



THACKERAY GROUP

National Pub Portfolio Ltd, 2 Leman Street, London, E1W 9US

Statement of Community Involvement

Site: 138-144 Friar Street, Reading, RG1 1EX

Application by: The National Pub Portfolio Ltd (Thackery Estates)

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1.0 Introduction

1.1 This Statement of Community Involvement (“SCI”) provides an overview of the consultation process undertaken by the Thackeray Estates Group in respect of a planning application for the development as described at para 1.2 below.

- Applicant: The National Pub Portfolio Ltd (“the Applicant”) – owned by the Thackeray Estates
- Site: 138-144 Friar Street, Reading RG1 1EX (“the site”)
- LPA: Reading Borough Council (“the Council”).

Proposal

1.2 Planning permission is sought for

“Phased redevelopment of the site involving the demolition of Nos. 138–141 and 142–143 Friar Street, partial demolition of No. 144 Friar Street, and erection of a basement and 6-storey building to provide co-living residential accommodation (purpose-built shared living accommodation – Sui Generis use class), together with the partial retention of the former Bugle Public House as a standalone Class E commercial unit.”

1.3 In summary, the proposals comprise:

- The demolition of 138-143 Friar Street.
- Part demolition to the rear section of 144 Street and retention of front main body and part side elevation of the Bugle.
- Development of co-living/purpose built shared living residential accommodation.

Strategic Context

Extract from Design and Access Statement;

Located in the centre of Reading, Friar Street is a commercial street hosting a range of shops, cafes and homes.

Located in the heart of Reading town centre, Friar Street is a key commercial corridor connecting Reading Station with the town's retail and business core.

The area benefits from excellent public transport accessibility and is surrounded by a diverse mix of shops, cafés, restaurants, offices, hotels and residential developments.

Friar Street forms part of a wider regeneration area that includes the transformative Station Hill development and Thackeray Estates' ongoing investment in Queen Victoria Street and the surrounding town centre.

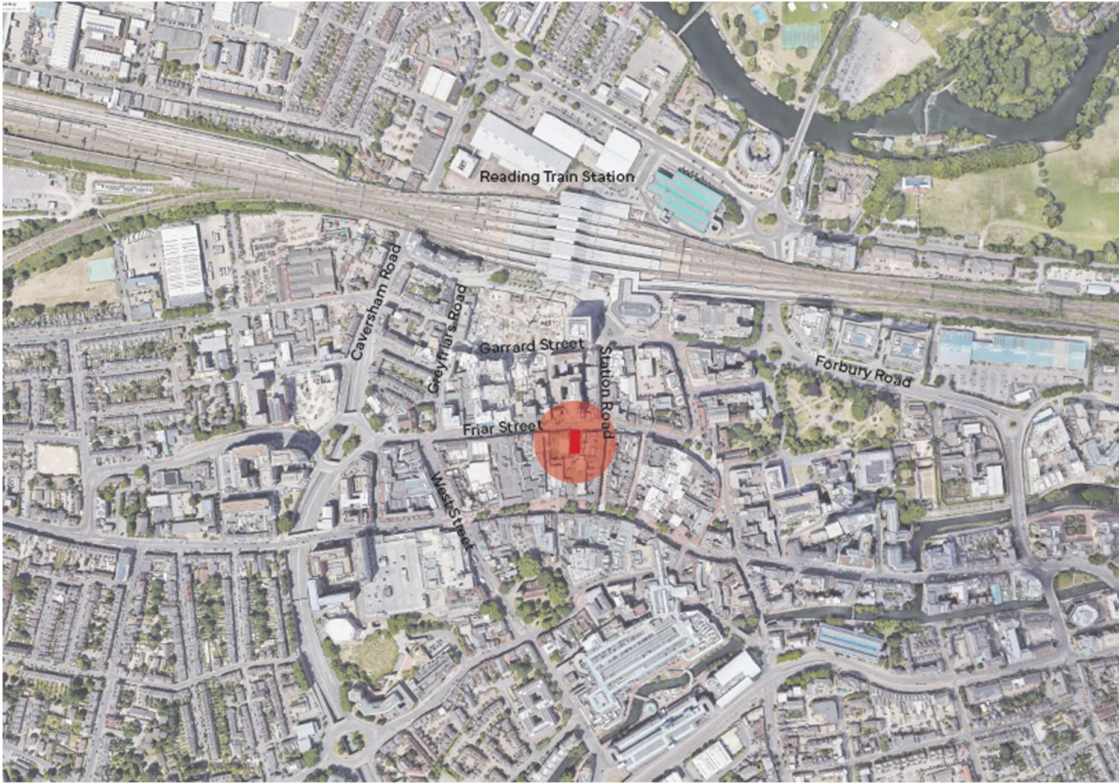
As a principal gateway into Reading for those arriving by rail, the street plays an important role in the town's economy and identity.

The area also retains a strong historic character, reflecting Reading's medieval origins through its heritage buildings, historic streetscape and traditional urban grain.

Site Context

- 1.4 The site is a prominent plot located on Friar Street adjacent to the approved QVS1. Friar Street is traffic controlled with access to buses, taxis and permit holders only during the day.
- 1.5 The Site comprises a few premises with retail uses and a pub, The Bugle, at ground floor level with other ancillary uses (although vacant) at first floor level and above. Friar Street is a key primary retail street within the town centre and is in a highly accessible location, approximately 250m from Reading Railway Station to the north.
- 1.6 The site comprises the following distinct buildings:
- 138-141 Friar Street – this unit was previously occupied by a bar (Revolucion de Cuba) until the company went into administration in Feb 2026.
 - 142-143 Friar Street – this unit is occupied by a mobile phone shop at ground floor with vacant floors above.
 - 144 Friar Street - the Bugle building is a non-designated heritage asset, which is vacant and previously occupied as a public house.

Site Location



Benefits of the Proposal

- 1.7 The scheme has built on the overwhelming positive feedback and support for QVS1 and the previous redevelopment proposals for 138-144 Friar St. The primary benefits for Reading as a town are:
- Sustainable redevelopment and enhancement of a town centre site
 - Creation of co-living/residential use into the town centre providing homes
 - Adding to the mixed uses and vitality of the town centre
 - Significant economic benefits to the local area
 - Direct and indirect job creation
 - Revenue generation for Reading Borough Council
 - Repair, retention and bringing back into use a local heritage asset
- 1.8 Further details of the benefits are noted in the Social and Economic Benefit Statement as extracted below;



National Pub Portfolio Ltd
138-144 Friar Street, Reading

NATIONAL PUB PORTFOLIO

138-144 Friar Street

Greengage Environmental Ltd (Greengage) was commissioned by National Pub Portfolio Limited to undertake an Economic Benefits Statement in support of a planning application for the following Proposed Development located at 138-144 Friar Street, Reading:

"Phased redevelopment of the site involving the demolition of Nos. 138-141 and 142-143 Friar Street, partial demolition of No. 144 Friar Street, and erection of a basement and 6-storey building to provide co-living residential accommodation (purpose-built shared living accommodation – Sui Generis use class), together with the partial retention of the former Bugle Public House as a standalone Class E (Classes E(a)-E(e)) commercial unit."

This Economic Benefits Statement demonstrates key economic benefits the Proposed Development will contribute to Reading Borough.



138-144 Friar Street

ECONOMIC BENEFITS

The benefits to Reading Borough are largely in employment, local expenditure, council tax as well as contribution to housing supply for young professionals (the greatest proportion of residents are within the 20-35 age bracket). The in-use benefits are assumed from full occupation.

The social benefits of co-living have been well documented with regards to social interaction, flexible living, community bonds, forming networks that see people through life as well as an affordable way to live in a city centre location.

This scheme is meeting 7% of Reading's 1-bed housing demand, where 1-bed homes have 3.2-year waiting list on average (as of 2023, Reading's housing register demand was 5,037, 2,095 of these were 1-beds).

Construction phase

148 gross FTE construction jobs supported on site during the 2-year construction period;

56 FTE of which from Reading Borough.

12 apprenticeships will be offered generating approx

£193,000 of social value.

£2.2m spent in local supply chains during contract.

GROSS VALUE ADDED FROM CONSTRUCTION PHASE
£12.6 million

The Gross Value Added (GVA) from the direct construction jobs in Reading is calculated based on the regional GVA per head for all industries in the South East, divided by the total workforce jobs in the South East for the same year. Local supply chain based on 10% of construction cost.

Co-living in operation

£3.4m estimated resident earnings per annum;

£6.8m to the local economy p/yr from GVA from working adults.

£4.5m local expenditure by residents a year.

£294,663 in Council Tax a year to Reading Council.

£596,706 in Community Infrastructure Levy

13 new direct and indirect FTE local jobs

57 residents 'working from home'

The likely amount of construction employment can be estimated using the latest Annual Business Survey (ABS) construction sector data and UK Workforce Jobs data for the construction sector, along with the estimated construction value of the project. Dividing the total workforce (2.25 million jobs), by the sector's total turnover (£340.2 billion) which gives the average employment generated per unit of turnover.

The number of working adults is 97; 57 of which are 'working from home.' Data from the Annual Population Survey (2024) shows that in Reading, 67% of households have two working adults; 67% 145 units = 97; 40% of adults work from home in Reading. Annual Survey of Hours and Earnings shows that the median annual wage across both full-time and part-time work in Reading is £35,454.

Weekly expenditure at £601.80 according to the ONS statistics on Housing Expenditure by Household Composition for June 2026; Annual council tax data for Band B at £2032.16 p/a from Reading Borough Council (2026-2027).

From the PBSL operator, the in-use jobs comprising facilities and management would be 10 FTE plus 2 FTE from the former Bugle site.

**ANNUAL CONTRIBUTION TO THE READING
ECONOMY IN-USE:
£15.9 million**

2.0 Consultation Policy Context

NPPF

The National Planning Policy Framework 2024 (“NPPF”) states:

“Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should, where applicable, provide sufficient information to demonstrate how their proposals will meet the design expectations set out in local and national policy, and should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot..”

Reading Borough Council

The Council has adopted a Statement of Community Involvement (2025) that sets out the Council’s policy for involving communities in the preparation of planning proposals. It states:

“Developers should prepare a project plan for pre-application involvement and consultation to be discussed and agreed with the case officer. The case officer will provide assistance in identifying and providing contact information for local representatives, groups and individuals who should be invited by the applicant to become involved in the proposals. This will include local residential and other property, representatives of community groups, including local Councillors, relevant statutory and non-statutory consultees, statutory undertakers and any other bodies or individuals to which such information is deemed relevant by the local planning authority. Where proposals relate to the historic environment, the developer will be required to consult a number of organisations with interests in these matters.”

3.0 Engagement and Consultation

The scheme builds on the vision shared with the Council in November 2019 to redevelop both QVS1 and QVS2 (138-144 Friar Street) as a major redevelopment in the town centre.

3.1 Pre-App Meeting with Officers (February 2026)

Reading Borough Council Planning and Conservation Officers	27 th February 2026	The proposals have been subject to pre-application discussions with Reading Borough Council. During these discussions, officers confirmed that there are no in-<u>principle</u> planning issues that would prevent the development from coming forward. Officers advised that a scheme capable of receiving a positive recommendation should be achievable subject to further design evolution in response to the matters raised during the pre-application. The pre-application process identified <u>a number of</u> matters for further consideration and refinement, including design development, residential <u>amenity</u> and servicing arrangements. These discussions have provided valuable guidance to inform the ongoing design process and to help shape a high-quality scheme that responds positively to planning policy objectives and the local context. The applicant has worked collaboratively to address the matters raised and refine the proposals ahead of the submission of a planning application.
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Further information on the feedback from the pre-application meeting is detailed in Section 4 of the Planning Statement.

3.2 Presented to Reading Design Review Panel (March 2026)

Reading Design Review Panel	5 th March 2026	The Design Review Panel confirmed that the proposed development represents an improvement in scale when compared with the extant hotel scheme and <u>recognised</u> the simplicity and clarity of the architectural approach. Officers provided a series of constructive recommendations to further enhance the building's design, townscape integration, ground-floor activity and residential quality. These recommendations have informed the continued evolution of the proposals, helping to shape a high-quality scheme that responds positively to the character and vitality of Friar Street and Reading town <u>centre</u> .
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Further information on the feedback from the Design Review Panel is detailed in Section 4 of the Planning Statement.

3.3 Presented to Reading Civic & CAAC (June 2026)

Reading Conservation Area Advisory (CAAC) and Civic Society	1 st June 2026	Stakeholder discussions were constructive and well attended, demonstrating significant interest in the future redevelopment of the site. Participants welcomed the reduced scale of the proposals compared with the previously approved scheme and provided a range of constructive comments aimed at strengthening the design, enhancing the street frontage and responding to the site's historic context. The feedback received has helped <u>inform</u> the continued evolution of the proposals and will support the delivery of <u>a high</u> -quality development that contributes positively to the regeneration of Friar Street.
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Further information on the feedback from the meeting with Civic Society and CAAC is detailed in Section 4 of the Planning Statement.

3.4 Public Consultation (August 2026)

Poster Consultation

Posters have been posted on site on the 3 properties as per photos below;



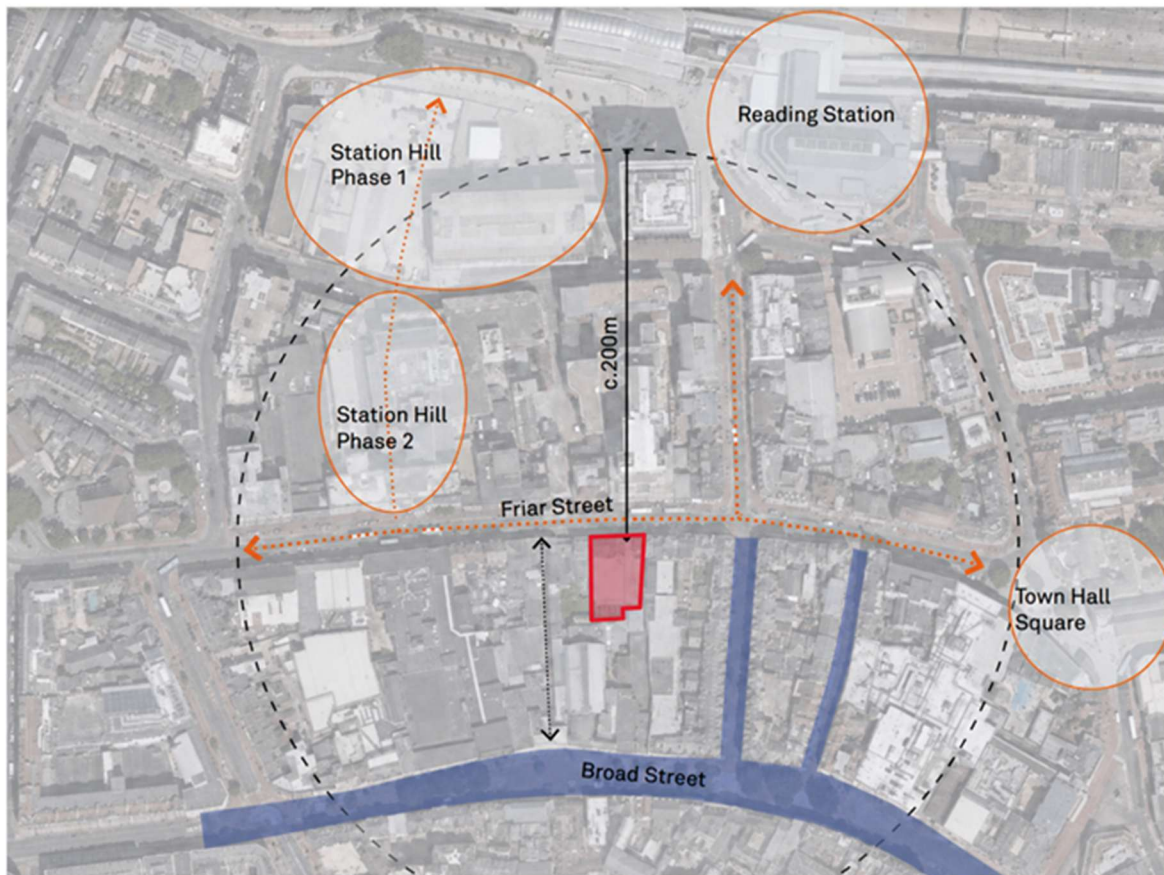
Website Consultation

A website has been prepared to provide further information on the proposed development and to provide a platform for the public and other consultees to send feedback and ask questions. This has been distributed via the poster/leaflet -

<https://friarstreet.com/>

Consultation Area

Leaflets have been distributed to the local residents and businesses as per the below consultation area that comprises a 200m radius of the application site, spanning to Reading Train Station to the north and beyond Broad St to the south. 500 leaflets have been distributed.



Brochure/Leaflet Consultation

The brochure detailed below has distributed to the area shown above with links to the website to review further information on the proposals and leave feedback as well as providing an email address.

FRIAR STREET
CO-LIVING
PROPOSAL

T
THACKERAY GROUP



138-144 FRIAR STREET

PROPOSED CO-LIVING DEVELOPMENT

We write to inform you of our proposal for the redevelopment of the existing buildings at 138-144 Friar Street. The proposals seek to bring forward new Co-Living accommodation in the town centre whilst retaining the historic Bugle public house for Use Class E.

Along with the adjacent development at 1-15 Queen Victoria Street and 145-148 Friar Street, our proposal revitalises this part of Friar Street and will act as a catalyst for further improvement in the locality. The proposals respect the heritage sensitivities around the Bugle public house by retaining and refurbishing this property for future use.

The development provides 145 co-living rooms and high quality shared amenity spaces clustered at the ground and lower ground floor providing a variety of uses including co-working, lounge, shared kitchen, fitness suite, multi-media/cinema room, laundry facilities and a landscaped garden.

Our development will attract new residents into the town centre and offer an alternative professional managed housing solution.

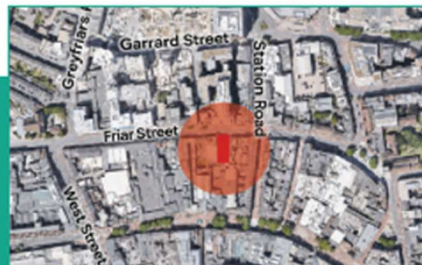


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OR EMAIL

OFFICE@THACKERAY-GROUP.COM



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DIRECT & INDIRECT EMPLOYMENT



ADDITIONAL INVESTMENT INTO READING



A STRONGER LOCAL ECONOMY



QUALITY, WELL-CONSIDERED DESIGN



HIGH LEVELS OF SUSTAINABILITY
BREEAM EXCELLENT



LOCAL AUTHORITY REVENUE FROM CIL &
COUNCIL TAX

138-144
FRIAR STREET



4.0 Conclusion

The engagement with key stakeholders has been a very important and beneficial exercise, we have sought to integrate the comments at all stages and will continue to adjust, where necessary the scheme. In most cases, this has directly influenced the scheme that has evolved to this day.

The consultation by the Applicant has been an iterative process, which has engaged with local groups via modern technology in a very proactive and detailed manner, which has fulfilled the requirements of both national policy and Reading BC's policy.

As the application progresses through the planning system, we will continue to engage with stakeholders. If the Council are minded to grant consent, again we will continue to work with stakeholder post decision and during construction.

The Applicant is committed to developing a scheme for the residents and businesses of Reading

The feedback to date has been generally positive and people are encouraged to see progress and steps being made towards delivery of the development.