



# Annual Review

2024-2025





Sixteen modular homes at Elmstead

Front cover: our town centre masterplan will transform how Skelmersdale’s high street looks, feels and functions

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Digmoor Phase 1 – Blythewood Court, completing December 2025



# A welcome from our Managing Director

*Growth is a servant; a means by which we deliver more of what really counts for our community.*

Welcome to the fourth annual review of our progress at Tawd Valley Developments. We have once again taken significant steps forward in terms of our ability to deliver more of our foundational ambitions: new homes; employment growth; training, skills and workplace opportunities for our young people; and an improved environment for everyone to enjoy.

And, once again, we have done so profitably, with this our fifth year of pre-tax profit, available as a return to our sole shareholder, West Lancashire Borough Council, for it to invest in vital public services. We offer a model of what a locally-owned development company can achieve for the benefit of residents and rate-payers.

In addition to continuing with our programme of new homes across the borough of West Lancashire, we have made important strides with regards to projects that will deliver a step-change in the borough's economic performance. We have started on site at our Junction 4 industrial development at White Moss Business Park and secured the role of master developer for the exciting re-imagining of Skelmersdale town centre.

Both schemes will help raise the town's profile, drawing in new employers and helping existing ones expand whilst benefiting from our skilled and willing local workforce. Each scheme has the scale and ambition to change perceptions of Skelmersdale and early discussions with the private sector have been very encouraging. They are viewing the town and the wider borough through fresh eyes.

Key to any successful community is a thriving town centre: it is its beating heart, and a signal of its strength and direction of travel. It's fair to say that Skelmersdale's heart needs repair and that is why moving forward we begin to put in place the detailed plans and infrastructure to deliver on our ambitious town centre masterplan. Our shareholder is backing our wider desire to bring new investors to the town centre with its own serious commitment, with plans to relocate its core administration from Derby Street in Ormskirk to offices in Skelmersdale, generating both a financial saving and investment that will complement the town centre masterplan.

The move will free up the land in Ormskirk to enable us to deliver new homes in its town centre, which TVD will retain and manage, providing an on-going revenue stream to the Council to support its wider role. New residents will bring additional footfall and spending power to Ormskirk town centre, sustaining another key economic asset for the borough.

To date, we have unlocked more than

**£100m**

of new investment into the borough – ahead of target

Our partnerships go further than our shareholder, of course, to include our vital supply chain, with all the capacity for innovation it brings – not to mention employment and training opportunities for local people. It's been a pleasure to welcome Paddock Johnson Architects to our team this year and to extend how we work with West Lancashire College, too.

We continue to innovate not just in what we build, but how we build it, too, with our first planning application submitted this year for a development of sixteen modular homes in Elmstead, Skelmersdale. Finding different ways to help our shareholder meet its commitment to tackle the climate emergency using innovative means is also what has driven our plans for our solar farm. Our unique partnership with the University of Manchester will provide vital data across a range of indicators to help inform future solar developments on peat-land.

People will reasonably see the delivery of new homes as core to our business and, of course, they are right. We have continued to work at pace to deliver homes for rent, buy-to-rent and shared ownership, with six planning submissions made in the last twelve months alone. This will secure our pipeline going forward.

We have been on site building homes, too, with three live schemes making progress against agreed plans. Ten shared ownership bungalows are under construction at Beconsall Lane whilst

the first phase of our wider ambitions for Digmoor are also on site, delivering twelve apartments. In the current financial year our second phase will commence and deliver a further 32 new homes.

To date, we have now unlocked more than £100m of new investment into the borough, ahead of target. The Skelmersdale town centre and Junction 4 ambitions will see that figure grow by another £200m once they are fully delivered.

None of this progress would be possible without the help and dedication of our team – the board, staff and wider supply chain partners. My sincere thanks go to them all.

As we grow we will never lose sight of our purpose. Growth is a servant; a means by which we deliver more of what really counts for our community: efficient and attractive homes; employment and training opportunities; a better standard of living; more choice and variety, for their retail and leisure time; a cleaner, better environment; and improved life-chances for our young people. This goes to the heart of what we do, why we do it and why we're a success. And it will remain that way with the support of all our stakeholders.

**Mark Kitts**  
Managing Director

# Performance



review

Our fifth year of operation has delivered another pleasing year of success. This our fifth year of profitability with another pre-tax profit. The profit we make is money which is available to the Council as our sole shareholder West Lancashire Borough Council, to draw as a dividend, for it to invest in vital public services.



*Proposed new high street for Skelmersdale (main picture) and new look Skelmersdale Station*

# Performance review

Such success is hard-won and delivered by a very committed team of employees, Council colleagues and our supply chain partners. But at the heart of it all is the community; the people whose lives are improved by better housing, a well-managed environment, and enhanced public services. Seeing our neighbours thrive is what drives us on.

**£0.056m**

profit delivered against a forecast loss

Last year's profit of £0.056 Million was made in the context of a forecast loss with the turnaround because of sound financial management and funding from Government to progress the Skelmersdale Town Centre project. Its existence goes to the heart of the choice our shareholder made to allow a professional team, with a strong board, to make the decisions necessary to deliver on the company's mission. As our plans unfold in the current year and beyond, we will also share risk and reward with the private sector to enable us to scale up what is delivered for the benefit of local residents.

**£8.3m**

Fairlie scheme

For now, it has been our ability to drive through new housing delivery that has underpinned this current reporting period's pleasing outcome.

*New homes at Fairlie, now fully occupied*



We completed our £8.3m scheme at Fairlie, delivering 30 two-storey houses, eight bungalows and twelve apartments. The development is now fully-occupied and was something of a 'first' for Skelmersdale and West Lancashire, combining a mixed typology of houses, apartments and bungalows available on an affordable rent or rent-to-buy basis. Our thanks go to John McCall Architects and contractors Whitfield & Brown for their absolute commitment to excellence throughout the project. We also took the bold move to undertake a complete makeover to the public park that neighbours Fairlie, involving residents, West Lancashire College and mainly voluntary work from the private sector. 25 students from the College gained a City & Guilds Certificate as a result of their work on this scheme, which when complete will deliver significant social value to this community.

During the year we also progressed on site at Beconsall Lane, a £2.2m development offering ten new homes, and at Digmoor, where our first phase of 12 apartments now nears completion. We are making excellent progress preparing for Digmoor Phase 2, which will see a further 32 new homes brought



*Our Junction 4 scheme will create 125 new jobs*

**£14m**

Junction 4 scheme

**45**

units

**125**

jobs

forward.

At Elmstead, a planning application to build 16 modular homes has been submitted. It will see the transformation of a brownfield site and, if approved, the homes will be for local residents in need of emergency housing. These homes would support individuals and families facing homelessness due to reasons such as the end of a private tenancy, unsafe living conditions or domestic abuse, and priority would be given to those with an established local connection to West Lancashire.

The modular homes, of volumetric factory-based construction, will be built to the highest quality, will be visually appealing and offer flexibility to be relocated if needed. They would be vital in helping meet the growing demand for secure, short-term housing in the area.

We made pleasing progress with our commercial ambitions during the financial year, securing consent for our development of small industrial units at our £14m Junction 4 scheme at White Moss. The development will provide 45 new business units capable of sustaining up to 125 jobs. Just over 100,000 square feet of new employment space will be

provided, plugging a major gap in the market. Work has since started on site, with Caddick Construction tasked with building the development.

Further progress was also made with regards to our ambitions to deliver a game-changing solar power scheme to the west of White Moss, and a further six planning approvals and three planning applications were secured and submitted during the year to ensure a full pipeline of future work (see 'What's next?' for more). Readers should not underestimate the sheer quantity of work involved in delivering so many planning submissions and thanks go to all the professional teams involved across those 9 projects.

The building blocks that we have patiently put in place during our early establishment years are now bearing fruit and the work during the current reporting period will see a major acceleration in output as well as the laying of further foundations for growth, particularly around our plans to deliver the new Skelmersdale town centre masterplan. We expect to report another year of progress in 2026.

# Our objectives

We are a purpose-led business with a commercial mindset, culture and structure that operates within a strong and focussed policy agenda. We provide West Lancashire with a level of expertise and capacity and a strategic focus that can capture and direct expenditure, while being driven by a number of social objectives.

Here's a reminder of why we're in business:

**£100m+**  
pipeline  
of further  
investment

### Tackling the borough's housing and economic imbalance

Our work ensures that West Lancashire's continuing economic growth helps unlock greater housing and economic diversification whilst maximising social value. We have already delivered £20 million of projects within the borough and have a pipeline of more than £100 million of further investment.

### Delivering more home ownership for low to middle-income households

**39**  
shared  
ownership  
opportunities  
created with  
WLBC

Where possible, we will bring home ownership through tenures such as affordable rent-to-buy and shared ownership, to areas often overlooked by mainstream housing developers. Schemes such as those at Beconsall Lane and Maryvale demonstrate this, providing 39 shared home ownership opportunities in collaboration with West Lancashire Borough Council.

### Local area revival

We aim to ensure that housing investment is used as both a lever and stimulus to enable the revival of economically challenged sites, neighbourhoods, and districts across the borough. Our ambitious masterplan for Skelmersdale town centre will unlock £150m of new investment, providing commercial, retail and leisure facilities whilst delivering a hugely improved environment and a wide range of new employment opportunities for local people, alongside more than 600 new homes. Our scheme at Digmoor, in partnership with West Lancashire Borough Council, will see the demolition of six blocks of flats and bedsits beyond viable repair, replaced with new family homes based around a new housing square. Phase 1 of this scheme is already underway, with Phase 2 due to start in late 2025.



Digmoor Phase 1 start on site

**16**  
modular  
homes  
planned for  
families in  
housing need  
at Elmstead

## Ground-breaking solar farm partnership with the University of Manchester

### Supporting under-served people

We are building innovative homes to address local housing needs and for under-served groups such as larger families, the elderly, and others with specific needs, enhancing their health and wellbeing and encouraging community cohesion and integration. The ten bungalows being delivered at Hesketh Bank, the eight completed at Fairlie and the sixteen homes planned for those in housing need at Elmstead in Skelmersdale are good examples.



Top: 8 bungalows at Fairlie



Above: 10 bungalows at Hesketh Bank

### Climate change

TVD is a flag-bearer for good design and ensures that all scheme assessments include a measure of their carbon output. We strive for lower carbon output development and energy efficiency in all of our affordable homes and business spaces and work proactively with our architects and engineers to achieve this. Should it be approved, our proposed solar farm adjacent to White Moss Business Park will make a significant contribution to reducing the borough's carbon footprint, whilst providing a valuable bio-diversity uplift on the site, safeguarding existing and creating new ecology and habitats. The project represents a ground-breaking partnership with the University of Manchester and the findings from their study will inform similar developments on peat-land, worldwide.



Solar Farm

# Working in partnership

In the last twelve months we have strengthened our partnership working as we seek to ensure that the benefits of our investment are felt as widely as possible. This marks us out from many private sector developers, given the different financial and operational parameters within which they work.

25

students gaining site experience and City & Guilds qualifications at Fairhaven Park

A stand-out this year has been the growth in our work with **West Lancashire College**. We have always stood alongside them on shared initiatives that matter to our borough, but this year we've worked hard at finding ways to add depth to that relationship.

Three students spend a day a week with us learning about how our business works and we've involved our supply chain, too, to give them both variety and a deeper insight into the relationships that help a complex business like ours thrive.

A further 25 students have worked with our main contractor, Whitfield & Brown, at Fairhaven Park, with site-based experience going towards their achievement of the vital City & Guilds qualifications that will help them secure well-paid work in the construction sector.

We aim to extend that relationship with the College through the current financial year and are presently examining how we can involve its students in each of our projects, going forward.



TVD working in partnership on Fairhaven Park improvement works

This year we welcomed Paddock Johnson Architects to our roster of valued **supply chain** partners. Each is committed to finding and using local suppliers of the skills and materials needed to develop our schemes so that as much of our spend as possible stays within the local economy. Building wealth in our local communities is one of the best ways we can think of, of dealing with inequality.

Of course, it's easier to spot what's on our doorstep if we go and mix it up a little, so we're regular attendees at numerous business networking events so that we can spot who can add value to our work when competitive tendering opportunities arise. And as a Skelmersdale Ambassador, we take every opportunity to promote the town's assets, and that of the wider borough.

Our work with the **local community** via partners such as West Lancashire College has stepped up another gear in the last year – and it will receive further focus as our business grows.

£140k

secured for Liverpool Road Community Hall improvements

*Showing young people routes into careers is one of the best ways we can help them grow and contribute.*

Showing young people routes into careers and further education is an effective way of helping them grow and contribute – as well as extend their roots in the local community. In construction and property development we have a responsibility and therefore a great opportunity for the community to grow with our projects. Through apprenticeships, work placements, training programmes and job opportunities there are numerous pathways for those interested in a career in design, planning, bricklaying, plumbing, electrics, scaffolding, administration and others. The construction sector has so much to offer as a career choice and we have a duty to promote this locally, which we do.

Similarly, working alongside established community groups with the capacity and linkages to maximise our engagement has proven to be highly productive. During this reporting period, TVD and our development partners supported a



Up Holland High careers fair with TVD's Danielle Ashworth and Jo Bryan

project at Liverpool Road Community Hall, to access grant funding and arrange for a professional team to give the centre a complete makeover. Improved drainage, toilet provision, roof repairs and new windows were all part of a comprehensive makeover and, to date, £140,000 of funding has been secured by the organisation with TVD's help. A big thank you to **Whitfield & Brown Developments, John McCall Architects, ARP Engineers** and **Ridge & Partners** for giving their time freely to make this project a reality.



New windows at Liverpool Road Hall

# What's next?

Last year we talked about how we had built capacity within our business to drive more outputs: more new homes, more workspace, a plan to revitalise Skelmersdale town centre and an enhanced commitment to community engagement in many forms. We delivered on that promise, driving through six new planning applications whilst securing Council approval for the Skelmersdale town centre masterplan and TVD's appointment as master developer for the project. Next year's report, therefore, will be updating you on a host of new schemes that have gone on site, as well as the progress made on putting in place the different pieces of the town centre jigsaw.

Here's a summary of our new projects:

**45**  
new business  
units

### New schemes

There will be six new projects on site during the current financial year:

#### Junction 4, Rural South (45 business units)

The scheme at Junction 4 involves TVD building 45 new business units on land owned by the Council and earmarked for employment use. The concept is for a 'green' business village that will create industrial space for businesses to start or expand and will help bring new jobs to the area, benefiting local people and making a positive contribution to the economic growth of West Lancashire. TVD will manage and maintain the site on behalf of the Council on completion of the scheme.

### Hall Green Close (12 new homes)

A planning submission for the proposed scheme at Hall Green Close was submitted in November 2024 and approved at Planning Committee in July 2025. The development requires demolition of the existing building to be replaced with 12 one-bedroom apartments available on a social rent basis.

#### Digmoor Revival – Phase 2 (33 new homes)

A full planning application for Phase 2 was submitted at the end of March 2024 and was approved in November 2024. This scheme extends what is currently on site at Phase 1 by providing a mix of new housing comprising a new apartment block, two blocks of cottage-style apartments and new 2 and 3-bed family homes, all for affordable rent.

**29**  
new homes  
at Maryvale

### Maryvale (29 new homes)

The Maryvale site has involved the acquisition of land owned by Lancashire County Council. This site, together with an adjoining piece of land owned by WLBC will facilitate the development of a shared ownership scheme.

A full planning application was submitted in August 2023 and the project given planning permission in May 2024.

The scheme will make a start on site in October 2025 and will complete in September 2026, accelerating the scheme by approximately 8 months on the previous forecast, providing 29 new two- and three-bedroom homes available via Shared Ownership.

Left: Maryvale (29 new homes)  
Below: Our Hall Green Close scheme in Up Holland



### Robert Hodge Centre – Waste Transfer Station Works

Essential works to repair damage to the floor and walls of the Waste Transfer Station got underway in September 2025 and will take a period of twelve weeks to complete

#### Mere Court, Burscough (2 new homes)

The refurbishment and conversion of the vacant former Warden flat at the Council housing scheme at Mere Court provides the opportunity for two new one bed flats to be created for two additional residents within the Mere Court scheme. The proposals also bring back into use an otherwise vacant property, which has been empty since 4 September 2022, having also previously been vacant between 2000 and 2004. The new residents will benefit from the use of the communal internal and external spaces and facilities available to the residents of the scheme.

# What's next?

£14m

investment

## A new accommodation strategy for West Lancashire Borough Council

TVD has been appointed by our shareholder to review the council's accommodation strategy. Its purpose is to ensure that, as an employer, the Council provides efficient, comfortable and modern workspace for employees and visitors alike and is therefore able to deliver an excellent service to customers. This helps attract and retain quality staff whilst contributing to its objectives regarding the climate emergency through designing out energy wastage. Brighter, better, more energy-efficient accommodation that delivers enhanced productivity and workplace satisfaction: just as you'd expect from any good employer.

The review has already delivered several key recommendations, including the decision to close the council's outdated offices on Derby Street in the centre of Ormskirk and transfer staff and services to refurbished modern offices at Delf House Skelmersdale. In addition to the cost savings envisaged, the move

frees up valuable land in the centre of Ormskirk for high-density housing, contributing to the viability of its town centre by increasing footfall and demand for local goods and services.

This project will see TVD increase its service offer to include asset management, with the company supervising procurement of the new accommodation on Derby Street, before then assuming responsibility for its long-term management. Moving forward, surplus revenue from the scheme will form part of the annual dividend to the Council as shareholder.

In the same vein, TVD will assume the asset management role for the £14m Junction 4 industrial and trade counter development, currently under construction at White Moss. The scheme will deliver 45 environmentally-friendly and flexible business units ranging in size from 150m<sup>2</sup> to 321m<sup>2</sup> and will plug a local gap in provision for this key asset class. TVD has overseen the scheme's design, which will incorporate numerous environmental features, notably solar energy, for the benefit of tenants.

## The Skelmersdale town centre masterplan

The Skelmersdale Town Centre Masterplan was approved by West Lancashire Borough Council in April 2025 and will be a game-changer for the town and the borough. TVD has been appointed master developer and is now driving the project forward.

Four key areas will unlock economic growth, attract investment and create a more sustainable town centre.

01 New commercial spaces, residential development and public realm improvements.

- 02 A re-designed western entrance to the Concourse Shopping Centre, with the bus interchange moved to street level, improving accessibility and pedestrian flow.
- 03 A Business Incubator to help identify and support Skelmersdale's future business leaders and high-growth employers.
- 04 New leisure and cultural facilities, to establish a stronger evening economy.

The Glenburn site on the southern border of the town centre will be transformed into a thriving mixed use development with

new homes and enhanced connectivity to the town centre, together with land reserved for a rail station.

TVD is leading discussions with stakeholders for a potential rail station, which, if delivered, would significantly enhance regional connectivity and investor interest. This is a longer-term, but no less vital, ambition for Skelmersdale's growth.

At Yewdale we will expand the town centre's residential offer, introducing new homes with improved frontages facing Tawd Valley Park. This small-scale development will strengthen the local housing market, improve natural surveillance of public spaces and create a more welcoming and integrated neighbourhood.

As a green spine linking Glenburn, Yewdale and the town centre, Tawd Valley Park will undergo major improvements, including biodiversity enhancements, safer pedestrian and cycle connections and upgraded public spaces. Plans include a new visitor centre and the refurbishment of the amphitheatre, ensuring the park becomes a focal point for community activity.

We envisage a 10 to 15-year programme, with flexibility to adapt to evolving opportunities and challenges. Initial activity will focus on enabling works, site preparation and planning

applications, ensuring a structured and well-managed rollout of development.

Masterplan delivery depends on strong public-private collaboration, and this will be particularly evident in our ambitions to improve connectivity via the enhanced bus interchange and our aspirations for a rail station. The Council and TVD will take the lead in managing these key stakeholder relationships.

Key to the town centre's successful regeneration will be the ability to attract other partners to assume responsibility for delivery of different elements. TVD will lead this process and initial soft market testing has demonstrated a strong appetite from the private sector to become involved. Discussions will continue throughout the current year as we pull the different strands of the project together. We foresee over £100 Million of private sector investment across the town centre as a whole, marking Skelmersdale Town centre as one for potential investors.

With the Council's and TVD's oversight, the right solution for Skelmersdale town centre will be delivered, one which leverages best-in-class private sector support and resources whilst retaining the flexibility to adapt to changing market conditions. And all with a keen eye on minimising risk and maximising the scheme's outputs and the benefits for local people.

£100m+  
private sector  
investment  
expected  
across the  
town centre



New housing at Glenburn

# Our financial performance


Here are some headline figures to demonstrate our performance in the last year. We continuously seek to improve on them.

 **133** homes completed

 **£20M** invested in completed schemes

 **7** planning approvals in last 12 months

 **67** houses/business units live on site

 **367** homes, business units and one solar farm in pipeline

 **8** 6 regional and 2 national awards shortlistings

Tawd Valley Developments has secured its position as a viable business able to generate surpluses for investment by its shareholder, West Lancashire Borough Council.

# Thanks to our team

This has been a year of considerable growth – in terms of our team, which now numbers six permanent staff; our professional supply chain partners; our planning consents and, therefore, the future workload we are now resourcing.

Managing such a growing workload efficiently whilst delivering on the company’s obligations to its shareholder relies on the commitment, hard work and guidance of a good deal of people, but special mention must be made of the company’s board of directors. Their wise counsel, borne of years of relevant experience, remains of great value to the operational team.

My thanks to Board members Chris Twomey, Jonas Smith, Rob Green and to Terry Carroll on his retirement. They have provided the bedrock that underpins the company’s growth, performance, its commercial judgement and its ability to marshal the necessary resources to deliver projects on time and to budget. We’re delighted to have had them all on board over the last period and as we scale up, the value of Board advice – what we call our ‘brains trust’ – will become even more evident.

Similar value at the operational level is offered by our key supply chain partners. Each finds their own way of going above and beyond to add value to our business. In practical terms, this means helping preserve the profitability that ensures our shareholder can deliver more of its own core business: the delivery of vital public services.

We have now had a full year working Paddock Johnson Architects, who bring their unique perspective to bear and who sit well alongside our established partners at John McCall Architects. Our thanks go to both of them for their excellent work and the consideration they show to local people when engaging with them in the early stages of the design journey for their new homes.

Design, of course, doesn’t start and finish with facades and spaces, which is where our structural engineering partners at ARP and Shape come in. Put simply, they ensure we deliver homes for the long-term whilst driving value through intelligent design solutions.

As with previous years, Savills, Ridge and Drees + Sommer have provided critical support and their longevity as team members, as with our other partners, brings numerous benefits that feeds through to efficiency, speed and cost-effectiveness. LB Partners continue to sit alongside them providing excellent Clerk of Works services. Our two main contractors, Whitfield and Brown and Highall Developments benefit greatly from the input of all our professional team and, collectively, they make a formidable group, delivering at pace to the requisite quality. Whiteley Eaves, our multidisciplinary consultancy team, have provided great support to us on our work on the Council’s accommodation strategy. Thank you, all.

Looking ahead at our ambitions for Skelmersdale town centre and for Derby Street in Ormskirk, we are already scaling up. We welcome Hive Land and Planning to our wider professional team, providing planning and development advice, in part borne of their comprehensive understanding of the funding and partnership environment in which we work. Knitting together the complementary interests of government in its various forms, and the private sector, is a key attribute.

No word of thanks would be complete without mention of the residents and businesses around our various developments. Our work inevitably brings a measure of disruption before the benefits of our investment are felt and we’re grateful for their continued support and input as we strive to deliver lasting improvements to their neighbourhoods.

**6**  
permanent staff – TVD’s growing core team

**5**  
years of service – thanks to Board members Chris Twomey, Rob Green and Terry Carroll

**12+**  
professional partners



*Concourse Shopping Centre, Skelmersdale*



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