a Public Limited Company and has since established a partnership with ADGL Ltd, trading as Anderson.



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The Partnership

The partnership was established around a simple principle “Vision”. We are aligned from both parties to delivery a quality product, on time in budget.

Our objective was to create a truly integrated, turnkey operation with the majority of works delivered through directly employed teams rather than reliance on subcontractors. This approach gives the business greater control over quality, programme, cost, accountability and, ultimately, the end-user experience.

The Model Has Been Highly Successful

The partnership now directly employs 600+ people and delivered projects with a strong focus on being on time, on budget and to a high standard, with zero snagging. By maintaining direct control over our workforce and delivery model, we are able to take greater responsibility for the complete project lifecycle and provide clients with a single, accountable delivery partner.



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Our Growth Strategy and Ambition

The partnership represents a significant milestone of continued growth and expansion. We will deliver in excess £225M GDV residential units which is already committed.

Our strategy is to build upon the strength of the existing businesses, expand our development and construction capabilities, and position the Group to pursue larger opportunities, attract investment and capitalise on emerging opportunities across the property, construction and development sectors.

Chigwell with Andersons will deliver in excess of 350 residential units as well as community halls and sports facilities by December 2027. Which is already committed from June 26 to April 28 programme.



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Erith Quarry, London DA8

Strategy: Former Quarry in Urban Area
Local Authority: London Borough of Bexley
Planning Achieved: Initial Planning of 600 units,
increased to 858 units – housing and apartments
GDV: £315m
Site Size: 49.4 acres

A multi-award-winning regeneration of a former quarry that had remained neglected for more than 30 years, transformed into a sustainable new residential community incorporating homes, education, retail, open space and ecological infrastructure.

The development provides a mix of one, two, three and four-bedroom homes, delivered across several phases, including more than 250 Housing Association homes.

This provision includes 113 Affordable Rent and Shared Ownership apartments across three prominent gateway blocks.

Erith Quarry, London DA8

The wider development includes

- A new 630-pupil primary school
- On-site retail provision
- A 12-acre ecology park
- New public open spaces and community facilities
- Retained and enhanced ecological areas
- Extensive tree planting and habitat improvements.

Awards and recognition ☆

- Housebuilder Awards: Best Regeneration Initiative
- First Time Buyer Readers' Awards: Regeneration Project of the Year
- First Time Buyer Readers' Awards: Best Affordable Homes, Highly Commended
- Evening Standard Best First-Time Buyers Home
- Multiple NHBC Pride in the Job Awards

The Quarry demonstrates our ability to work with Housing Association partners to deliver affordable homes, complex regeneration and significant community infrastructure to an award-winning standard.



Freya Court Leyton E10

Strategy: Previously Developed Land in the Urban Area
Local Authority: London Borough of Waltham Forest
Planning Achieved: Purchased with consent for nine dwellings and increased to eleven
GDV: £5.3m

Site Size: 0.15 acres

Density: 73 dwellings per acre

Landowner: Private Land Owner

Landowner Agent: Century 21 Estates



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Freya Court Leyton E10

This site was purchased in 2019 with planning for nine residential apartments. During the pandemic 2020 the site closed and we applied for an additional two apartments.

Planning was granted mid 2021 and the site completed late 2022. The majority of apartments were sold, whilst some were retained to enhance our residential rental portfolio.



Small Acres, Essex CM3

Strategy: Previously Developed Land in the Urban Area

Local Authority: Braintree Council

Planning Achieved: Purchased with outline
planning consent for 19 dwellings

GDV: £12m

Site Size: 2 acres

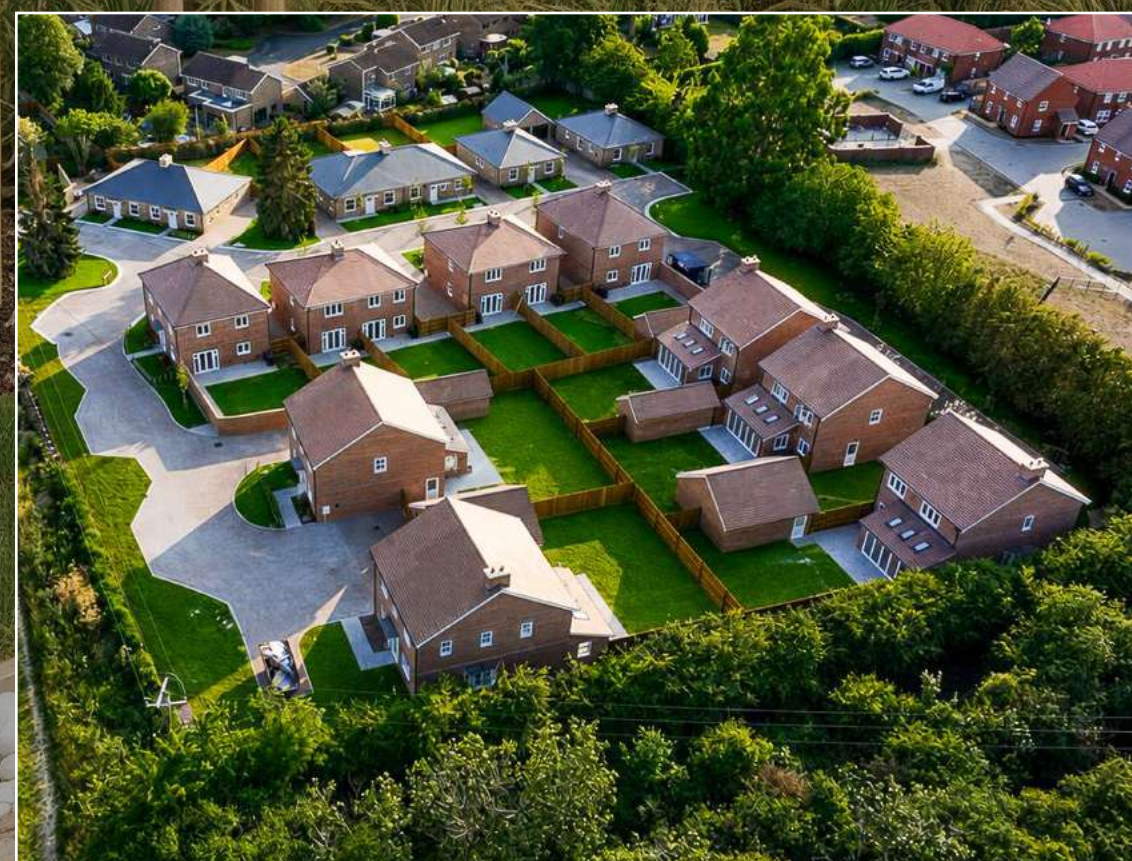
Density: 9.5 dwellings per acre

Landowner: Private Land Owner

Landowner Agent: David Williams

An exclusive development of 2, 3 and
4 bedroom bungalows and houses.

Land acquired unconditionally with the benefit
of outline planning permission, reserved matters
secured for 19 dwellings with an off site payment
agreed for affordable housing.



Faversham Lakes, Kent ME13

Strategy: Former Gunpowder Manufacturing
plant and Aggregate and Gravel Quarry
Local Authority: Swale Borough Council
Planning Achieved: 330 new build homes
– houses and apartments
GDV: £120m
Site Size: 131 acres

A major award-winning regeneration of a 131-acre former gunpowder works and quarry, transformed into a sustainable lakeside community combining new homes, affordable housing, heritage restoration, nature conservation and community infrastructure.

The development comprises 330 homes, including 99 affordable homes delivered in partnership with West Kent Housing Association:

- 69 Affordable or Social Rent apartments
- 30 Shared Ownership homes
- A mix of one, two, three and four-bedroom properties
- Apartments and family houses integrated across the wider development.

Faversham Lakes, Kent ME13

Faversham Lakes demonstrates our ability to work in partnership with a Housing Association to deliver affordable homes of varied tenure and type as an integral part of a high-quality, landscape and heritage-led community.

The wider development also includes

- A 50-acre lakeside country park
- Restoration and reuse of Grade II listed former gunpowder buildings.
- New strategic cycle routes and pedestrian connections
- A new headquarters for the 8th Faversham Sea Scout Group
- Additional parking provision for the neighbouring primary school
- Planned community, commercial and residential uses within the heritage buildings.

Awards and recognition 

- First Time Buyer Readers' Awards:
Best Large Development
- Kent Housing Group Awards:
Excellence in Development and Regeneration
- Evening Standard New Homes Awards:
Best First Time Buyer Home
- In-House Research: Gold Award for
Customer Satisfaction
- Multiple NHBC Pride in the Job Quality
Award & Seal of Excellence Awards.

Fitzroy Place, Essex CM4

Strategy: Undeveloped Greenfield Land
within a village location
Local Authority: Brentwood Borough Council
Planning Achieved: 40 dwellings (houses)
GDV: £26m
Site Size: 21 acres

An award-winning development of 40 homes
designed through close engagement with the
Blackmore community and sensitively integrated
into the historic Essex village setting.

The development includes 14 affordable and
Shared Ownership homes, representing 35% of
the overall scheme, delivered in partnership with
Chelmer Housing Partnership.

Housing Association provision

- 14 Affordable and Shared Ownership homes
- Managed by Chelmer Housing Partnership
- Affordable Rent and Shared Ownership tenures
- Homes integrated within the wider development



Fitzroy Place, Essex CM4



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Housing Association provision cont.

- Local allocation priority for households with a connection to Blackmore
- Mix of houses and bungalows supporting different household needs.

Design and sustainability

- Two, three, four and five-bedroom homes
- Detached, semi-detached, terraced and bungalow accommodation
- Traditional Flemish bond brickwork and detailed masonry
- Development arranged around a new village green
- Air source heat pumps and photovoltaic panels
- Electric vehicle charging and low-energy systems
- Public open space and integrated SuDS.

Awards and Recognition

- Winner: Medium Housing Scheme, Essex Housing Awards
- Winner: Medium Housing Scheme, Essex Housebuilder Awards
- National finalist: Best Community Initiative, Housebuilder Awards.

ACCREDITATIONS



CHAS Elite



Safe Contactor



Constructionline Gold



Alcumus Approved



BM Trada Fire
Door Installation



BM Trada
Maintenance



Cyber
Essentials



Environment
Agency



ICW Building Warranty



ISO 9001



ISO 14001



ISO 45001

We take our Corporate Social Responsibilities seriously and support, donate or help a large range of charities and local projects. We have a reputation for helping community initiatives and here are some examples.



Long-term supporters of the Anderson Foundation



Chigwell donated the music stands and banners for St. Francis Hospice Concert Band



Members of our team taking part in a Charity Golf Day, raising funds in aid of Haven House Children’s Hospice



Supporting a new boxing programme for young care leavers in Barnet



Chigwell supported the St. Luke’s Hospice International Women’s Day Event

London Stars U14 Basketball Team sponsorship





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Thank you



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