

Newsletter



Investment Insights | Summer Update 2025



INVESTMENT INSIGHTS WITH WESTBROOKE ASSOCIATES

Welcome to the latest edition of our investment newsletter, where we deliver a curated selection of investment opportunities that balance high-growth potential with meaningful social and environmental impact.

We begin with a new supported living investment opportunity, offered in partnership with LH1 Global. This project provides CPI-linked rental income while delivering lifechanging accommodation for vulnerable individuals. It stands as a clear example of how ethical investing can generate robust, inflation-resistant returns while meeting urgent social needs.

Next, we turn to Castlemere Developments, a company redefining urban potential through infill development and modular airspace construction. Their latest project,

Melbourne Mews, exemplifies sustainable growth offering rapid build times, fixed income returns and much-needed housing in underutilised urban spaces.

As SEIS and EIS continue to attract record levels of investor interest, Westbrooke Associates remains at the forefront of sourcing tax-efficient, high-performance opportunities. Our latest reviews explore why these schemes have become essential for those seeking strategic portfolio growth in the UK startup space.

From urban infill to socially driven property portfolios, this edition captures the next chapter of our mission: connecting forward-thinking investors with ventures that deliver returns and relevance through innovation and impact.

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LATEST DEVELOPMENTS



Invest in the UK's Supported Living Boom with 10% NET Yields and CPI-Linked Leases

Westbrooke Associates presents an exclusive opportunity with LH1 Global, a specialist in assisted living accommodation. This high-performing investment delivers 10% NET annual returns secured by 25-year government-supported leases, offering stable, long-term income in a rapidly growing sector.

Each unit is let on a Full Repairing and Insuring (FRI) basis, meaning no voids, no maintenance costs and no service charges. With demand for supported housing

surging across the UK, this opportunity provides a reliable, inflation-linked income stream while delivering critical housing for vulnerable individuals.

With strong social impact and consistent financial returns, this is a smart move for investors seeking a low-volatility, ESG-aligned asset in today's market.

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SEIS & EIS: Tax-Efficient Investments with Westbrooke Associates

With over £2.5 billion invested through SEIS and EIS in the last reported year alone, these government-backed schemes are becoming a vital part of the UK's innovation economy; Westbrooke Associates is helping investors tap into them.

This opportunity gives qualifying investors access to early-stage, high-growth businesses while benefiting from substantial tax incentives, including up to 50% income tax relief, capital gains deferral and loss relief.

Castlemere Developments Strengthens Leadership

As Castlemere Developments continues its impressive growth trajectory, the company has appointed Ryan Morrissey as Project Manager to oversee its expanding portfolio.



Morrissey brings extensive experience from his previous roles at BoKlok and Vision Modular, enhancing Castlemere's capabilities in delivering high-quality, modular residential projects.

With over £20 million in developments completed over the past 18 months, By rigorously vetting each opportunity, Westbrooke Associates connects clients to companies that combine market potential with strong leadership and SEIS/EIS compliance.

With free investor guides and a curated portfolio of startups, Westbrooke Associates makes tax-efficient investing more accessible and more strategic than ever.

[Discover more >>](#)

Castlemere is poised to accelerate its delivery of innovative housing solutions



across the UK.

Morrissey's appointment is a strategic move to support this momentum and ensure the successful execution of upcoming projects.

ALP and YMCA Forge Strategic Partnership

The Assisted Living Project (ALP) has achieved a significant milestone by partnering with YMCA North Tyneside to provide vital housing for up to 20,000 vulnerable individuals across the UK.

This collaboration underscores ALP's commitment to addressing the housing crisis through scalable, quality-first solutions. Backed by Westbrook Associates, ALP has built a £5 million property portfolio, delivering yields of up to 10% gross with inflation-indexed rental agreements.

The partnership with the YMCA not only validates ALP's model but also opens **Harvesting Growth: IAG Now Trading on JP Jenkins**

Innovation Agritech Group (IAG), a pioneer in vertical farming technology, has

For investors, this leadership enhancement underscores Castlemere's commitment to operational excellence and sustainable



growth in the property development sector.

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commenced trading on JP Jenkins, providing investors with enhanced liquidity options. This development marks a significant milestone for IAG.

It allows shareholders to engage in secondary market transactions and offers new investors access to a company at the forefront of sustainable agriculture.

With its proprietary GrowFrame360™ technology, IAG is transforming crop production by enabling year-round, avenues for deeper collaboration, reinforcing investor confidence in socially impactful ventures. For investors seeking stable returns coupled with meaningful social impact, ALP's strategic initiatives represent a compelling opportunity in the supported housing sector.

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pesticide-free farming without the need for soil or sunlight.

The listing on JP Jenkins reflects IAG's commitment to transparency and growth, positioning it as an attractive opportunity for

investors seeking exposure to innovative agri-tech solutions.

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IN THE SPOTLIGHT



Westbrooke Associates Unveils FixedIncome Investment in Urban Infill Property Development

Westbrooke Associates introduces a secure, income-generating investment in a modular residential development led by Castlemere Developments.

The project, located in South London, forms part of a £10 million GDV scheme delivering high-spec smart townhouses using Modern Methods of Construction (MMC) to accelerate timelines and reduce environmental impact.

Investors can earn monthly fixed returns from a property-backed bond, with funds secured against UK real estate and overseen by an independent trustee.

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MARKET ANALYSIS & TRENDS

Rising Inflation Erodes Savings Growth

Amid Low Interest Rates

With inflation eroding savings and interest rates remaining low, investors are increasingly turning to tax-efficient investment schemes to enhance returns and mitigate risk.



Westbrooke Associates offers access to a curated selection of Seed Enterprise Investment Scheme (SEIS) and Enterprise Investment Scheme (EIS) opportunities, providing investors with substantial tax incentives, including up to 50% income tax relief, capital gains tax exemptions, and loss relief options.

These government-backed schemes not only offer financial benefits but also support early-stage UK businesses, contributing to economic growth and innovation.

By investing through Westbrooke Associates, individuals can align their portfolios with high-growth potential ventures while taking advantage of significant tax reliefs, making SEIS and EIS investments an attractive option in today's challenging economic climate.

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WHAT'S AHEAD?



Thank you for taking the time to read this edition of Investment Insights. We trust that the insights and updates provided have been both informative and beneficial.

As the investment landscape continues to evolve, we remain committed to identifying and offering opportunities that align with your goals, ensuring both growth and long-term success.

The entire team at Westbrooke Associates are dedicated to sourcing innovative, tax-efficient investments that are tailored to meet today's market demands, helping you achieve your financial objectives.

In our next edition, we'll explore new investment trends, offer updates on our ongoing projects and provide further expert guidance to support your investment journey.

Until then, we wish you continued success in all your ventures.

To learn more about our latest investment opportunities, log into your account or register with us today!

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CONTACT US

Responsible for targeting relevant investments for today's marketplace, Westbrooke Associates takes enormous pride in delivering exceptional service.

Our knowledgeable and professional team is dedicated to supporting you and providing valuable due diligence.

If you would like to speak to us, we are open Monday to Thursday between 9 am and 5 pm and Fridays from 9.00 am to 3.00 pm.

Our telephone number is **+44 (0) 203 745 0294**.

For general enquiries, please contact us at **info@westbrookeassociates.com**

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