

WH

W O N D E R F U L H O M E S

creating wonderful places to live

Acocks Green, Birmingham

5 x 4 bed town houses

Former Public House car park



Willenhall, Walsall

25 x 3 & 4 bed houses

Former Comet Store and Car Park



Willenhall, Walsall

25 x 3 & 4 bed houses



Bushbury Arms, Wolverhampton

38 new homes for affordable rent

Former locally listed Public House & Grounds



Bushbury Arms, Wolverhampton



Bushbury Arms, Wolverhampton



Bushbury Arms, Wolverhampton



Coddon Club, Telford

37 new homes for Affordable Rent
Former Sports & Social Club



Challenges that hold SMEs back

General:

- Suitable land at viable prices
- Appraisal Confidence
 - Planning – time to process and uncertainty
 - Funding
 - Price Inflation – labour and materials
 - Skilled Labour Shortage
 - Confidence in the market
- Staff & Employment Risk
- Due Diligence Cost Risk
- Overhead Costs

Challenges that hold SMEs back

Working with Local Authorities & Housing Associations:

- Time taken to make decisions & commit
- Complex tenders
 - Lack of resource to process
 - Opportunity cost
- SME's have a different business model to PLCs
 - Can't afford to loss lead
 - Can't afford to work on risky low margins
 - Don't make up margin through litigation
 - Higher cost of money and less of it
 - Funding reliant on minimum GM of 20%

But it can work very well