



12 January 2007

Press release

SALE AGREED FOR RAF EASCOTE IN FLAGSHIP DEFENCE ESTATES PROGRAMME

Project MoDEL, the Ministry of Defence's (MOD's) flagship programme to create a consolidated Greater London MOD Estate, has achieved its first landmark with the sale of RAF Eastcote in the London Borough of Hillingdon to George Wimpey plc. The deal is expected to complete at the end of March 2007.

VSM Estates, a consortium of VINCI PLC and St Modwen Properties PLC, was appointed by the MOD as its partner last year to deliver Project MoDEL. RAF Eastcote is one of six sites in Greater London being disposed by the MOD, with the receipt generated being invested in the development of RAF Northolt. At Northolt there will be a single, integrated site to create world class facilities and accommodation which will mean improved operational outputs and a much improved quality of life for servicemen and women.

The MOD takes a long-term approach to the effective management of its estate, taking into account the need to ensure value from public money. The deal, which comes just four months after VSM Estates' formal appointment, shows the company is delivering on its promise to provide an efficient programme for the MOD and open up brownfield land for much needed residential-led mixed-use development across the capital.

Colin Darby, Planning Manager for VSM Estates: "This is the first to come forward of what will be six development projects within Project MoDEL, three of which are in Hillingdon.

"Demolition works are due to be begin at RAF Eastcote shortly and are being undertaken by our contractors Syd Bishop & Sons, who have recently written to site neighbours to outline timeframes and details of the works.

"The MOD has gained a planning consent for the site which meets with the needs of the local area and, with a sale to one of the UK's leading housebuilders, George Wimpey, has a developer in place who will breathe new life into the site. We look forward to continuing to work with the community in Hillingdon towards bringing forward a comprehensive Masterplan for RAF West Ruislip and will be holding a further public exhibition on the emerging plans at the site on 16th and 17th of February."

The sites within MoDEL are accessible, sustainable and in areas with high demand for housing. Outline planning consent for RAF Eastcote was granted for up to 50 dwellings per hectare in March 2006.

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Notes to Editors

1. Project MoDEL aims to consolidate the facilities occupied in Greater London by the MOD onto a fit-for-purpose site thereby generating a number of benefits in terms of reducing running costs, improving efficiency and consolidating resources. Approximately 1,000 military and civilian personnel from the disposal sites will be directly affected by the move to RAF Northolt where they will benefit from improved accommodation and facilities. The consolidated site will enjoy new offices, new squadron accommodation, single living accommodation, catering facilities, welfare, physical and recreational training areas. Consolidating resources will improve efficiency across the Estate. The redevelopment of RAF Northolt will relocate personnel from 40 units across all three Services.
2. Project MoDEL released the following sites for acquisition:
 - RAF Uxbridge
 - RAF Bentley Priory
 - RAF Eastcote (former United States Visiting Forces site, has outline consent)
 - RAF West Ruislip (former United States Visiting Forces site)
 - Inglis Barracks, Mill Hill
 - Victoria House, Woolwich

It is currently proposed that Project MoDEL will also be returning the Ha Ha Road Site, Woolwich, to form part of Woolwich Common.

3. VSM Estates is a joint venture between VINCI PLC and St Modwen Properties PLC established to deliver Project MoDEL, the Ministry of Defence's programme to create a 21st Century MOD Estate. Both VINCI and St Modwen Properties bring decades of project management, construction and development expertise coupled with a unique understanding of complex PPP projects. VSM Estates' fully integrated approach to Project MoDEL has allowed for the optimum balance between the development at RAF Northolt and the disposal of the vacated sites, offering a best value solution. This expertise, complemented by the strength of the other project partners, provided the MOD with the confidence that VSM Estates could deliver Project MoDEL.
4. VINCI PLC forms part of VINCI, a world leader in construction, concessions and associated services with over 128,000 employees operating on more than 80 countries. A number of specialist subsidiaries operating throughout the UK, most notably Norwest Holst, enables VINCI PLC to offer a complete construction package from inception to completion of a project and beyond.
5. St Modwen Properties PLC is a property development and investment company concentrating on regeneration. It has four particular areas of specialism: town centre regeneration, partnering industry in its restructuring, renewal of brownfield land, and heritage restoration. It has high profile regeneration assets in London and UK-wide schemes including the Elephant and Castle Shopping Centre and Longbridge in the West Midlands. With over 5,000 acres of developable land and many town or district centre schemes under its control, the company is able to marshal a wide range of projects through the planning and development process.

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