

Group at a Glance

The Group is split into three different business segments consisting of six primary businesses. The parent company, Henry Boot PLC, exists to provide leadership, direction and support in a number of areas to the businesses.

LAND PROMOTION

HALLAM LAND MANAGEMENT LIMITED

The strategic land and planning promotion arm of the Henry Boot Group. Since 1990 we have been acquiring, promoting and developing land with an outstanding record in achieving planning permission. Hallam Land has a strategic land bank of 16,607 acres, focused on higher value locations in the South and Midlands, and in total has the potential to deliver around 88,070 residential plots.

Revenue stream:



% of Group revenue:

9

Number of employees:

28

PROPERTY INVESTMENT AND DEVELOPMENT

HENRY BOOT DEVELOPMENTS LIMITED

Henry Boot Developments is one of the most progressive property companies in the UK with its considerable experience and impressive reputation in all sectors of property development. Currently the company has a commercial development pipeline of £1.4bn.

Revenue stream:



STONEBRIDGE HOMES LIMITED

Stonebridge Homes is a jointly owned company (controlled by Henry Boot PLC). It has built homes and communities for over a decade and specialise in delivering quality, high specification properties in the Yorkshire region. It has exciting plans for sustainable growth that will soon see the launch of new developments in the North East of England and increase the number of outlets in Yorkshire.

Revenue stream:



% of Group revenue:

39

Number of employees:

118

CONSTRUCTION

HENRY BOOT CONSTRUCTION LIMITED

A regional construction services provider to both public and private clients, offering creative, customer-focused solutions and building strong partnering relationships to ensure the best outcomes for all projects.

Revenue stream:



BANNER PLANT LIMITED

Offering a wide range of construction equipment and services for sale and hire in plant, temporary accommodation, power tools, powered access and big air compressors. Primarily, supply areas stretch from Yorkshire in the north to the East Midlands and Birmingham in the south.

Revenue stream:



ROAD LINK (A69) LIMITED

Road Link has a 30-year contract (five years remaining) with Highways England to operate and maintain the A69 trunk road between Carlisle and Newcastle upon Tyne. Highways England pays Road Link (A69) a shadow toll, which is a fee based upon the number of vehicles using the road and mileage travelled by those vehicles.

% of Group revenue:

52

Number of employees:

294

Key market sectors:

-  Industrial & logistics
-  Residential
-  Urban Development

Our market sectors



INDUSTRIAL AND LOGISTICS



Industrial sector experienced high demand

The demand for industrial and logistic warehouses has increased significantly over the last decade as a result of the rapid growth in online sales. The pandemic has accelerated this demand and it was the only sector to deliver positive capital returns with investors in 2020.

[→ Read more on page 23](#)

UK warehouses take-up hit a record of over

50m sq ft
in 2020.

Source: Savills

Type of revenue stream:

 **Recurring Revenue:** This revenue stream is regular and stable which allows the Group to maintain long-term bank funding relationships.



RESIDENTIAL



UK housing prices continue to grow

In the second half of 2020 the UK residential market witnessed resilient demand, leading to housing prices rising, as many households have re-evaluated their housing needs. Despite price growth, rising house prices have been offset by falling mortgage rates.

[→ Read more on page 24](#)

Total UK house price growth for 2020 was

7.3%
the highest in six years.

Source: Savills

 **Cyclical Revenue:** This revenue stream is dependent on each economic cycle. These profits, in good years, contribute significantly to the Group's profits overall.



URBAN DEVELOPMENT



People choosing urban centres to live

People are moving to large urban centres for work and the lifestyle on offer. 90% of the UK population is predicted to be living in urban areas exceeding 300,000 population by 2050. This will create demand for good quality schemes for people to work and live in, with build-to-rent (BTR) playing an important element of supply.

[→ Read more on page 25](#)

Private residential rents increased in the UK by

1.4%
in 2020.

Source: ONS