



METIS HOMES

NEWS & REVIEW

SPRING 2024

celebrating OVER 15 YEARS OF METIS HOMES

More than 15 years in, the Metis business continues to evolve with a constant thirst for more.



KING EDWARD VII ESTATE



MEON VIEW



CANADA COURT

I always struggle to effectively summarise what we've been up to, given the myriad of challenges and opportunities we've encountered in the last year or two alone in the SME housebuilding sector.

At Metis we have always been quite fast paced as a team, but that pace has been stifled as the industry continues to run into a gale force planning headwind, while being asked to comply with all manner of new regulations that ensure the learning curve is always steep, with challenges aplenty.

We lament the planning system for good reason... but I will not dwell on this!

What's far more worthy of comment is the organic, sustainable growth and the spirit within the Metis business, which has helped us deliver some lovely characterful homes in recent times, in the diverse range that is typical of Metis.

We've added further assets to a team that has a great blend of experience and skill sets, and we are firmly focused on the next stage of growth with a strong funding position in place. The team, of course, includes our huge extended family of dedicated consultants, subcontractors and everyone involved from concept to delivery.

Since becoming a fully fledged housebuilder following our acquisition of Mapledean Projects in 2021, we've kicked on to deliver many new developments, forging some key long term partnerships and securing planning permissions on more than 350 new homes, with plenty more in the pipeline to facilitate the future. The focus from here is very much on continuing to learn and enhancing what we offer, while delivering more.

Amidst the often impossible challenges thrown at the housebuilding industry, the constant at Metis is a dedicated group of people that really does care about what we deliver for our customers and the stakeholders we meet along the way.

I sincerely thank everyone involved in the Metis business, including our valued customers. I hope the following pages give a good flavour of what we've been up to recently, and equally what is soon to come...



ADAM O'BRIEN,
MANAGING DIRECTOR,
METIS HOMES



PROUD TO BE RANKED NO.1 HOUSEBUILDER
IN THE UK FOR CUSTOMER RECOMMENDATIONS.

*In-House research benchmarking report for customer completions in 2022.

METIS HOMES COMPLETED, CURRENT &

UPCOMING SCHEMES

- COMPLETED
- CURRENT
- IN PLANNING
- COMING SOON



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HOMES BUILT IN
THE LAST 15 YEARS



WEST SUSSEX

- 1 **ASPECTS**
Goring by Sea
29 Houses & Apartments
- 2 **MURRELLS COTTAGES**
Barnham
8 Cottages
- 3 **WYNDHAM MEWS**
Midhurst
20 Houses
- 4 **THE CRESCENT**
Midhurst
9 Houses & Apartments
- 5 **KING EDWARD VII ESTATE**
Midhurst
19 Houses
- 6 **THE RETREAT**
Southbourne
12 Houses
- 7 **HARRIS SCRAPYARD**
Nutbourne
103 Houses & Nursery
- 8 **SUMMER MEADOWS**
Aldingbourne
14 Houses

HAMPSHIRE

- 9 **THE WINDMILL**
Four Marks
8 Houses
- 10 **THE MANOR**
Old Netley
9 Houses
- 11 **THE BRAMLEYS**
Gosport
4 Bungalows
- 12 **PARKWOOD**
Winchester
11 Houses & Apartments
- 13 **CHESIL MEWS**
Winchester
9 Apartments & Office
- 14 **BURLINGTON PLACE**
Winchester
6 Houses
- 15 **ROSEWOOD**
Bishop's Waltham
9 Houses
- 16 **CHALFORD GRANGE**
Catisfield
2 Houses
- 17 **THE OLD BREWERY**
Hambleton
28 Houses
- 18 **COPPERWOOD**
Liphook
9 Houses
- 19 **BAYTREE COURT**
Liphook
10 Houses
- 20 **OAKLEIGH PLACE**
Chandlers Ford
14 Apartments
- 21 **THE OAKS**
Four Marks
17 Houses
- 22 **WILTSHIRE LAMB**
Gosport
15 Houses & Apartments
- 23 **GAINSBOROUGH CHASE**
Barton Stacey
20 Houses
- 24 **THE MULBERRIES**
Whitchurch
8 Houses
- 25 **HOLMWOOD & LANDSDOWNE HOUSE**
Winchester
2 Houses
- 26 **KINGSWOOD**
Hedge End
4 Houses
- 27 **KENTS ORCHARD**
Houghton
6 Houses
- 28 **MILLERS BROOK**
Sheet
11 Houses
- 29 **THE MALTINGS**
Sheet
3 Houses
- 30 **FOREST EDGE**
Fordingbridge
63 Houses & Apartments
- 31 **OLD STATION YARD**
Sutton Scotney
27 Houses & Apartments
- 32 **QUEENSWOOD**
Hedge End
12 Houses

SALISBURY

- 33 **HUNTERS MEWS**
Alton
5 Houses
- 34 **CANADA COURT**
Eastleigh
9 Houses
- 35 **PROSPECT PLACE**
Alresford
7 Houses
- 36 **MEON VIEW**
West Meon
10 Houses
- 37 **THE HAVEN**
Emsworth
4 Houses
- 38 **HARBOUR REACH**
Emsworth
9 Houses
- 39 **WESTON GROVE**
Grayshott
9 Apartments
- 40 **VANNERS COURT**
City Centre
14 Houses & Apartments
- 41 **SALT LANE**
City Centre
3 Houses
- 42 **CENTROS**
City Centre
22 Apartments

DORSET

- 43 **EASTGATE**
Dorchester
10 Houses
- 44 **QUAY WEST**
Poole
27 Apartments
- 45 **GROVELANDS**
Poole
10 Apartments

SURREY

- 46 **THE BELLERBY APARTMENTS**
Guildford
45 Apartments
- 47 **CATHERINES WALK**
Guildford
14 Houses & Apartments
- 48 **FOREST WALK**
Bucks Horn Oak
11 Houses
- 49 **ST MARTHA'S PLACE**
Chilworth
8 Houses

COMING SOON



50

FARRIERS COURT Easebourne

A collection of eighteen, 2 bedroom characterful new homes with separate study, located in the heart of the desirable village of Easebourne.



51

ROYAL GREEN Easebourne

A collection of twenty, 2, 3 and 4 bedroom homes, ideally nestled within the serene and picturesque Easebourne countryside.



52

NEWTOWN ROAD Warsash

A private collection of thirty-eight, 3, 4 and 5 bedroom houses and 1 and 2 bedroom apartments, located by the waterside on the former upper part of the Warsash Maritime Academy.

OVER 15 YEARS OF METIS HOMES:

what's next?

Over the last 15 years or so, alongside growing our business we've defined and refined our brand, establishing Metis Homes as a renowned housebuilder building characterful homes across the South of England.

Our ethos from our conception hasn't changed - to build characterful new homes that our customers are proud to call their own, in prime locations, with no two developments ever the same. Yet, over time our brand has evolved to resonate with our broad range of buyers and the lifestyles they value.



METIS HOMES WEBSITE



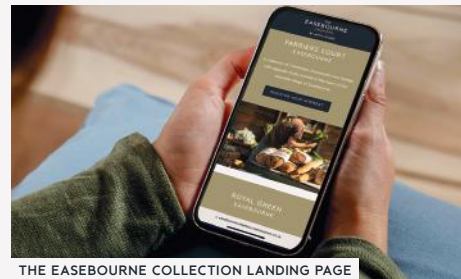
In 2022, 'Discover Home' emerged as a reflection of the Metis Homes brand. It inspires Metis homeowners to explore their environment, get out into nature and delight in the unexpected discoveries to be found in the well-chosen locations of our developments.

The logo was refurbished to reaffirm the values of our brand in a modern way, perfectly suited for the digital landscape, and we've continued to lead with this in how we market both the Metis brand and the homes we build.

The outlook for the future is bright, and I'm excited about the opportunities ahead. Our latest two developments - The Easebourne Collection - promise to elevate our brand even further with the

use of cutting-edge digital marketing tools, as we constantly seek new and innovative ways to market our homes and add value to our customers. More to be revealed on this soon!

Looking ahead, our aim is to continue growing our brand and foster deeper engagement online, whilst continuing to build homes with character and provide excellent customer service.



THE EASEBOURNE COLLECTION LANDING PAGE



DAVID OAKLEY,
SALES & MARKETING
DIRECTOR,
METIS HOMES

A WORD FROM OUR

customers



"Everyone at Metis Homes has been amazing to deal with. They've really invested the time into making my move a wonderful experience. My two-bedroom house has been designed in such a thoughtful and clever way. Every inch of space is maximised."

JANET MALT, FOREST EDGE

"Our experience with the Metis Homes team has been so positive. They were extremely thoughtful and considerate. Also the quality of the build and location... it's very thoroughly thought-out and considered."

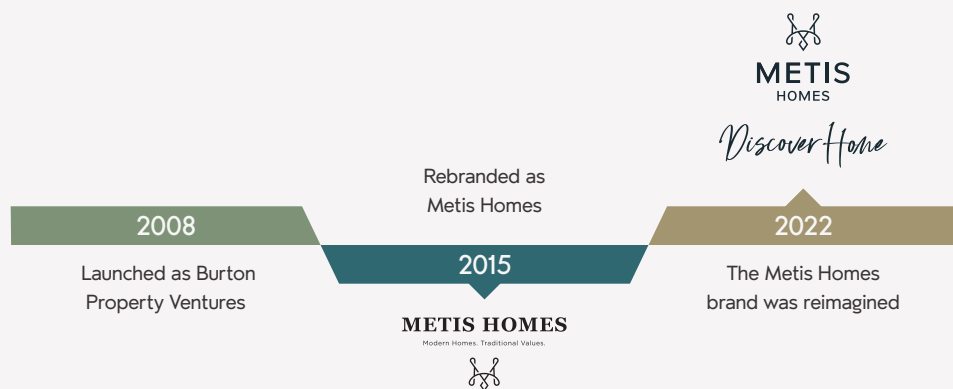
DEBORAH PARIS, HARBOUR REACH



"On the day of completion, we were pinching ourselves that this home was really ours. We love everything about it, but what gets the most comments from our friends and family is the quality... The workmanship is amazing."

SOPHIE TOPPS & OLLIE WHITEMAN, BAYTREE COURT

OUR BRAND EVOLUTION



Over the years, our brand has evolved but our commitment to our core purpose remains as resolute as it was from the beginning.

We believe in more than just building new homes. We believe that everyone deserves a home to be proud of, that stands out from the rest, which is why we design and build new homes packed full of character, with no two Metis developments ever the same.

AWARDS

WE ARE PROUD TO BE AN AWARD-WINNING BUSINESS WITH A REPUTATION FOR 'GOING THE EXTRA MILE'.



SUPPORTING OUR *communities*

LITTER PICKING WITH THE SCOUTS



We recently teamed up with the 1st Westbourne Scout Group for a group litter picking activity on a popular green space in Emsworth. Afterwards, the Scouts visited our Harbour Reach development to learn about the construction of the site and careers in the industry. We also donated £500 towards the cost of a new bell tent for the group's future expeditions.

TIME CAPSULE PROJECT



Pupils from The Burgate School joined us at Forest Edge to bury a time capsule at the development. They came up with creative suggestions of items to put into the time capsule and afterwards explored the show home and engaged in a Q&A with the team. As a token of our appreciation, we contributed funds to redecorate their history classroom.

SUPPORTING A LOCAL SAFETY CAMPAIGN



In support of West Meon Primary School's safety campaign, we donated high-visibility vests for every child and member of staff. The Metis Homes team was invited to attend the school's 'Be Bright and Be Seen' assembly where we had the opportunity to meet the children and hand out their vests in the playground.

SUSTAINABILITY

Metis Homes' purpose is to have a sustainable and responsible approach towards minimising environmental impact by delivering a range of measures to better our environmental obligations.

Our developments support sustainable travel, with walking and cycling routes and access to public transport. We seek to deliver biodiversity net gains with proactive ecological enhancements including tree and shrub planting, green infrastructure, nesting boxes, bat boxes, and habitats for local reptiles.

We also include above ground sustainable urban drainage features, where possible, to provide both sustainable drainage but also additional wildlife and biodiversity benefits.

As part of our ESG strategy, we support local initiatives for the development and education of young people within the areas we operate, as well as working to deliver additional community benefits.



LET'S TALK ABOUT *land & planning*

We have seen a constant evolution of our business as it has grown to the wonderful company it is today.

EASEBOURNE, THE HOME OF TWO CURRENT METIS DEVELOPMENTS.



AT METIS, WE ARE PROUD OF OUR



98%
SUCCESS RATE
IN PLANNING

As with any housebuilder, land is the raw material that enables growth, and over the 15 years we have been in business this has meant being involved in over 75 land transactions. During this time we have matured from a business primarily focussed on developing small schemes to one that is now taking on larger, more complex and more exciting projects.

We recently gained planning consent on some of the largest sites that we have been involved with; the Former Brickworks in Midhurst (69



units), the Maritime University in Warsash (117 units) and the Harris Scrapyard in Nutbourne (103 units plus nursery) to name a few. We have also been one of, if not the most, prolific developer of developments within the South Downs National Park, successfully achieving planning consent for 9 different developments in recent years – including the fantastic homes we are currently delivering in the idyllic village of Easebourne with our partners at the Cowdray Estate.

The year ahead is full of excitement – we have recently secured a number of excellent new sites on which we will be hoping to create new developments, including Four Marks (c. 20 units), Horndean (c. 40 units) and Bramley (c. 50 units). We are working towards exchange of contracts on a further 270+ units at present, which should all be secured in the next month or two.

We continue to put our skills to work within the strategic land market as well. Our endeavours here are coming to fruition with our larger strategic site portfolio starting to mature into planning permissions to feed our medium/long term growth.

As a business we will always have an insatiable appetite to acquire more land, with an excellent long term funding position in place as ever with our partners at the RO Group. We remain committed to feed the business over the coming years with housebuilding and mixed use opportunities for the Group.



MIKE BURTON,
LAND DIRECTOR,
METIS HOMES

THE FACES BEHIND OUR SUCCESS: *meet some of our team!*



TOTAL YEARS OF TEAM EXPERIENCE IS
701 YEARS
AMONGST
30 EMPLOYEES

A WARM WELCOME TO OUR
NEWEST TEAM MEMBERS:



COMMERCIAL
James Nicholson –
Senior Buyer



LAND & PLANNING
Rebecca Humble –
Planning Manager



TECHNICAL
Wayne Smith –
Senior Technical Coordinator



CUSTOMER CARE
Alan Pink –
Customer Care Operative



CUSTOMER CARE
Adrian Collins –
Customer Care Operative

AVERAGE
YEARS

	LAND & PLANNING	17
	SALES & MARKETING	20
	TECHNICAL & COMMERCIAL	24
	CONSTRUCTION	31
	ADMIN & FINANCE	16
	CUSTOMER CARE	28



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