

SHANLY GROUP
CORPORATE REPORT
2015

SHANLY GROUP

2015 IN BRIEF



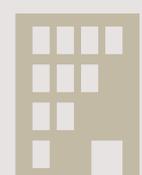
£186

MILLION TURNOVER



195

EMPLOYEES



1,000+

COMMERCIAL TENANTS
IN THE ESTATES PORTFOLIO

19

AVERAGE NUMBER OF RESIDENTIAL
SELLING SITES PER MONTH

OVER £10m

DONATED TO CHARITABLE AND
COMMUNITY CAUSES SINCE
OUR FOUNDATION'S INCEPTION

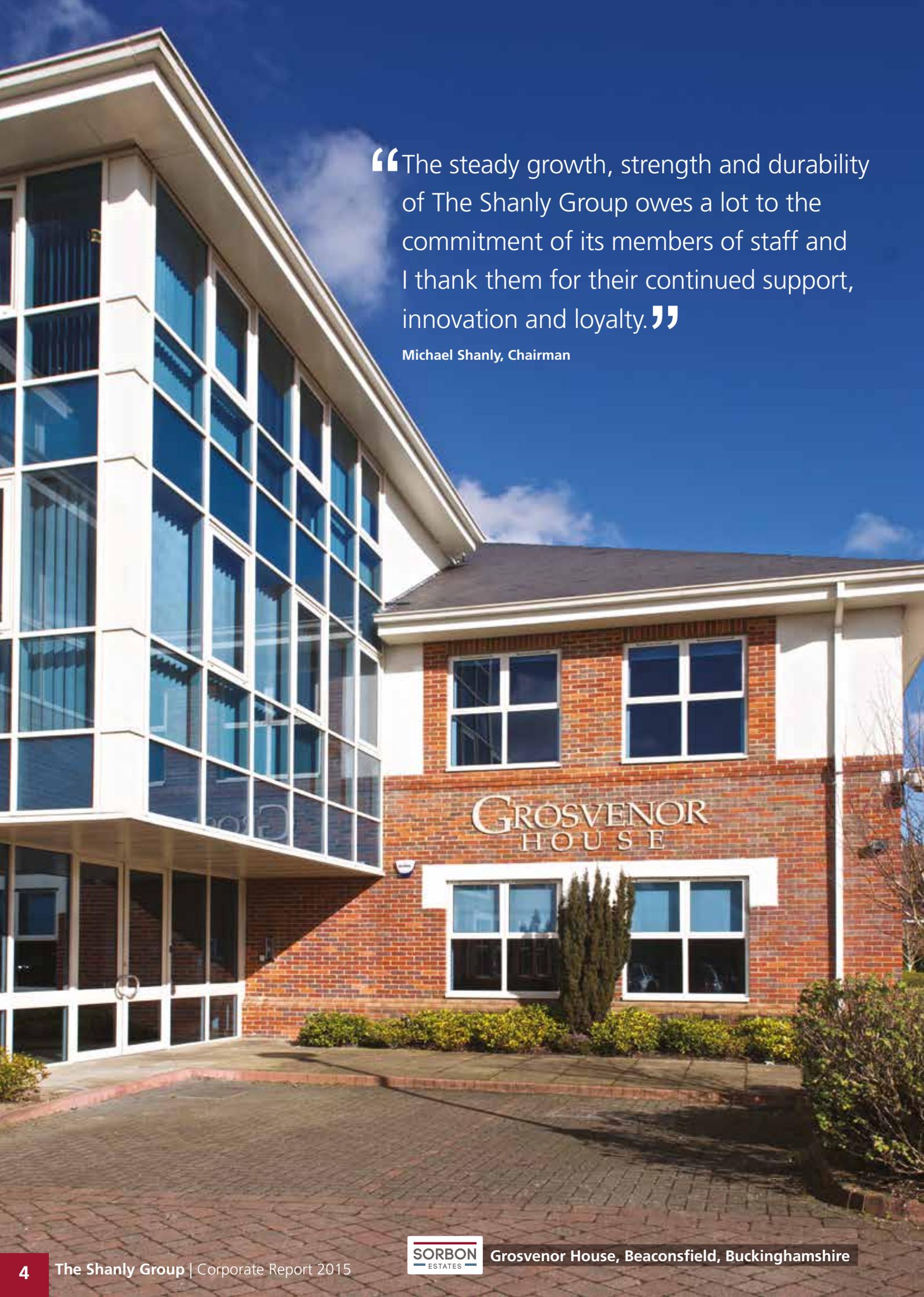
Published: September 2016

SHANLY
GROUP

CONTENTS

	PAGE
1. CHAIRMAN'S STATEMENT	5
2. FIVE YEAR RECORD	6
3. GROUP PROFILE	7
4. STRATEGY & AIMS	9
5. GROUP FINANCE REPORT	10
6. GROUP HR REPORT	11
7. RESIDENTIAL DIVISION	12
8. COMMERCIAL PROPERTY DIVISION	14
9. SHARED OWNERSHIP HOMES	16
10. OUR COMMITMENT	17
11. GOVERNING DIRECTORS	18
12. SHANLY FOUNDATION	19





“The steady growth, strength and durability of The Shanly Group owes a lot to the commitment of its members of staff and I thank them for their continued support, innovation and loyalty.”

Michael Shanly, Chairman

CHAIRMAN'S STATEMENT

CHAIRMAN: MICHAEL SHANLY - JUNE 2016

It is with pleasure that I report on the 2015 performances of the companies that make up the Shanly Group. While operating conditions were challenging I am pleased to report another year of progress. Steady increases were achieved in the residential sales operations with some significant long term projects getting under way while our commercial property interests, under the auspices of Sorbon Estates, continued to be active in investing in properties for the long term health of the business. Overall, the Group endeavoured to fulfil its strategy of controlled expansion whilst maintaining prudent financial controls.

While the markets we operate in can be unpredictable and competitive, placing our workforce under pressure at times, it is our aim to conduct our business in an enjoyable manner as is possible. To this extent, the steady growth, strength and durability of the Shanly Group owes a lot to the commitment of its members of staff and I thank them for their continued support, innovation and loyalty.

It is also very heartening for our staff to be able to participate not only in the Group's steady expansion but also in its commitment to local worthy causes and charities. The regular donation to the Shanly Foundation – that makes awards to the local community – is funded out of the good work that all our members of staff carry out. I am sure that they all feel like I do, proud of the contribution that they make.

In 2015 our residential turnover expanded by 5% to £172m while, mainly due to new acquisitions, our commercial turnover rose by 8% to £13.5m. We operated out of 34 residential development sites while we acquired a further 10 investment properties within our commercial portfolio. Our staff numbers grew by 7% to nearly 200 and I am pleased to report that we have invested in several initiatives in staff training and embarked on significant new investments in upgrading our IT systems.

Following a period of post credit-crunch recovery, the residential property market has been displaying some of its traditional growth characteristics. Government-led incentive schemes which, along with prolonged, unprecedented low interest rates and a highly competitive mortgage market, have combined to inflate market conditions, particularly in London and the South East.

This buoyancy was, however, seemingly brought into check with the 2016 EU referendum result. While the long term implications of the 23rd June decision to leave the EU are unclear at this stage, it is possible that the ensuing short term uncertainty and volatility, witnessed in both financial and property markets, may have some adverse impact on Group operations over the coming months. This in turn may encourage us to adopt a more cautious stance until we are able to better gauge market trends.

Whilst we are very aware of these short term uncertainties, residential property market fundamentals continue to be favourable and this encourages us to continue to plan for growth over the long term. Given, however, that we are not obligated to pursue growth on a year to year basis, our profile of expansion may not always appear smooth from the outside. A key part of our philosophy is to forge a strategy that safeguards the Group's long term durability. Reflective of the traditional cyclical nature of the housebuilding industry we continue to adopt policies that facilitate optimum flexibility. Of equal concern to the Group and its associated stakeholders is the continued attention to our traditional values of product quality, customer care, local community obligations and our commitment to all employees as well as the Shanly Foundation.

In the commercial property market we have expanded our portfolio in and around the Thames Valley as well as more widely in the South East. Again we are careful to adopt a cautious approach to our investments, particularly given the increasingly competitive market conditions. We were successful in acquiring 10 more properties which offer sensible yields as well as further development potential over the long term. We have an ambitious strategy to expand our commercial portfolio and have committed increased resources to this important division of the Group.

I appreciate the commitment of our employees and thank them for helping make the Shanly Group a successful business. I am also very grateful to our contractors, suppliers, financial and professional advisors for helping Shanly Group along its way. I am aware that many local authorities remain under constraints but thank them for their cooperation.

Last but not least, I thank our valued customers and tenants for their contributions to the growth of the Shanly Group.

2

5-YEAR RECORD

	2011	2012	2013	2014	2015
Turnover (£m)					
Residential	105.0	149.0	153.0	162.9	172.0
Commercial	10.6	10.7	12.0	12.7	13.5
Group Turnover	115.6	159.7	165.0	175.6	185.5
No. of Employees	140	165	177	185	195

Year end: December 2015



GROUP PROFILE

The privately owned Shanly Group of companies operate in property markets and consists of 2 main divisions, residential property development and commercial property investment.

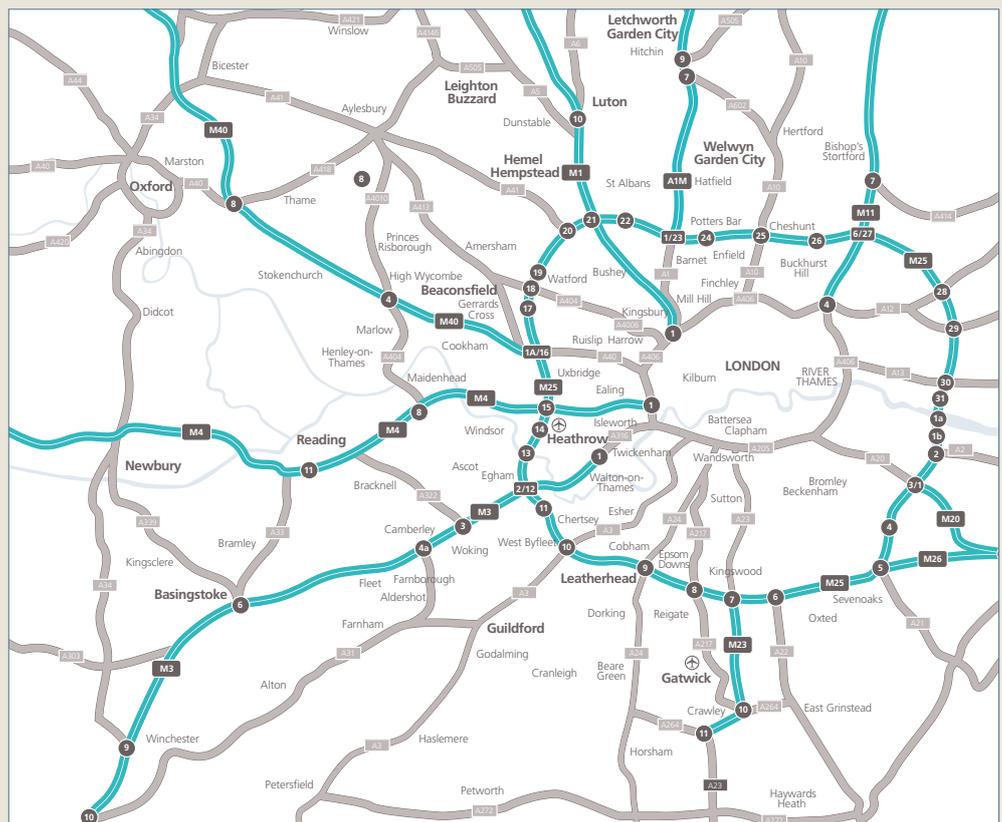
The Group is based in Beaconsfield, Buckinghamshire and its main areas of operation are in the South East of England. The business, established by its founder Michael Shanly, has been in continuous existence since 1969 and he has put measures in place to ensure that it will continue as a privately owned, independent, professionally managed Group. This will help safeguard some of Michael's long-standing beliefs and values, namely, offering productive, enjoyable employment in an industry he is passionate about and also to fund the Shanly Foundation which offers help and assistance to good causes and those in society that are less able or disadvantaged through no fault of their own.

- **Shanly Homes:** The Group's residential division Shanly Homes continues to position itself as one of the leading privately-owned housebuilders in the South East.

- **Shanly Partnership Homes:** In 2012 Shanly Partnership Homes was established and awarded Registered Provider status, to enable the Group to offer Shanly Homes quality new homes to the growing shared ownership and shared equity markets.
- **Sorbon Estates:** In 2015 the portfolio of the Group's commercial division owned in excess of 200 properties including retail, offices, industrial, marinas, leisure and residential, with over 1,000 tenants across the portfolio.
- **Shanly Foundation:** Since its inception the Group has been a strong supporter of charitable and community causes and events. In 1997 this was formalised through the creation of the Michael Shanly Charitable Trust which in 2012 became the Shanly Foundation. The Foundation supports mainly local projects and provides funding as well as advice and expertise. Over the years we have donated over £10m in support of worthy causes.

Areas of Operation

Shanly Homes and Sorbon Estates operate in and around the M25, the Thames Valley and Greater London, extending to Berkshire, Buckinghamshire, Surrey, Sussex, Oxfordshire, Hertfordshire, Hampshire, Essex and Kent.





Milton Park, Purley on Thames



Spittal Street, Marlow, Buckinghamshire



Sandringham Gate, Ascot

STRATEGY & AIMS

The principal corporate strategy of the Shanly Group is to optimise financial returns, while sustainably enhancing the built environment for our customers and communities, without jeopardising the Group's long term viability. This should then facilitate investment in development projects, contribute to the funding of acquisitions and service the Group's wishes regarding the Shanly Foundation. Appropriate levels of long term external funding are utilised to complement internally generated funds to facilitate organic growth.



SORBON
ESTATES

Oakwood, Grove Park,
White Waltham, Berkshire



SORBON
ESTATES

Platts Eyot, Hampton

The private status of the Shanly Group enables it to operate flexibly and in a timely manner in assessing potential new residential development sites and commercial investments. Reflecting its obligations and responsibilities to its employees and within the built environment, the Shanly Group strives to be a considerate and compassionate company as it pursues its business and commercial strategies. It aims to respond and liaise collaboratively within its local operating environments and work together with appropriate related parties.

The Group believes in actively and positively enhancing the local communities in which it operates. We do this by constantly challenging ourselves, using our creativity and innovation to enhance the potential of each property development. This encourages us to develop and invest in properties that are not only viable and visually attractive incorporating latest technologies but also have character and personality.

We are continually working to improve our product and customer appreciation at all times. An integral aim and end result of our investments and developments is to strive to exceed our customers' expectations.

The Group aims to be a responsible and caring employer and we endeavour to progress our employees and enhance their working environment.

We pride ourselves in maintaining an excellent record of health and safety and employee welfare at all our development sites and strive to ensure we continually seek to improve such standards. Hand in hand with these aspirations is the Group's commitment to deliver high environmental and sustainability standards at all of its developments.

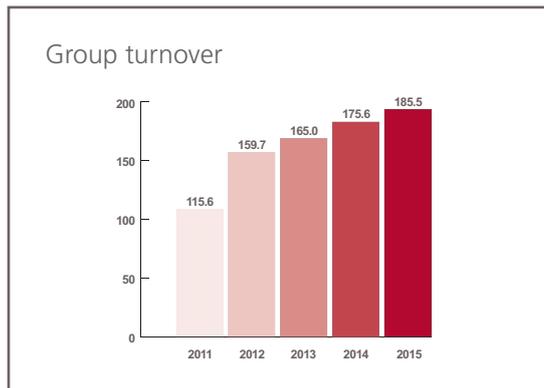
Reflecting the keen interest in its local communities, the Shanly Group is also proud to be able to offer support to a variety of worthy local causes via the Shanly Foundation. This compassionate quality is also reflected among our employees who regularly participate in fundraising events and support the Foundation.

5

GROUP FINANCE DIRECTOR'S REPORT

FINANCE DIRECTOR: NICK TROTT

The Group registered growth in both its residential and commercial divisions in 2015 amidst competitive and challenging operating conditions. The overall turnover grew by 5.9% in the year to December 2015 to £185.5m (from £175.6m in 2014) which enabled the group to strengthen its overall financial position further and commit increased funds to residential development land and commercial property investment. Our investment strategy in both sectors of our business remains prudent however. Our overall net asset base moved ahead with the benefit of the improved net profits.



Our residential operations returned an increase in sales to £172m while our commercial operations increased gross income to £13.5m. Despite the competitive conditions in the residential market, our operating expenses and overheads remained broadly in line with the previous year's ratios while financing charges were also relatively unchanged. However, in line with housebuilding trends generally, we did experience some strong cost inflation in the supply chain which, on occasions, tested our traditional budgeting policies. In an increasingly competitive commercial property market, we adopted a cautious approach regarding our investment criteria. Nevertheless, we were able to increase our portfolio via selected commercial opportunities as well as invest in some mixed use schemes.

The financial parameters within which the Group normally operates remain unchanged. We continue to adopt a conservative approach to funding; an essential and strategic aim of Group policy is to maintain long term financial strength. While there are patent and unforeseen risks associated with the residential and commercial property development industries, our internal procedures and financial policies are designed to limit unnecessary exposure to both operational and financial risk. It is pleasing to report therefore that we continued to safeguard our operational and budgetary procedures in a challenging 2015 resulting in, along with the improved results, an overall strengthening in our financial position. This favourable trend offers us confidence to aim to increase our rate of investment in both our residential and commercial property divisions, and, as important, to increase the annual donation to the Shanly Foundation.

During 2015 we undertook a programme of upgrading some of our internal policies and procedures regarding IT investment. This has resulted in a higher than normal level of investment in these areas. The envisaged productivity benefits should accrue over the next several years. Looking ahead, the Group is relatively well placed to maintain a growth strategy. The criteria as always, remains one of cautious expansion bearing in mind that the current supply and skilled labour constraints within the residential industry may temper our rates of expansion in the short to medium term. Whilst we have available financial resources, a more competitive market place may restrict our ability to implement our expansion policy in the commercial market. We will continue to seek productivity-boosting internal investments and also carry out appropriate expenditure to maintain and improve our health, safety and environmental policies.

GROUP HR REPORT

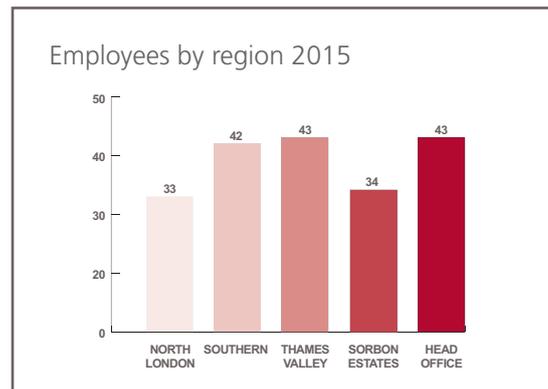
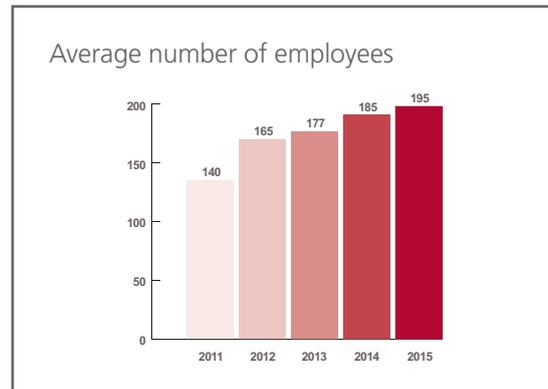
HR MANAGER: GEORGINA HALVEY

As an independent entity which has grown considerably since its foundation in 1969, the Shanly Group has managed to retain its sense of individuality. This is reflected in the many ways we nurture our team – we encourage and reward loyalty and work alongside our employees to build a sound, long term future for all engaged within the Group. The HR team partner with the business to ensure that all management aspects complement the aims and strategy of all areas of the company.

We recognise that in order to support the long term growth of the Group we need a high performing and engaged workforce equipped to implement the strategy that will drive results. In order to do this it is important that we attract, retain and develop talented employees. We do this by actively providing learning and development opportunities, with a mix of formal and on-the-job training. Our performance appraisal process identifies and implements various training needs.

2015 proved to be an active year within Group human resources. This partly reflects the higher and more competitive operating levels, particularly in the residential development divisions, along with the overhaul of many internal employment procedures.

Overall average Group employee numbers increased by nearly 7% to 195 in 2015. As well as the overhaul of internal employment policies and procedures, 2015 also saw the beginning of several new initiatives regarding recruitment policies, training, along with employee progression and appraisal policies.



The Group has also embarked on more active engagement programmes with local schools, colleges and universities in a long term policy of encouraging a greater understanding of and ultimately a greater involvement in the residential property industry. Via the Shanly Foundation, the Group is also a keen supporter of voluntary groups such as SATRO that endeavour to promote property development and construction skills and careers in schools in and around the home counties.



SATRO visit, Lancaster Chase, Guildford



Dragon Boat Racing, Marlow

RESIDENTIAL PROPERTY DIVISION

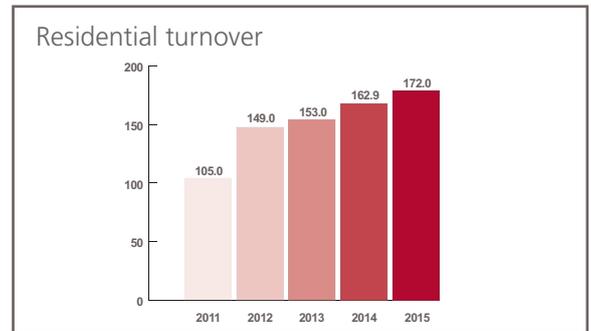
RESIDENTIAL MANAGING DIRECTOR: **MARK EVANS**

Shanly Homes currently comprises three divisions with offices based in Buckinghamshire and Surrey. Our principle areas of operation are around the M25, the Thames Valley and Greater London. Each region is served by a managing director, supported by land, build and sales directors as well as senior managers and supporting employees.

2015 was busy industry-wide with a continuing favourable demand background interrupted by occasional supply, service and labour shortages. The planning environment remained somewhat unpredictable and often lengthy in duration but we continued to work and cooperate as much as possible with what still appears to be under-resourced local authorities. These conflicting trends manifested themselves in increased input costs, less predictable production schedules and continuing relatively strong house price inflation.

Within this testing operating environment, Shanly Homes is proud to record higher sales volume and value in 2015 with plans to continue to grow the operations in 2016. We operated from an average of 34 sites in 2015, a substantial increase on the previous year. Sales value totalled £172m. We embarked on some significant new housing sites that should offer continued expansionary opportunities over the next two years. Looking further ahead, we invested more in new land acquisitions and have the financial resources to continue to invest if we consider market conditions to be suitable.

We are proud to have begun work on our landmark Chapel Arches site in the centre of Maidenhead. This is a major development for the Shanly Group that forms a significant part of the Maidenhead town centre regeneration project. Working closely with the local authority and other partnership organisations, this major project will deliver 240 residential units as well as 30,000sqft of commercial space over the coming years.



Meanwhile, we are budgeted to complete our site at Boulter's Meadow in Maidenhead, which by 2017 will have delivered over 400 units. Another new site due to come on stream in 2016 is a development of over 100 units in Slough. Within our North London region we are in the middle of a development in Watford that should be completed in 2017. Other important developments started in 2015 include Binfield with over 70 units; Isleworth with over 60 units while future significant sites include those in Harpenden and Aston Clinton.

We continue to work closely with our consultants, sub-contractors and suppliers and endeavour to forge continuing and mutually beneficial working relationships. Shanly Homes appreciates their loyalty and service during current busy market conditions.





Imperial Square, Binfield



Greatwood Place, White Waltham



Grove Gardens, Beaconsfield



Halsard Park, Tadworth



Oak View, Whetstone



Boulters Meadow, Maidenhead



Aspin Lodge, Gerrards Cross

COMMERCIAL PROPERTY DIVISION

COMMERCIAL MANAGING DIRECTOR: TAMRA BOOTH

Our in-house managed commercial investment portfolio experienced further growth in 2015 with gross income reaching £13.5 million. In terms of new investments we adopted a relatively cautious approach to commercial acquisitions given the increasingly buoyant market conditions. We were however successful in acquiring some mixed-use properties that offer longer term potential for further investment and redevelopment in both commercial and residential sectors.

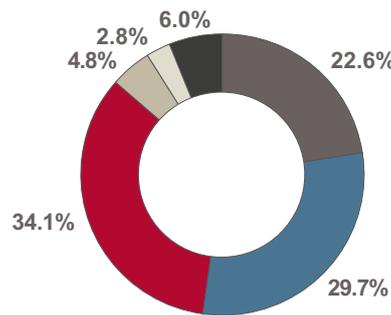
Rental demand was generally encouraging although within the commercial sectors in our areas of operation there was the usual variation in performance. Office space demand registered some increase and whilst we experienced variable results in retail, the overall outcome was in line with expectations. Increased demand was noted in residential and leisure sectors.

From an operational viewpoint, our estate managers continued to maintain a high level of client communication particularly in key retail markets while we also increased investment in our refurbishment programmes across the portfolio. It is also pleasing to report that our estate managers were successful in making significant inroads in identifying new tenants for our void properties. Importantly, recognising the need to be responsive to developments in our key markets we have also been more proactive with local authorities, local businesses and professional partners. Where appropriate, and in conjunction and agreement with relevant authorities, we have also increased our level of investment in certain local infrastructure schemes.

Reflecting the increasing size of the commercial portfolio and to support our long term growth ambitions, we are investing in expanding our commercial team and in strengthening our IT support systems.

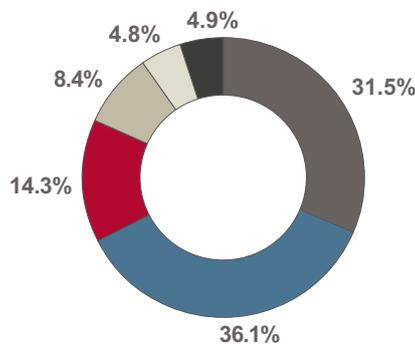
Our plans for 2016 and beyond will continue to focus on improving our portfolio, reducing further the number of voids and invest where appropriate to enhance our properties. Our acquisition policy will remain flexible. We will continue to improve and safeguard the portfolio via selected acquisitions that offer value enhancing investment opportunities over the long term. We retain sound and prudent financial controls which offers flexibility to continue to seek appropriate acquisition opportunities.

Portfolio by Asset Class



Office	22.6%
Retail	29.7%
Residential	34.1%
Leisure	4.8%
Industrial	2.8%
Other	6.0%

Rental Income



Office	31.5%
Retail	36.1%
Residential	14.3%
Leisure	8.4%
Industrial	4.8%
Other	4.9%



Retail, Maidenhead



Retail and Offices, Marlow



Moorings, Henley-on-Thames



Offices, Maidenhead



Industrial, Iver



Residential, Maidenhead



Restaurant, Marlow



Retail and Offices, Amersham

9

SHARED OWNERSHIP HOMES

SHANLY
PARTNERSHIP
— HOMES —

Established in 2012 and granted Registered Provider status, Shanly Partnership Homes offers us the ability to build Shanly quality homes to offer to the expanding shared ownership housing sector.

shanlypartnership.com



10 OUR COMMITMENT



The Shanly Group is committed to the communities in which we develop and invest and demonstrate this through our commitment to the enhancement of the local environment.

- Through Shanly Homes, we aim to deliver new homes that not only complement their surroundings but incorporate sustainable features where possible. We also encourage comments and feedback from the local community prior to development stage.
- Through Sorbon Estates we aim to invest in towns where our properties will support the local community by providing jobs and encouraging vibrancy within the locality.
- Our staff are committed and driven but we never lose our sense of fun and are keen supporters of local charities and community events. We take pride and enjoyment in our jobs and this is manifested through the service we provide to our customers and tenants.
- Our staff are encouraged to share their views and ideas with the management team - some of our best ideas have been generated in this way. Our staff are supportive and proud of the work of the Shanly Foundation and the Group's commitment to worthwhile causes.
- We have forged relationships with The Woodland Trust, the RSPB, Freshwater Habitats Trust and many other charities to actively encourage and sustain the natural environment. We also actively encourage our customers to support these causes by providing information on how they can get involved as well as offering free membership to the RSPB.
- As part of our partnership with The Woodland Trust we plant 20 native trees for every house we build and 10 trees for every apartment. This equates to over four times the wood that has been used to build our houses and apartments. These trees are planted in some of the charity's 1,000 UK woods.
- Within the office environment we encourage our staff to be mindful of resources.
- We aim to support other local businesses whenever and wherever possible.



11

GOVERNING DIRECTORS

CHAIRMAN: Michael Shanly

Our Chairman began his career in the construction industry in the mid-1960s and built the first Shanly Homes development in Pinner, Middlesex in 1969. From there, Michael steadily developed the residential business and complemented it with a commercial property operation some 10 years later.

Michael's keen interest in architecture, design and building techniques are reflected in the Group's distinctive and characterful new homes and refurbished commercial properties. A creative, forward thinker with a careful mind on the environment and the less fortunate in society, Michael established the Shanly Foundation in 1997.

OPERATIONS DIRECTOR: Tamra Booth

Tamra initially joined the Shanly Group in 1992 and over the subsequent years developed a keen understanding of property development markets. Having held a lifelong ambition to run her own business, Tamra left the Group and established a thriving restaurant business in the South East. In 2004 Tamra re-joined the Shanly Group and was appointed group operations director in 2010, contributing to the implementation of the Group's key strategies, particularly change management, marketing, human resources and customer-facing policies. Tamra gained her business management degree at the University of Brighton and is a member of the London Business School alumni.

FINANCE DIRECTOR: Nick Trott

Nick's career has been focused in the property development sector. He joined the Shanly Group in 2000 as finance director and is an integral member of the executive team with his commerciality and in-depth understanding of the business and its markets. Prior to joining the Shanly Group, Nick was a regional finance director at Berkeley Homes from 1997 to 1999 having earlier been finance director at Trencherwood plc from 1991 to 1996. Nick gained his degree in civil engineering at the University of Portsmouth and is a Chartered Accountant.

RESIDENTIAL MANAGING DIRECTOR: Mark Evans

After joining Shanly Homes in 2006 as a regional managing director, Mark progressed over the subsequent years to be appointed managing director of Shanly Homes in September 2012. Mark's all-round experience has enhanced the successful growth of Shanly Homes, ensuring that the business operates at optimum levels across its regions.

Mark initially trained as a chartered quantity surveyor working for Turner & Townsend, before joining Berkeley Homes as a commercial director in 2001 where he became a project director in 2004. Mark attained his degree in quantity surveying at the University of Portsmouth in 1990 and became MRICS in 1993. He completed his MSc in property development at the London South Bank University in 1995.

NON-EXECUTIVE DIRECTOR: Don Tucker

Don became a non-executive director in 2013 having previously held the positions of finance director and subsequently managing director to the Group. Don has decades of experience of the property development market and a valuable knowledge of the Shanly Group operations and culture. During his executive tenure of over 20 years Don made substantial contributions to the growth and well-being of the Shanly Group. To the Board's delight Don agreed to maintain his connections with the Group via his current non-executive role upon his retirement in 2013.

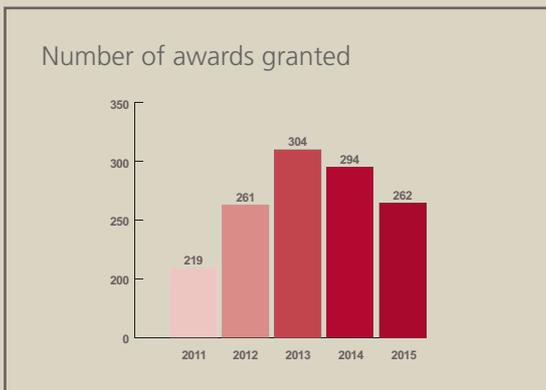
NON-EXECUTIVE DIRECTOR: Tim Potter

Tim joined the Shanly Group in 2008 having previously worked in the financial services industry for over 30 years. Tim was an executive director at Goldman Sachs from 1999 to 2007 and prior to this, he worked at UBS, Merrill Lynch, Lehman Brothers and Vickers Da Costa having started his City career in 1972. Tim has significant experience reviewing and analysing businesses and offering advice to both investors and corporates, plus he has commented widely on company strategies within the fast moving consumer goods industry. Tim is also an advisory partner at Oghma Partners LLP, a specialist consumer focused corporate advisory firm which he co-founded in 2008.

REGISTERED CHARITY NUMBER 1065044
CHAIRMAN: MICHAEL SHANLY
TRUSTEES: TAMRA BOOTH, TIM POTTER, DON TUCKER

The Shanly Group of Companies has a long history of supporting charities and good causes and as the business steadily grew and expanded, this support was formalised in 1997 through the creation of the Michael Shanly Charitable Trust, which, in 2012, became the Shanly Foundation.

The Foundation primarily supports good causes within the areas of operation of the Shanly Group of companies – largely the Home Counties and the Thames Valley. It endeavours to help those persons that are disadvantaged in society and support good causes within local communities. The Foundation may also donate to major international charities that support areas affected by natural disasters.



Given that the Foundation is funded out of profits generated by the Shanly Group of companies, it is reassuring to the Trustees that the employees are making a direct and positive contribution to the lives of those less well placed than themselves. This unifying benevolence is a hallmark that employees embrace within the Group. To this extent, employees are invited to attend the monthly Trustee meetings and regularly actively get involved with many of the local causes supported by the Foundation.

Since its inception the Foundation has donated almost £10 million to those in need of a helping hand. Recipients of awards range from youth clubs, schools, woodland projects to centres for young people and adults with physical and learning disabilities as well as other local charities and good causes. The Foundation has also supported efforts to help international charities such as the 2014 Ebola crisis and the 2015 Syria survival kits project.

Here is list of just a few of the local causes close to our heart:

SportsAble

Maidenhead, Berkshire
Providing sports, activities and facilities to people with disabilities in the UK.



Thames Valley Adventure Playground

Taplow, Berkshire
Open all year round to children and adults with all types of special needs.



Sayers Croft

Cranleigh, Surrey
Providing quality outdoor experiences for young people.



Rivertime Boat Trust

Henley-on-Thames, Oxfordshire
Enabling the disadvantaged and disabled to enjoy the River Thames.



Thomley Activity Centre

Worminghall, Buckinghamshire
Offering fun days out for disabled people of all ages.



Thames Hospice

Windsor, Berkshire
Providing vital adult hospice services in East Berkshire and South Buckinghamshire.



The Traditional Boat Festival

Henley-on-Thames, Oxfordshire
The largest display of traditional boats in Europe plus the biggest gathering of Dunkirk little ships.



Disability Snowsport UK

Aviemore, Inverness-shire
Working to ensure that anyone with a disability, may it be learning, sensory or physical, can ski or snowboard alongside other people.



Islington Community Theatre

Islington, London
Making innovative new theatre with and by young people.



A longer list of the charities supported is available on our website: shanlyfoundation.com

Southern Region

21 The Crescent
Leatherhead
Surrey KT22 8DY
01372 225000
southern@shanlyhomes.com

Thames Valley Region

Sorbon
Aylesbury End
Beaconsfield
Buckinghamshire HP9 1LW
01494 685800
thamesvalley@shanlyhomes.com

North London Region

Sorbon
Aylesbury End
Beaconsfield
Buckinghamshire HP9 1LW
01494 683900
northlondon@shanlyhomes.com

Sorbon Estates

Sorbon
Aylesbury End
Beaconsfield
Buckinghamshire HP9 1LW
01494 671331
info@sorbonestates.com

Head Office

Sorbon
Aylesbury End
Beaconsfield
Buckinghamshire HP9 1LW
01494 671331
info@shanlygroup.com

shanlyhomes.com

shanlypartnership.com

sorbonestates.com

shanlyfoundation.com

