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**AWARDS 2021**  
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**BEST NEW HOMES  
IN BRITAIN**





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# FOREWORD

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## THE BEST NEW HOMES IN BRITAIN

I hope you enjoyed the show, the day the new homes flag flies highest and many congratulations

to all the winners and their supply chains. You are a credit to the housebuilding industry and should be immensely proud of your achievements.

The Award winners once more showcased the variety, quality, boldness and integrity of the homes and the housebuilders that received the industry's greatest accolades.

Their accomplishments are even more laudable given the events of the last 18 months and the brutality of the pandemic across all lives and all businesses.

It is so good to be 'back in the room' – back in the Great Room that over many years has seen the very best of our industry on stage, receiving coveted prizes and the plaudits of their peers.

There are, as ever, huge challenges ahead, especially around climate change and the environmental agenda. We seem to have been talking sustainability in our industry since the Ice Age, but now it is time to walk the walk or face the consequences, whether they are from the consumer, or from the sky, earth and sea.

We would like to thank all the housebuilders, suppliers and other industry colleagues who have once again supported this great event in its 41st year, with special thanks to the Awards sponsors and judges.

*Rupert Bates*

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Globespan Media is the organiser of the WhatHouse? Awards and also publishes the leading trade title for the housebuilding industry, Show House. Its sister consumer-facing business is WhatHouse.com, the leading new homes portal.

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## HOUSEBUILDER OF THE YEAR







## What House? AWARDS 2021

### HOUSEBUILDER OF THE YEAR



#### Hayfield

**It has taken just five years for Hayfield to reach the pinnacle of British housebuilding, taking home the industry's biggest prize.**

It was only two years ago that Hayfield won gold in the Best Small Housebuilder category of the WhatHouse? Awards, illustrating the speed of its growth, while never losing sight of its ethos of homemaker and placemaker.

Hayfield, based in Solihull, West Midlands, brims with enterprise and integrity, handpicking sites and handcrafting homes, while looking through consumers' eyes, always knowledgeable about its markets and the land opportunities, choosing the right locations to mould their new communities with deference to the heritage and sensitive to the local environment. 'We take what's good and make it great' is a mantra and a worthy one.

Mark Booth, co-founder and chair of Hayfield, said: "I am so delighted with how far Hayfield has come in five years. This business is all about the strength of its people and I could not be any prouder of how all the team has risen to the daily challenge of delivering outstanding, multi-award-winning homes. We have progressed so much in the past 12 months in particular and are as excited about

the future as we have ever been."

Hayfield will deliver more than 300 homes across its Middle England heartland this year, representing over £100m turnover, and has contributed over £10m to local schools, sports clubs and charities through planning contributions, as well as further charitable donations.

Hayfield is quick to acknowledge the quality of its supply chain, working for instance with the likes of Roca and Laufen on its bathroom suites, and creating striking show homes with interior design statements that both wow and welcome, supplementing Hayfield's exceptionally strong marketing innovations and sales drivers.

It is a rare to see such a young housebuilder evolve such a distinctive brand so swiftly, shaking up its bigger competitors. Young of building age, but with bags of industry experience with the senior management team having previously worked together at Banner Homes. The trust in the people and the processes is clear to see, while onboarding new talent to fuse onto the experience and in training and nurturing staff.

Hayfield's 'Book of Homes' is a fine work, showcasing the housebuilder's art in a hardback coffee table publication, featuring not just the homes, but the people behind them.

'We build homes we would love to live in ourselves.' A simple philosophy and an award-winning one.





**Berkeley**  
Designed for life

## **GOLD** Berkeley Group

The climate debate continues to dominate all agendas, but Berkeley Group put its shoulder to the environmental wheel some time ago and continues to put its considerable weight behind it.

Last year, Berkeley became one of the first 350 companies in the world to set science-based targets to limit global warming and is on track to be a net zero carbon business by 2040. It has also been awarded an A rating for climate action and transparency by the Carbon Disclosure Project (CDP), while biodiversity and enhancing natural habitats are key tenets across Berkeley developments.

It continues to set targets and push sustainable boundaries; Berkeley's latest being 'Our Vision 2030', forever evolving its homes, taking on challenging sites and maximising the positive impact of its placemaking, led by large-scale urban regeneration such as The Green Quarter in Southall.

An example of its community building skills is Hartland Village, a 1500-home development by St Edward in Fleet, Hampshire, with



**Berkeley**  
Designed for life

a 70-acre country park. Hartland includes a community hub for local students to learn construction skills, seeing and contributing to the evolution of a 13-year project, which will include a village centre with cafes and other amenities and also a primary school.

A raft of customer care initiatives, as well as supporting and developing its own employees, adds to the gold lustre of Berkeley Group, while its modular factory in Kent will eventually deliver up to 1,000 homes a year – a further example of always looking ahead, relentless in the pursuit of excellence across all facets of the business.

## **SILVER** Redrow

**Customer experience and engaging marketing initiatives are at the heart of the Redrow model, supporting the homebuyer or prospective purchaser at every turn.**

Ensuring homes are '100% defect-free at handover' is a tough ask for any developer, but one that every developer should strive for and that is Redrow's stated aim, using app technology to record plot histories, complaints and resolutions and, crucially, learn from them.

The My Redrow website continues to evolve, offering not



just information on a buyer's journey, but inspiration too, with tips and advice on how to maximise the enjoyment of your new home.

Training of and support for its own staff is as robust as it is innovative, with equality, diversity and inclusion. Redrow runs its own Training Hub, supporting around 100 apprentices a year in a realistic working environment and continues to sponsor a degree course in Construction Management in Housebuilding in partnership with Liverpool John Moores University and Coleg Cambria.

Its familiar and reassuring housing designs and streetscapes focus on family living and flexible spaces, including outdoor space, adaptable to changing needs and living and working styles.

Redrow has a Nature for People biodiversity strategy in partnership with The Wildlife Trusts, based around three themes: Nature Gains, Rewilding Lives and Flourishing Legacy. It is also researching low-carbon heating and home automation technology, as well as running a Reduce the Rubble waste monitoring project.

### BRONZE Barratt Developments

This year saw Barratt complete its 500,000th home – a landmark achievement from the housebuilder, which now operates under three brands: Barratt Homes, David Wilson Homes and Barratt London.

The milestone was marked with the launch of a Charitable Foundation, bringing all Barratt's considerable charity initiatives under one roof.

Britain's largest housebuilder, Barratt builds from one-bedroom apartments to six-bedroom homes and has achieved the HBF Five Star

Customer Satisfaction rating for 12 successive years and this year its site managers won 93 Pride in the Job Awards, with Barratt's Kirk Raine crowned best site manager in the country in the Supreme Awards.

Hitting government housebuilding targets requires a supreme recruitment push and Barratt has around 500 employees – 7% of its workforce – on its Future Talent programmes and also has a degree course in Residential Development and Construction in partnership with Sheffield Hallam University, with more courses in the pipeline. Barratt is a signatory of the Social Mobility Pledge, backing career progression whatever people's backgrounds.

It is very much a sustainability champion too, setting science-based carbon reduction targets, with a commitment for all its homes to be zero carbon by 2030 and signing up to the United Nations Race to Zero campaign. It also recently launched its Z house – a zero-carbon prototype home with the University of Salford.

Barratt supported over 44,000 jobs last year and generated economic output equivalent to £2.9bn of gross added value, while putting £599m into local communities through contributions and environmental improvements – a commitment to legacy and social impact.







### GOLD Hayfield

The housebuilding landscape of Middle England just got a lot better.

The counties of Oxfordshire, Bedfordshire, Cambridgeshire, Buckinghamshire and Wiltshire are benefiting from the rise of this exceptional housebuilder, picking the locations to match its ambitions and its residents needs and providing the backdrop to creating consistently outstanding new homes and communities.

A quick walkthrough of some of the Hayfield sites. Hayfield Walk in

the Buckinghamshire village of Hanslope is the company's first 'Green Revolution' scheme, with air source heat pumps, underfloor heating, EV charging points and ultra-fast broadband in a development of 101 eco-homes, including shared ownership and affordable rent properties for Hightown Housing Association and Paradigm. Hayfield Wood in Blunsdon, Wiltshire, includes an area of woodland with Hayfield planting nearly 5,000 new native trees and shrubs, while Hayfield Green in Stanton Harcourt, Oxfordshire, is built on a former

World War II airfield and pays due respect to the site's heritage while mixing restoration with brand new elegance.

Hayfield has pinned its eco-credentials to the mast, committing to going beyond Future Homes Standard requirements and never compromising on the highest specifications, as well as rich and varied elevational treatments, chiming with the local vernacular. There is always green space aplenty, with woodlands and wildflower meadows; making homes and making places with forensic attention to detail.

Hayfield is a five-star housebuilder, with a 96.4% customer rating in terms of customers recommending the company to a friend, while also receiving a RoSPA silver award for its health and safety standards.

Customer care extends to its range of buying options, including key worker and armed forces discount schemes off purchases and its Move On Us initiative, where the estate agent's selling fees are covered by Hayfield, with part exchange another option.

A worthy gold winner in an incredibly competitive and impressive category.



## SILVER Hill

A portfolio of excellence, mixing designs and communities, but always underpinned by a relentless focus on sustainable neighbourhoods – housing for all.

From Fish Island in London's Hackney Wick to the Timber Works in Cambridge and Mosaics, Oxford, the range is impressive, tailored for residents and locations, adding value wherever Hill operates, with its reach now extending out to Kent and down to the West Country, focusing on Bristol.

A recent highlight has been the success of Hill's Foundation 200 homes initiative, part of Hill's £12m pledge to help alleviate homelessness with its ground-breaking SoloHaus modular units. It was launched before the pandemic and the momentum and importance of Hill's initiative is growing by the day. Housebuilders talk about creating sustainable communities; tackling homelessness has to be at the heart of any such commitment.

Hill is targeting net-zero operational carbon in its homes by 2030 and benchmarking social and environmental value every step of the way. Its partnership with Women into Construction continues apace, encouraging more women into the industry, while its management



trainee programme remains the envy of many. Partnerships everywhere and always on the front foot as this company continues to impress and deliver across the board – an educator as well as a housebuilder.

## SILVER Weston Homes

Whatever Weston Homes delivers is invariably eye-catching; an innate flair for development and presentation and always brave, taking on challenging schemes, be it restoration or new build, adding value to the communities it steps into.

Now 34 years young and led by its founder and chairman Bob

Weston, this hybrid housebuilder remains pioneering in its outlook, showcased by its British Offsite factory in Braintree – 75,000ft<sup>2</sup> of housebuilding assembly, logistics and quality control – as well as the Weston Innovation Centre in Takeley, Essex, launched last year, taking head office accommodation and employee support to the next level in a business that already has very high levels of staff retention and long service, with generous packages.

Its homes range in price from £160,000 to £1.5m, showing its ability to build for all markets, while Weston's lavish marketing suites are different level customer service and presentation.

Current schemes include the urban riverside village Abbey Quay, Barking and striking apartments at Victoria Central, Southend-on-Sea, while Gun Hill Park, Aldershot is an example of mixing historic restoration with brand new homes, centred around the Grade II listed Cambridge Military Hospital. Weston has also developed a partnership with Tesco to deliver homes on some of the supermarket chain's major retail sites.

Weston adopts a fabric-first approach in a firm commitment to sustainability and energy efficiency across the business and applies vigorous quality control and design precision to every component part of its schemes.





## BRONZE

### Bewley Homes

Thirty years of top-quality homes and a raft of innovations and initiatives for both consumers and employees, Berkshire-based Bewley Homes is eternally proactive, seeking new ways to deliver and never shy about shouting about what the industry needs as a whole.

Sustainability has been a strong driver of business values, including the formation of an internal 'green agenda' working party across departments, looking at ways of reducing waste and conserving energy throughout the company and its products.

Trees were planted, water captured and EV charging points installed, while its scheme at Watermill Bridge, Newbury, is all about building a net zero carbon development, with air source heat pumps and solar panels and innovative construction techniques and efficiencies.

The last 18 months have highlighted in brutal terms the importance of health and wellbeing and Bewley led the way in terms of looking after its staff and the wider community with a series of engaging projects and positive messaging.

Enterprising initiatives run through the Bewley business, including the Bewley Bond, where a new home once reserved is taken off the market for 12 weeks – a bond that

generated more than £30m in sales – while its Blue Light Card scheme offered discounts to key workers.

## BRONZE

### Churchill Retirement Living

Across the housebuilding industry, incredible resilience, enterprise and support was shown during the pandemic to both customers and staff alike.

Building and managing retirement homes came with particular challenges, given the age of residents and Churchill showed its colours and its class, while continuing to innovate and drive forward ambitious expansion, releasing its Growth Drive '25 plan 'to take the Churchill Group to the next level by 2025 in terms of sales, head count, geographical reach and environmental sustainability'.

Churchill, as well as its Retirement Living key brand and business, also incorporates Millstream Management Services, in-house planning and design consultancy Planning Issues, Stratton & King estate agents for resales, Careline Support, and company charity The Churchill Foundation.

The company, which has its own sales training academy, has never lacked ambition with a vision 'to be the most successful housebuilder in the UK' and built on both customer and colleague satisfaction, as well as product, performance and reputation.

It is truly national and continues to lead as a loud and coherent voice promoting the value of retirement homes, not just meeting a rising demographic need, but taking strain off health services, while combating loneliness and isolation – rising issues among older people during the pandemic.

Churchill inherently knows what the customer wants, backed by extensive research, with the creation of community key and a mix of conviviality and safety.

Solar panels on developments will play an important part in Churchill's sustainability drive, as well as low carbon heating and energy systems. Communal gardens and outdoor spaces play vital roles too, bringing residents together and organising social events.







## GOLD

### Quinn Homes

Quinn Homes was born out of enterprising mixed-use specialist Quinn Estates and this Kent-based housebuilder is proving quite the progeny.

Quinn does bespoke homes; it does restoration and conversion of historic buildings, but above all it is wedded to and engrained in its county community.

The developer is not just about homes, but the wider social and environmental significance of its footprint, building parks, hospices and schools, investing in its garden of England backyard with vim and vigour.

This is highlighted at Eddington Park, a collection of apartments in the coastal town of Herne Bay, with 30% affordable housing, as part of a far wider development scheme.

That wider project includes Herne Bay Sports Club, with £10m funding from Quinn, including personally from founder and CEO Mark Quinn and going way beyond the S106 contribution cap of £2.5m. This takes community contribution and engagement to a different level, as a state-of-the-art sports facility has been gifted for just £1 to local clubs through a charity, supporting hockey, cricket, football and tennis.

Other developments by Quinn Homes include terraced houses

and apartments in the Kent Downs village of Stelling Minnis, with all the properties at Stonegate powered by air source heat pumps and plenty of EV charging points.

Social impact is as important to Quinn as the residential offering, with funding support for community work and assets across the region it operates in.

Design is bold and daring, technology sustainable and meaningful, while Quinn's local immersion extends to working with Kent colleges, supporting training and creating jobs. A worthy gold.

## SILVER

### Elite NuGEN

Like the gold winner, Elite NuGEN is so much more than a

housebuilder. It calls itself a 'force for change in the construction industry'. That is a big claim, but Elite NuGEN backs it up in spades – green spades in brown fields, relentless in its focus on finding the most sustainable and efficient ways of building, while partnering with a best-in-eco-class supply chain, sharing its values and its commitment to finding solutions, techniques and materials to enhance British housing and spearhead a manufacturing revolution.

Elite NuGEN, founded three years ago by David Craddock, includes Elite Offsite, which Craddock started with Luke Kierman. The company is based in Priddy's Hard, Gosport, Hampshire – home to its mould-breaking



# BEST SMALL HOUSEBUILDER



scheme, which won gold in the Best Sustainable Development category of this year's WhatHouse? Awards.

Craddock embraced sustainable technology and modern methods of construction long before they became fashionable. Elite NuGEN has also evolved a dynamic partnership with builders' merchant giant Travis Perkins and its sister companies, as well as other leading suppliers to draw in expertise and innovation across all aspects of the Priddy's Hard project. A SME developer not just breaking the mould but fabricating a compelling new one.

## BRONZE Gold Property Developments

A family-owned Kent housebuilder, Gold was started by father and son Ralph and Bradley Gold in 1997 and the business now includes its

own construction and refurbishment arm, Gold Construction.

The Gold family has a fascinating and varied business story to tell, rich in colour and achievement and this latest chapter is equally enlightening.

You can feel the team culture in everything it does, from the management team down. It may be the family name, but it takes confidence to call your development business Gold, and the company is loud and proud about its commitment to delivering a gold standard service, from build and design, through to sales and marketing, communication and customer care.

Gold's Fairbrook Grove development in Faversham, Kent, struck gold last year at the WhatHouse? Awards for Best Sustainable Development. It is a Passivhaus scheme, embracing modern designs while respectful of the local vernacular to create a

woodland community of new homes with plenty of open space.

Other projects include Quiet Waters in Angmering, West Sussex, running to 30 homes, and another Sussex scheme, Atelier in Lewes, a mix of apartments, as well as business units, showcasing Gold's mixed-use credentials.

## BRONZE Owl Homes

Owl Homes, based in Tamworth, Staffordshire, has a burgeoning reputation across its Midlands heartland for the quality of its design, driven by the influence and passion of its senior management team.

Founded in 2015, Owl puts a lot of emphasis on recruitment processes, including apprenticeships and trainees and is already established as a strong voice on industry issues across multiple platforms.

Its product ranges from one-bedroom apartments and starter homes through to five-bedroom houses, delivering around 93 homes this year. But Owl has ambitious expansion plans to become a regional housebuilder, delivering 500 homes a year, projecting five-year turnover growth of 900%.

Customer service is a strong suit, especially when it comes to explaining the purchasing process to first-time buyers with guides and tips. Community engagement is another key mantra, leaving a legacy imbued with social and environmental responsibility.



# HOUSING ASSOCIATION OF THE YEAR

## GOLD

### Hyde Group

Hyde takes the main award for its forward-thinking approach to some of the biggest issues facing the housing association sector over the coming years.

While most big developing housing associations are cutting back development plans in the teeth of multiple and severe sectoral financial strains, Hyde is forecasting an increase on its 650 completions

last year of around 15% and aiming to build 13,000 homes over the next 10 years. It's achieving this through positive large-scale collaborations, including joint venture arrangements with Barratt, Countryside and Brighton & Hove Council, and by teaming up with other developing housing associations to share costs, risks and rewards. It is also developing innovative sources of finance, including a £500m ground-breaking deal with M&G to create 2,000 shared ownership homes.

Hyde is in the vanguard on sustainable development too, as one of the founding partners of the Greener Futures Partnership with four other HAs, designed not only to benefit its own homes and residents but to share learning sector-wide around financing, technological solutions and decarbonisation options. It is already pushing ahead with digital improvements to its development process, including BIM and smart technology, and reducing costs through construction management and a solid contractor framework.

Importantly, it is also ensuring it delivers on social value, with innovative and influential research around the societal value created by its social housing tenancies; efforts to reduce homelessness through properties listed on its own specialist website, which other HAs are now contributing to; and a new housing management strategy.

An excellent all-round year from one of the big beasts of the sector.





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Best regards,

**Daniel Hill**

Managing director

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the new homes portal**



# HOUSING ASSOCIATION OF THE YEAR



## SILVER

### Metropolitan Thames Valley Housing

In common with the Gold winner, Metropolitan Thames Valley Housing (MTVH) has not allowed the challenges of the last 20 months to blow it off course.

With a broader tenure mix among its 57,000 homes, including student accommodation and assisted living, MTVH saw an increase in turnover from £411m to £465m in its last financial year, investing £272m in acquiring new land and building new homes.

MTVH is constantly innovating to meet customer needs, basing its decisions on high-quality research and consultation. Earlier this year, its shared ownership brand, SO Resi, released its first annual research report into shared ownership in conjunction with Cambridge University. The results reveal key

facts about the market that will be used to guide future projects,

The organisation also took the decision to make changes to its leasehold system. It announced that, with immediate effect, it will offer a 990-year lease on all pipeline and new leasehold residential sales, alongside ensuring that ground rents will not be charged on any pipeline or new sales on schemes where MTVH is the freeholder. In addition, it plans to offer similar commitments to existing shared ownership customers at occupied schemes, with the option for customers to extend their lease to 990 years at a cost based on the share they own.

## BRONZE

### Abri

While caring for tenants has been a given for housing associations through the pandemic, Abri has

placed equal emphasis on the wellbeing of its staff. Named number 73 in the UK's 100 Best Large Companies to Work For, and number four in Housing's 25 Best Associations to Work For in 2021, it also recently retained its Investors in People Gold accreditation.

"We will keep listening to the people we work alongside to ensure that we're continuously improving to make Abri a truly great place to work," says group chief executive Gary Orr.

Abri has created a new position – executive director of assets and sustainability – in its ongoing green commitment. Rose Bean will help steer Abri's approach, leading the way with regeneration and sustainable practices, which includes plans to retrofit existing homes.

A new Abri Standard will complement the government's Future Homes Standard, which expects new homes to produce 75% lower carbon emissions compared to current levels. The organisation has partnered with the Carbon Literacy Project (CLP), which will be supporting it to deliver training to colleagues through Climate Champions to better understand climate change and carbon footprints.

A wide range of neighbourhood initiatives also ensure Abri and its tenants are firmly rooted in a sense of community.



## BEST BUILD TO RENT PROJECT



### GOLD

Box Makers Yard, Bristol

#### Legal & General

Bristol is a happening city in so many ways; edge and vibe, bustle and beverage on every corner and an astonishing number of eclectic restaurants and cafes to feed many a taste and culture.

It is a place made for the build to rent model and Box Makers Yard is all about space that combines

residency with amenity across work, rest and play.

The scheme is 376 apartments, either furnished with bespoke packages or unfurnished and with private balconies or terraces and floor-to-ceiling windows. Architecturally it stands across two buildings and rises 10 storeys in the Temple Quarter of the city.

The residents' lounge is flexible by design and furniture, so it can be used for communal events or individual spaces and includes a

games zone and television area, while private dining rooms with fully equipped kitchens can be adapted as workspaces – again catering for both entertainment and study.

The gym has all the necessary kit and the development also has two rooftop terraces with views across the city. A 24/7 onsite management team is on-hand for property maintenance and customer services. Connectivity is the utility king these days, with fast fibre broadband and free wifi, and a WhatsApp residents' portal.

Residents can choose the length of contract from six months to five years and pets are welcome. There is also an element of affordable housing, with some apartments available at a 50% discount.



### SILVER

Aston Place, Birmingham  
Dandara Living

Aston Place is 324 apartments in Birmingham city centre and current residents range in age from 18 to 60. That mix extends to work profiles, with most in full-time roles, while 15% are university





students and 5% retired or working permanently from home, with high-speed broadband free of charge to all apartments and throughout the development.

Every apartment has a private balcony and built-in wardrobes. Amenities at Aston Place include a fully equipped gym and a studio for fitness classes. A private dining room with kitchen can be booked and there is a residents' lounge, including workspaces, while regular communal events and activities are planned by the onsite customer experience team.

The apartments, using offsite construction methods where applicable such as bathroom pods, have been built across two blocks of up to 24 floors and there is a basement car park. Sustainability was key to the design and build ethos, reducing water and energy requirements as well as the number of deliveries to site.

## BRONZE

Newfoundland, Canary Wharf, London E14

Vertus

Newfoundland is 636 studio-, one-, two- and three-bedroom apartments, adding to Canary Wharf's distinguished and bold skyline. The diamond building was designed by Horden Cherry Lee and is 58 storeys high, making it the UK's tallest build to rent development – a feat of vertical engineering working within a slim footprint. There are solar panels on the roof to help sustainability targets and the roof is also a biodiverse home to various species of wildflowers.

The apartments, with flexible tenancies, feature floor-to-ceiling windows and Juliet balconies and come fully furnished. There is plenty of work and social space at Club Vertus, backed up by fast broadband, as well as a programme of events. Newfoundland has a gym, a private dining room and a games room that opens onto a large terrace with seating, a BBQ and children's play areas. M Restaurant is moving in too, with a grill, wine store and tasting room, as well as cocktail bar and garden and a private members' lounge and dining room.





## GOLD

Copley W7, Ealing, London W7

### Broadway Living

This regeneration project continues to show exceptional quality in what it is achieving. Combining the refurbishment of 554 existing social rent homes with the creation of 280 new homes for private sale, shared ownership and intermediate rent, six of its eight phases are now complete. Thanks to forward planning with construction partner Hill, the problem of shortage of onsite skills and supplies has been mitigated to retain the pace of progress.

All private sale properties qualified for Help to Buy in the attractive tenure-blind buildings, and a deposit of 25% is the minimum is required for shared ownership, ensuring as wide an audience as possible for those looking for a first home to own.

There's been no compromise on the design of the accessibility-friendly properties, many of

which are double aspect and have very generous indoor and private outdoor space. Fitted wardrobes to principal bedrooms and the provision of an en suite to bedroom one on the larger apartments are standard, while factors such as the range of kitchen appliances, full-height bathroom tiling, brushed-steel sockets and switches add up to a level of quality not seen in many starter homes.

Customer care is exceptional, with things such as three-stage snagging, home demos, and multiple calls to ensure buyers are happy and to gather feedback.

This much-needed redevelopment continues, impressing at every step along the way.

## SILVER

Great Glen Gardens, Inverness

### Robertson Homes

It is rare to find a starter home scheme that feels like a ready-to-roll community. With all the amenities of a major urban centre in a compact, friendly package, it isn't surprising that Inverness was voted best Scottish city for quality of life; Great Glen Gardens, just three miles from its centre, is perfectly placed to take advantage of all it has to offer. On the doorstep of the Great Glen Way, the scheme also offers an entrance to the raw beauty of the Highlands. Great Glen Gardens is perched in open farmland overlooking the capital of the Highlands, a short drive from the northern end of Loch Ness.

The scheme is testament to Robertson Homes as a family housebuilder, with homes designed around modern family life. The three- and four-bedroom houses offer an abundance of storage, natural light and stunning views. Given what's on offer, it's hardly surprising that 95% of the scheme's residents are first-time buyers, who will feel spoilt by the amount of space on offer.

With charming streetscapes, elegant architecture and a prominent community spirit, the scheme feels like a blueprint for an enviable lifestyle.



## BRONZE

Edinburgh Way, Harlow,  
Essex

### Weston Homes

Weston Homes' bespoke First-time SecureBuy scheme has been a big factor in making this development a success since its launch in October 2020. For a small, refundable reservation fee, buyers can secure the home they want off-plan and conditionally exchange for 5%. With the aim of putting first-time buyers on a level playing field with investors, it can be used in conjunction with Help to Buy and accounts for 40% of sales to date.

Edinburgh Way is delivering 381 apartments just a few moments from Harlow's well-connected station. The vast majority have private outdoor space, and the two- and three-bedroom homes come with secure allocated parking spaces. The first two blocks are ready for residents to move into now.

There are numerous ways buyers can personalise the home in terms of flooring, kitchens etc but Weston operates on the 'what you see is what you get' approach in that the price is the same whichever choice the buyer makes, avoiding the pricy upgrades with which others' show homes are often fitted.



The specification includes numerous features more usually associated with pricier homes, such as quartz worktops, USB power sockets, fitted wardrobes to the principal bedroom, lighting under the kitchen units, and smart bathroom technology. There is a choice of furniture packs as an extra.

There is a focus on customer service too, meaning buyers have a smooth and reassuring process to getting the keys to a first-class first home.

## BRONZE

Woodgate, Pease Pottage,  
West Sussex  
Thakeham Homes

Anyone harbouring dreams of a classic English village will feel at home in Woodgate. Knitted onto the edge of Tilgate Forest, a mix of traditional and modern architecture co-exist happily among leafy woodland. The scheme has been precision engineered for family life, with a village green, community hub, cafes and a brand new £4m school. Nature trails stitch the forest and development together, making it a haven for hikers and dog lovers.

A mere half-hour from Brighton with excellent links to London, Woodgate is halfway between capital and coast, perfect for those seeking to marry town and country. First-time buyers will find their money goes further here, with four-bedroom houses available for under £600,000, and spacious one-bedroom flats from £255,000. Thakeham broke the mould when it made Woodgate; determined to avoid cookie-cutter homes, the development is an easy blend of classic and contemporary styles. However, all the homes offer sought-after perks including parking and generous outdoor space. Woodgate is the stuff of dreams for first-time buyers who spent lockdown longing for space, community and open air.







## GOLD

Davenport Villas, Mosaics, Oxford

### Hill

The Davenport Villas are part of the Mosaics development on the outskirts of Oxford. With excellent green credentials and wonderful landscaping, part of the scheme has been designed around a leafy urban meadow with play area and features a 200-year-old oak tree believed to have been planted by Capability Brown.

Designed by Alison Brooks Architects, this successful reinterpretation of a detached villa is well detailed with lots of style as well as a Code 4 rating. At the front, each property has two off-street parking spaces featuring attractive stone-effect paving as well as a generous garage with direct access from the entrance hall.

Inside, the five-bedroom house features three floors of very versatile carefully planned family accommodation, with well-proportioned, beautifully light living spaces that flow seamlessly into one another.

At ground floor level, the hardwood-clad front door opens



into an entrance hall with attractive light oak wooden floors, a guest cloakroom, coats and utility cupboard, and then through into a lovely light kitchen/dining/family room, which in turn opens out via sliding folding doors onto the external terrace area with the garden beyond.

The first floor features a bright reception room with sliding doors that open out on to a large terrace overlooking the rear garden. The substantial master suite is located upstairs on the top floor together with an en suite bathroom and dressing room, plus a further bedroom.

The judges particularly liked the careful consideration given to the sustainability of the property with

solar panels to generate clean energy, along with the natural ventilation system.

## SILVER

The Beddington, Hearten Oak Meadows, Hawkhurst, Kent

### Millwood Designer Homes

The Beddington is an attractive five-bedroom house set in rural Kent. This weatherboard-clad house, its elevations inspired by the local vernacular architecture, is surrounded by an easy-to-maintain garden with a useful detached double garage and views of the countryside beyond.

## BEST HOUSE



architect Ben Pentreath has drawn inspiration from traditions of the Highlands and the rest of Scotland. The properties have been carefully planned to provide modern country living with high quality finishes.

The ground floor consists of a generous living space featuring a wood-burning stove and a large open-plan kitchen-diner, complete with stylish bespoke units. Both the kitchen and living areas lead into the garden room – an ideal space to entertain and relax, which in turn opens on to the spacious garden.

The master bedroom occupies the first floor together with an en suite bathroom as well as two further bedrooms and a family bathroom.

The environmental impact has also been considered, with the house well insulated and roof spaces pre-wired for connection to future solar panels.

Inside this family home, designed in-house by Pete Bland, thought has been given to the high-end specification while not neglecting the importance of sustainability, with the inclusion of PV panels providing solar energy as well as the provision for a future car charging station within the garage.

On the ground floor there is a spacious light and airy open-plan kitchen/family room with bi-fold doors onto the lawned garden. A comfortable living room as well as a dining room and study provide ample space for anyone working from home.

On the first floor a great deal of thought has been given to the well-proportioned bedrooms, with the master and second bedroom both having attractive en suite bathrooms. In addition, there is a generous family bathroom serving the remaining three bedrooms.

brand new housing development eight miles east of Inverness. Wood End is one of a collection of three-bedroom houses by Places for People set within this unique landscape, where the



### BRONZE

Wood End, Tornagrain,  
Inverness

Places for People

Tornagrain, billed as the Highlands' newest town, is a



# BEST APARTMENT SCHEME



CITY & COUNTRY

## GOLD

### The Playfair at Donaldson's, Edinburgh City & Country

The Playfair at Donaldson's in Edinburgh is a short walk from Haymarket station, and a world away from most people's idea of a city centre development.

The landmark building was drawn from the brilliant imagination of eminent Scottish architect William Henry Playfair. The former school's majestic architecture dates back to the 1850s and its finest details have been meticulously restored and repurposed. Iconic period windows flood the homes with natural light, while the former chapel has been refashioned into a grand common area akin to something from Hogwarts. The magic continues along winding stone passageways, balustrade terraces, sweeping lawns and elegant courtyards. The apartments have been painstakingly carved from the building's original splendour, and each boasts its own unique features, from quirky mezzanines to

turrets. Most offer panoramic views stretching across Edinburgh to the Pentland Hills.

It would be easy to assume that the residents of this palatial, Grade A listed building set in 16-acres of private parkland are the preserve of a certain elite. However, City & Country has been careful to create a variety of homes for a range of budgets. All residents enjoy underground parking and a concierge service. While most

people like to say their home is their castle, The Playfair at Donaldson's is one of the few schemes where that rings true.

## SILVER

### London Square Bermondsey, London SE1 London Square

London Square Bermondsey feels like a monument to the vibrant



CITY & COUNTRY



## BEST APARTMENT SCHEME

area it stands in. Designed across a mix of heritage and contemporary buildings, the development cements the best of Bermondsey's past and present. Bermondsey's former Branston Pickle Factory is the centrepiece of the development, offering warehouse-style homes that give architectural nods towards their iconic history.

The striking contemporary buildings offer an impressive mix of homes, from one-bedroom apartments to townhouses. The homes are exceptionally well designed, with nooks that could easily give way to a home office and generous outside spaces, a rarity in properties so close to the heart of London. The transport connections are impressive, with London Bridge a leisurely stroll away and Canary Wharf just two stops on the tube.

However, Bermondsey is far from a forgotten corridor to London's offices. London Square Bermondsey is the showcase scheme in the Old Kent Road Area Action Plan, setting the bar for future regeneration. With premises for small businesses and an exhibition space, London Square Bermondsey has already found its own identity in a buzzing, creative pocket of the capital.



### SILVER

1887 The Pantiles,  
Tunbridge Wells, Kent

#### Dandara

Located on the former site of the 1960s Union House office block, 1887 The Pantiles is set in a neighbourhood of elegant Georgian buildings but has neatly managed to sit sympathetically in its surroundings despite its unapologetically contemporary design.

Although it is, in effect, a single building, its mass is broken down into a series of elements that cleverly create the appearance of a

collection of related buildings of varying heights and styles.

As well as providing 127 new one-, two- and three-bedroom homes, 1887 The Pantiles also includes nearly 850m<sup>2</sup> of retail, community and office space, including The Pump Room, a new venue named after a historic music hall and jazz club that once stood on the site. The new facility will include a restaurant, café, cultural space and community venue for both residents and the public.

The apartments are bright, spacious and well-specified, and Dandara has incorporated numerous environmental measures. An energy centre with a 50kW<sub>e</sub> CHP unit provides low carbon heat and hot water for both the homes and non-residential areas. Every home has access to cycle storage and Dandara contributed to the improvement of local cycle routes. A sustainable drainage system minimises groundwater run-off, and the design includes soakaways, permeable paving and rainwater harvesting.

1887 The Pantiles is a stellar example of a well-conceived and well-executed contemporary apartment development.



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## BEST APARTMENT SCHEME



### BRONZE

Ram Quarter,  
Wandsworth, London  
SW18

#### Greenland

Ram Quarter is a mixed-use redevelopment of the former Young's brewery in Wandsworth. Set among a pedestrianised residential and leisure quarter, 338 apartments sit within EPR Architects' scheme, which skilfully blends restored loft apartments and modern new-build homes.

The new buildings adopt and reinterpret the materials, forms and scale of the historic structures, featuring traditional London brickwork and copper cladding. Each of the 14 units in the restored Grade II listed brewery building varies in response to the location and unique character of the historic setting, while the brewery's mighty beam engines have been restored and retained as a feature.

Alongside the apartments, the development has created 70,000ft<sup>2</sup> of retail and leisure space, which features numerous independent and family-owned businesses. A rewilding project at the River Wandle, which runs alongside the scheme, boosted biodiversity and created a public riverside terrace.

The Ram Quarter has successfully transformed a former

industrial site and opened it up to residents and visits alike.

### BRONZE

Eddington Park, Herne Bay,  
Kent

#### Quinn Estates

With a mix of sizes including one, two and three bedrooms, Eddington Park has been designed to appeal to a range of buyers including those with specific access needs.

The apartments feature spacious and contemporary interiors, and a notably high-quality specification for the price. Externally, black cladding and red brick give a contemporary look that is in sympathy with the local Kentish vernacular.

Affordable housing provision of 30% across the whole site makes it the largest contribution to affordable homes in the area. And the developer is proud of the project's legacy, which offers major social and economic benefits to the local community in the form of the Herne Bay Sports Hub, which was funded by the Quinn Group to the tune of £10m. It is a state-of-the-art sporting facility across 15 acres, gifted to local clubs and the community on a 125-year lease. With a S106 contribution cap of £2.5m, the project required an extra £7.5m, which the developer contributed personally along with extra land and infrastructure.

A high quality development at the heart of its community.





# BEST LUXURY HOUSE

GRANGE  
DEVELOPMENTS



## GOLD

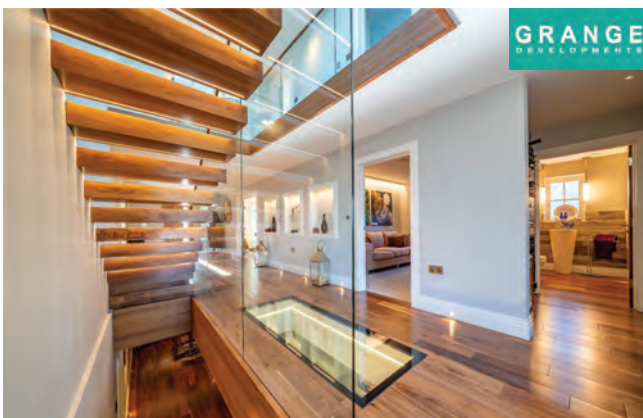
Hambleton Grange,  
Hambleton, Rutland

### Grange Developments

Don't be misled by the charming 'country cottage' aesthetics of Hambleton Grange. This outstanding property sits unassuming among thatched homes, high on the peninsula in the midst of Rutland Water. But the traditional oak front door opens to reveal surprisingly extensive, contemporary accommodation. There are five bedroom suites, five receptions, and a kitchen/breakfast/family room showcasing a 10m stretch of multi-folding doors to the gardens for seamless indoor/outdoor living.

Along with a gym, sauna and wine room, the lower ground floor leisure suite incorporates a cinema fitted with tiered seating, Dolby Atmos for superior surround sound, a 3m screen, and acoustic curtains for the full cinematic experience.

Set on just 0.2 of an acre, Hambleton Grange packs impact into a relatively small plot. The double-length garage has a car



GRANGE  
DEVELOPMENTS

stacker to the lower ground floor that can take a long wheelbase Range Rover, while the garden is immaculately landscaped, enhanced by outside speakers and uplighters as well as an irrigation system for easier maintenance.

Sun tunnels provide natural light to the lower ground floor, MVHR circulates fresh air, and air source heat pumps provide energy efficiency. All curtains, lights and speakers are controlled at the touch of an iPad screen. Curtains even close automatically when the sun hits a certain angle in the sky.

Grange Developments really has thought of everything at Hambleton Grange, and it shows.

## SILVER

La Rochelle, St Peter,  
Jersey  
Dandara

As one of 12 luxury homes at Petite Route de Campagne, La Rochelle presents a formal, traditional frontage with classic elements that contrast with the contemporary rear elevation.



dandara

This unique home conveys its Jersey credentials thanks to the extensive use of pink granite, quarried on the island. As well as private balconies to the master suite and the top floor guest suite, there are three sets of French doors to the garden, where the swimming pool is heated by an air source heat pump.

Triple glazing throughout allows natural light to flood the home while retaining an ambient temperature. The interior flows through a series of interlocking reception rooms enhanced by impressively high ceilings. The kitchen is compact but immaculately designed and finished with banks of appliances as well as a champagne presentation cabinet.

A separate double garage, with a curved wall clad in pink granite, has exterior steps to further accommodation, ideal for a gym or home office. The principal suite incorporates a luxurious en suite and fitted dressing room, while a generously sized second floor room has been transformed into the ultimate dream dressing room, as befitting a truly luxury lifestyle.

## BRONZE

Further Meadow, Swallow Close, Kingsley, Cheshire

### CB Homes

Further Meadow is clearly a labour of love. The owners worked closely with CB Homes to create an impressive luxury home that is tailored to their lifestyle while making the most of the extensive south-westerly views across Cheshire farmland.

The title Further Meadow was bestowed to this location in the 1700s but everything else about the property looks to the present and the future. An expansive open-plan kitchen/dining/reception forms the centrepiece of the home, cleverly cantilevered to ensure free-flowing space and uninterrupted views. A 'Panorama' kitchen takes centre stage with its central island providing a great entertaining hub with hidden sockets, oak bar and induction hob, along with an extractor that integrates seamlessly into the worktop and is vented under the floor to the exterior.

At the far end of this open-plan living space, the ceiling rises to a vault where discreet LED uplighting has been installed. At the touch of a button, nine double and triple blinds descend the floor to ceiling windows. There are five bedrooms in the main house plus additional accommodation, including an en suite, above the double garage.

There are subtle touches of luxury throughout and each element has been carefully considered to blend with the whole, resulting in a comfortable and striking family home.





## GOLD

The 1840, St George's Gardens, London SW17

### City & Country

The original hospital building first opened in 1841 on a 97-acre site, originally owned by Henry Perkins, a wealthy brewer and partner in the firm of Barclay and Perkins. The site's two Grade II listed buildings – the Main Building and the Elizabeth Newton Wing – lie within a Grade II Registered Park and Garden, while the chapel and parish boundary posts are locally listed by Wandsworth Borough Council. The development, designed by Wighton Architects, forms part of a new residential village, which includes a new 32-acre park, retail and café space, a public square, historic listed buildings, and provision for a new primary school.

This is an excellent scheme both in the overall masterplan, respect for the existing buildings and also in the landscape design. The scheme is compact and well-integrated; the courtyards display a talent for placemaking with good quality planting and landscape features. The landscape is not an afterthought but rather an integral part of the building design. Internally, the quality

CITY & COUNTRY



of the finishes is of a high standard with bold Victorian colour schemes and wallpapers carefully chosen to complement the original architecture of the place. The sensitivity and respect shown in restoring and enhancing the original details were aspects that made it a particularly stand-out scheme.

## SILVER

Ram Quarter, London SW18

### Greenland

A residential-led mixed-use

masterplan that has transformed the Young's Brewery site into a new urban quarter that celebrates the strong heritage of the Ram Brewery buildings while creating a vibrant new heart to Wandsworth town centre. Designed by EPR Architects, this is a remarkably well thought out urbane scheme with a mixture of uses and an interesting and considered approach to the building forms of the new against the old.

The Grade II\* listed buildings are imaginatively converted to a diverse range of uses that include community uses and holding a host of public events is all part of the successful placemaking agenda for this project. The imaginative reuse of the chimney and coopers' lofts is to be commended.

Overall, it is a dense scheme that does not overwhelm and is cleverly organised to work well with the site. Where there were once walls forming a secure boundary, these have been removed to make the site permeable and reengage with the local community, making an asset not only for the immediate development but also for the wider community.

Beer had been produced on the site since 1581, making it the oldest continuously operating brewery in Britain. Despite Young's closing in



CITY & COUNTRY





2006, a small-scale brewery was maintained on site during construction to ensure the development retained this legacy. The palette of materials used on the tower contrasts with the predominantly brick façades of the low-rise buildings.

## BRONZE

Hope House, Bath  
Acorn Property Group  
and Galliard Homes

Originally built in 1781, Hope House is surrounded by vast expanses of parkland and woodland, creating a semi-rural retreat just a short stroll from the heart of the city. A rational plan and design that complements the setting of the fine Georgian city of Bath, and more locally the setting of the Grade II listed house on the site. The use of natural stone and elegant detailing contribute greatly to the sense of quality and context creating a confident composition of apartments and individual houses.

The doors and windows echo

traditional Georgian elements without the heavy framing often found in contemporary renovations. Every corner of the development has been carefully considered ensuring an all-round orderliness.

Ingenious landscaping and topographical works have incorporated car parking and terraces to fit this mostly new build project into the unique topography of Bath, while a lovely flow of external spaces creates and reinforces this elegant scheme.

The stepped row of terraced houses is particularly well handled. Internally, the detail and character are of high quality with an emphasis on elements such as the staircase balustrades. The scheme, designed by Nash Partnership, has a centralised communal underfloor heating system, which is commendable in principle and a good start to considering more sustainable communal forms of energy for developments such as this.



## GOLD

Ram Quarter, London  
SW18

### Greenland

This is a mixed-use development incorporating 338 residential apartments on the site of the former Young & Co brewery in Wandsworth, south London.

The site was considered a major heritage asset, housing the country's oldest continuously working brewery with a number of landmark existing buildings and a long association with the local community. Another significant existing feature was the River Wandle, running along the western part of the site and from which originally the brewery obtained its water source, with one of the most beneficial elements of the scheme being the opportunity to restore the river setting, creating public riverside spaces and boosting biodiversity.

The scheme successfully integrates both old and new. The layout is a masterpiece in urban planning, creating permeation through it to the various ground level commercial spaces, and to the entrances to the various apartment blocks. The significant setback to Wandsworth High Street marks the entry to the development and the cleverly positioned and shaped

Drapers Yard block then divides pedestrian routes through the site, with the principal access focused upon the vista of the original brewery clock, to the north. Hard landscaping of these areas is excellently detailed, but routes are softened by the landscaping.

Forms and materials are varied but within a palette, which, by the predominant use of stock brickwork, echoes the retained earlier buildings. The double pitched repetitive roof feature of some of the blocks is also reminiscent of the form of the earlier brewery buildings. There are plentiful private balconies and terraces, giving every apartment its own outside space.

New build apartment plans are simple and effective while those that have been converted from the retained existing brewery buildings successfully integrate existing features in a sympathetic way.

## SILVER

Merlin Rise, Calne,  
Wiltshire

### Backhouse

This is an outstanding scheme of detached three-, four- and five-bedroom contemporary homes located a mile from the centre of Calne. The development shares a

### BACKHOUSE



rural hedged boundary with open fields; a geometric site layout creates a simple vista running full length through the centre of the development. This understated formality is reinforced by the repetition and massing of the houses, which have been designed using strong, geometric forms. Three entrances break the length of a central access road into thirds and link the development to Sand Pit Road, allowing residents to use the entrance closest to their home, negating any 'corridor' effect that the access road may have created.

The elevations are unashamedly bold with the use of geometric forms and contemporary building materials to express the internal form and create external features such as the tall entrances and chimneybreasts. Feature facing-brick coursing creates subtle areas of interest while ensuring that the palette of materials does not become too fussy or take away from the simplicity of the design. Splayed stone/render surrounds to feature windows increase their visual impact, adding interest and creating focal points while at the same time optimising the natural daylight that the openings capture. The use of natural facing brickwork, stone and coloured metal cladding and guttering ensure that the properties will be low maintenance and benefit



from the lower energy and cost savings that entails.

Internally, the largely open-plan living house plans have designed-in dedicated storage and snug areas rather than simply squeezing in the odd cupboard here and there, acknowledging that we all need to have a place to store our stuff as well as somewhere to chill. It allows the living, dining and eating spaces to be truly open-plan, uncluttered and inclusive.

The developer and architects' striking designs have created homes with a distinctive sense of place, which are practical and sustainable.

## BRONZE

LUMA, London N1

### Argent

The simplicity of this scheme in design, layout and appearance hides its rather subtle sophistication. This new residence, designed by Squire & Partners and Conran and Partners, of 61 distinctive apartments in a simple rectilinear block of up to 11 storeys is set within the new and extensive King's Cross former railway lands – an overall outstanding key piece of urban regeneration, within which this particular development stands out.

There is persistent and slightly mundane regularity about some of the development here but LUMA, with the subtle angularity of its elevational treatment, which gives

much relief, and with an air of considerable quality in its choice of materials and detailing, rises well above some of its neighbours.

Set between two landscaped spaces, its stone-clad framework, glass balustrading, bronzed fenestration, and latticed work repetitive feature panels give it a simple elegance.

Residents enter through a double-aspect large and imposing hallway that echoes the angular feature latticed work design and gives a warm, and welcoming entrance. The apartments offer light-filled environments increasing in size as you rise through the building with some very interesting split-level duplex units. Finishes are of very high quality, echoing the bronzed detailing in places and give the apartments an ultra-contemporary minimalistic feel.

## BRONZE

The Quadrant, Bootham, York

### Bootham Developments and Vincent & Brown

The Quadrant, comprising a three-bedroom townhouse, eight loft-style apartments, and offices on Bootham Row has been developed in the centre of York on a previously neglected brownfield site within York Central Historic Core Conservation Area. Given its location there was a high degree of archaeological monitoring, which added another level of complexity to the planning and development process.

The scheme has turned a neglected site into an accessible and attractive development. It has improved the public realm in this sensitive location and includes a new footway link, timber benches,



Vincent & Brown

raised planting and several small trees. The design strategy takes full advantage of its location, delivering Minster views and outdoor spaces to all the apartments and the townhouse, both highly prized commodities.

The site lies behind listed buildings, with Georgian and early Victorian character along the frontage, and the exterior has been designed with its context in mind. The elevations have a high brick-to-glazing ratio on the upper levels, replicating the rhythm found in Georgian and Victorian architecture, with the red facing brickwork walls with crisp, punched window openings reinforcing this contemporary approach. To the rear, the elevation reinterprets the extensions of the buildings on Gillygate and Bootham in a contemporary way, using finishes such as zinc cladding. The mix of materials, which includes Crittall-style powder-coated aluminium windows and contemporary curtain-glazed walling reflecting the previous industrial use of the site, are complemented and expressed internally through exposed brickwork, painted metalwork, and oak treads to the feature stair. The townhouse and apartments feature generously proportioned rooms and open-plan living, and are finished to a high standard with quality materials.

This well-designed, sympathetic, and contemporary project does not 'shout-out', instead it sits modestly and respectfully within its historic and sensitive setting.





### GOLD

Park View, Woodstock,  
Oxfordshire

#### Blenheim Estate Homes and West Oxfordshire District Council

Blenheim Estate Homes has partnered with West Oxfordshire District Council to launch a groundbreaking model for delivering affordable housing within the local area, providing affordable rent discounts of 40% (double the required level of 20%) and all without any grants.

This is in addition to the provision of shared ownership homes, which are staircased to enable buyers to own between 40% to 100% of the property. Blenheim, as both landowner (of 12,000 acres) and housebuilder, is able to retain ownership of the affordable properties and manage them efficiently as part of its existing

property portfolio, creating a highly cost-effective operation.

Added to this desirable social model, the elevations and streetscapes designed by ADAM Architecture use a traditional vernacular and classical vocabulary. The scheme is an incredibly sophisticated layout that provides constant, and constantly changing, visual stimulus. The varied house plans are well-planned and spacious and the finishes of high quality. Additionally, the quality of building and specification is outstanding, with the use of hand-cut local Burford stone, windows made from sustainably sourced solid timber and aluminium downpipes utilised to minimise the use of plastic.

In every way, Park View is an exemplar scheme that other housebuilders would be wise to visit. To walk around this beautifully landscaped development is an unexpected joy.

### SILVER

East Wick + Sweetwater,  
Queen Elizabeth Olympic  
Park, London E20

#### Balfour Beatty and Places for People

East Wick + Sweetwater (EW+S) is a new, residential-led mixed use community on Queen Elizabeth Olympic Park. Delivered in a joint venture by Places for People and Balfour Beatty Investments, on behalf of the London Legacy Development Corporation (LLDC), and designed by a team of architects including Sheppard Robson, Studio Egret West, Astudio and Piercy & Company, alongside landscape architects Fabrik London, EW+S is a new community that seamlessly connects Queen Elizabeth Olympic Park with Hackney Wick & Fish Island, eventually creating more than 1,800 homes



## BEST PARTNERSHIP SCHEME



Located opposite Blackhorse Road Station, which is served by the Victoria Line and London Overground, the site was in a GLA Housing Zone and so provided an excellent opportunity for TfL to further its ambitious programme to provide thousands of much-needed new homes on its land around the capital. The involvement of Barratt London as joint venture partner meant land could be released that was otherwise locked within a public authority, bringing forward a brownfield site for mixed residential use to help meet housing targets and deliver new business space.

When complete, Blackhorse View will comprise 350 new homes, half designated as affordable housing, set in six blocks with extensive communal gardens. At the base of the scheme there will be 18,000ft<sup>2</sup> of commercial floorspace, including new cafes, independent shops and shared workspace to create vibrant new business spaces.

The design comprises a series of powerful new towers, rising to 21 storeys, making a strong urban statement in its location directly opposite the station, and providing the opportunity for sustainable transport, which was one of the most important considerations for this Zone 3 location.

Blackhorse View, even unfinished, ticks so many boxes, particularly in sustainability.

(available through a range of mixed tenures), new green spaces and play areas alongside an eclectic range of commercial opportunities for local businesses to thrive.

Phase one is almost complete, including over 300 homes (more than 40% of which are affordable) alongside a nursery, commercial units, and new open spaces, with the Clarnico Club, a multipurpose marketing and social hub with a café and flexible event space, as its social centre.

As such, this development is incredibly complex, but is brought to life by its dynamism and energy of expression. Walking round its very sophisticated complexity of streets, walkways and tight urban squares is an exciting experience, and it is clear that, even at this early stage, a thriving community is already developing. East Wick + Sweetwater, particularly in its social ambition of creating a working community, is already an impressive achievement.

### BRONZE

#### Blackhorse View, Walthamstow, London E17 Barratt London and L&Q

Blackhorse View, a 1.82-acre mixed-use scheme on a former car park, is becoming a thriving new community thanks to a successful first joint venture between Transport for London (TfL) and a partnership of Barratt London and housing association L&Q.





## GOLD

One Park Drive, Canary Wharf, London E14

### Canary Wharf Group

One Park Drive comprises 483 apartments over 58 floors designed by architects Herzog & de Meuron, representing a globally significant piece of architecture for London and also the one of the most distinctive residential buildings on the London skyline.

In addition to its cylindrical profile, unusual in a mass of rigidly square tower blocks, its cladding of glazed fluted terracotta panels contrasts with the standard floor-to-ceiling glazing of the ubiquitous Miesian aesthetic common to both high-rise office blocks and most residential towers in the capital. Not that the apartments in this exceptional building do not comply with clients' desire for wall-to-wall glazing, it is simply that the geometrical units are set back, creating a continuous circular balcony serving both living areas and bedrooms. The facets and curvature of One Park Drive's facade means that every apartment has its own sheltered terrace that seamlessly connects with the interior spaces.

It is this design device that makes this building so distinctive and, for every resident, so attractive, with every room opening up to an extensive curved balcony with stunning views, particularly from the



upper floors. While there is a great variety of plan forms, all benefit from free-flowing spaces, which are divided with sliding walls and pivoted screens and high-quality finishes including marble and mother of pearl to the bathrooms.

There are extensive leisure facilities within an exclusive residents-only health club, which occupies the whole of the first floor, and includes a

20m pool, Jacuzzi, sauna and steam rooms, gym, studios and an 18-seat cinema.

## SILVER

South Quay Plaza, London E14

### Berkeley Homes

Designed by Foster + Partners, South Quay Plaza forms a stunning addition to the Canary Wharf skyline. Providing a diverse range of 550 private and 78 affordable high-specification homes ranging from studios to three-bedroom apartments and penthouses, its landmark Valiant Tower offers an outstanding lifestyle opportunity among the







heart of one of London's key business districts.

It also represents an exemplary environmental improvement to a formerly hostile and heavily built-up site, which created a visual and physical barrier between Canary Wharf and areas south of Marsh Wall. The restricted access and lack of public space was preventing the regeneration of the wider neighbourhood. Now, South Quay Plaza's shimmering 68-storey tower, with 10,000 individual panes of glass, is surrounded by 2.6 acres of beautifully landscaped public space and gardens, providing a welcome green addition to the existing docklands' waterside landscape, as well as vibrant new commercial and retail space.

The tower provides luxury apartments with all of the quality detailing associated with a Foster design, and also includes, on the ground floor, a wide range of exclusive residential amenities, which include a pool, state-of-the-art gymnasium, health suite and spa, along with community and children's spaces. Additionally, and particularly exciting, is that there is also a residents' lounge and terrace on the 56th floor, which features the highest residential bar in Europe, as well as an extensively landscaped external garden

providing stunning views of the Docklands and the city beyond.

## BRONZE

The Serpentine, Alderley Park, Cheshire

PH Homes

The Serpentine is the largest and most exclusive enclave of the Alderley Park development by PH Property Holdings, with 33 properties in total built to no fewer than 21 different designs, ranging from three-bedroom family homes to six-bedroom villas, set in 400 acres of historic parkland on the banks of an ornamental lake and stream that gives the development its name.



With its setting of beautiful overhanging trees and arboretum to the west and ancient woodland to the north, The Serpentine is in stark contrast to the Docklands setting of the two other award-winning schemes, as is its suburban two- and three-storey architecture with the 68- and 62-storey Canary Wharf high-rises. However, the contrast is probably most strikingly between the modernist architecture of the towers and the classical vocabulary that distinguishes these houses.

Indeed, it is the appointment by PH Homes of leading classical architect Robert Adam, who has raised this development above the level of mere suburbia to give it a unique sense of place. Adam has given every house an individual elevational treatment, but also has designed a layout closer to the informal juxtapositions of traditional villages than the conformity of standard suburbia.

There are two sides to The Serpentine, each with its own distinct appeal. Homes at the entrance are arranged to create a centralised village character, while those nearer the lake are set back in their grounds, giving them a more rural feel. The transition between the two – where three roads converge – has been designated Serpentine Square, with a monument at its centre. This has created a unique sense of place.



## GOLD

### The Fruit Market, Hull

#### Wykeland Beal

Located within the city's Old Town Conservation Area, on the banks of the Humber, this development is an excellent example of inner city regeneration. The once thriving Fruit Market fell into decline in 2009 after the council relocated the traders to a new out-of-town facility. However, today this area has been transformed and the 300 homes delivered to date are fully integrated into a new vibrant and truly mixed-use destination.

Once scheduled for demolition, the empty buildings at the heart of the development are now home to independent bars, restaurants, shops, art galleries and an impressive new music venue. Shared workspace, a distillery and a craft brewery are all centred on Humber Street, with its cobbles and ribbon of twinkling streetlights. This retains and reinvents these old trading buildings and gives a real heart to the development.

The low-scale new residential buildings are configured around historic roadways and courtyards, bringing a human scale to the project and creating a village feel. The varying rooflines and changing material give a sense that these buildings may have been delivered over time, while sensitive views

towards Hull Minster have been opened up by lowering the ridge lines. The development's proximity to the river and an active marina has given a once-forgotten area of Hull a new lease of life.

Located within a thriving community of independent businesses, properties are a mix of two-bedroom apartments and three-bedroom townhouses all offering flexible accommodation and an individual feel.

This is a highly successful development that has been delivered thanks to the joint venture with Hull City Council and the vision and determination of local developers.

## SILVER

### Ram Quarter, Wandsworth, London SW18

#### Greenland

This transformation of the former Young's brewery site has created a vibrant new quarter in the centre of Wandsworth. Bordered by a busy high street, with a lot of traffic, and the River Wandle, the new residential units are located in and around the existing historical buildings that formed the original brewery. The new homes have been sensitively positioned in grouped blocks that create a series of pedestrianised urban spaces.

Now the home of Sambrook's Brewery, London's oldest independent brewer, this project continues a brewing tradition that can be traced back over 500 years.

The development deftly manages the transition from the busy high street to a series of quiet and well curated courtyards. The interiors of the new apartments are very good, particularly in the refurbished building where the scale and character of the listed industrial



buildings has been considered. There are a limited number of double- and triple-height rooms with panelled ceilings and original steel structure remaining exposed. The architecture is interesting without shouting too much, with simple detailing and quality materials that draw on the historical asset. Slate that lined the beer vats has been used to form the planters and entrance markers to some buildings.

A considerable resource is the rewinding of the River Wandle, which forms the western edge of the first phase of development. A good example of mixed-use development carefully integrating residential and commercial with the wider view of enhancing and adding to the existing town centre of an inner city borough.

### BRONZE

Royal Arsenal Riverside,  
Woolwich, London SE18

**Berkeley**



Over the past 20 years, Royal Arsenal Riverside has delivered some 3,500 new homes with a further 2,500 still in the pipeline. A historic site, it was the location where Henry VIII built warships and was a weapons factory and top-secret laboratory between the two world wars.

The project contains numerous heritage buildings, including both

Grade I & Grade II\* listings, which provide a strong military character and scale to the heart of the masterplan. The new residential buildings tell their own story as the architectural language changes over the decades, with the latest phases delivering the most interesting new homes. The taller blocks contain many more dual-aspect apartments with stunning views and the 19 new homes attached to the Officer's House have been delivered as a fully modular construction.

Most of the established retail edges the development, facing the town centre along Victory Parade, including banks, supermarkets and a Premier Inn hotel; however, other pockets of activity appear throughout the development including the Hop Stuff craft brewery, regular farmers' market and businesses, including Berkeley East Thames' own offices.

Berkeley has played a strong part in promoting business from within, with a number of residents opening new businesses in the development. There's evidence too that this has prompted the regeneration of Woolwich town centre itself. The opening of new cultural attractions and the vastly improved transport connections mean Royal Arsenal Riverside will continue to attract people who want to live, work and play in Greenwich.







## GOLD

The Landsby, Stanmore, London HA7

### Elysian Residences

The Landsby from Elysian Residences blows you away the moment you enter its double-height entrance lobby. Elysian CEO Gavin Stein declared that he wants his homeowners to “stand that bit taller”. They probably feel they can touch the lofty lobby roof at the Landsby.

This Art Deco haven in leafy Stanmore, close to the tube station, combines an ‘at home’ feel with the glamour of New York’s Upper East Side. It is a place that lifts your spirits on the duller of days.

Of course, it packs a punch when it comes to facilities too. Its library, “a cornerstone of a vibrant community” according to Stein, is unique. It is the first in a retirement village curated by the celebrated bookshop Foyles. The ‘living library’ of over 750 books, is updated according to the interests of the homeowners, who can order new books from Foyles via the Landsby’s concierge.

There is a lovely flow to the social spaces too. Everywhere is linked – the lobby flows into the library, into the bar, into the restaurant, so even if you are on your own you don’t feel alone. The judges loved the rooftop gym, given that so many are often in windowless basements.

Incredibly, there are 44 different apartment designs too. If there were ever an example of treating ‘wealthy’

homeowners as individuals, the Landsby is it.

## SILVER

### The Vincent, Bristol Lifestory

This terrific development from Lifestory is a fabulous example of combining old architecture with



## BEST RETIREMENT DEVELOPMENT

new, and bringing back to life a substantial late 19th century building and making it a focus for the local community.

Queen Victoria House, built in 1886, is a stunning landmark in Redland, Bristol, now home to 25 apartments. A great result for a retirement community.

There's a real sense of The Vincent connecting with nature too, so important in this Covid era. Most homes have balconies and large windows; light floods into the communal areas too, which makes the whole scheme feel uplifting. Even the pool and gym have huge windows.

The Vincent is in a great location too, walking distance from cafes and shops, and with fabulous grounds for homeowners and tenants to enjoy while feeling safe and secure.

One-, two- and three-bedroom apartments are available, including duplexes, giving plenty of choice. All 64 apartments are available to rent or buy, costing from an affordable £375,000 and renting from £2,220 a month.

Potential homeowners can also try before they buy, while a big plus is the fact that owners do not incur exit fees when they sell or die.



### SILVER

Greenhaven, Poole, Dorset

#### McCarthy Stone

The stunning setting of this development, which is just over a mile from the coast but also surrounded by beautiful countryside, naturally impresses, but so do the retirement homes that sit within it.

The clever design is stylish but also has a practical edge. For example, apartments are split between two buildings joined by a

contemporary glass walkway to add interest and there's an outdoor courtyard area with pergola and BBQ for socialising.

This pleasing emphasis on community can also be seen with the space and time allocated to group activities such as yoga classes, book and craft clubs, and wine-tasting and cinema nights.

The landscaped communal gardens are cleverly engineered to encourage circulatory walks and there is also a residents' garden that has been thoughtfully provided with raised planters and a potting shed.

All the one- two- and three-bedroom apartments in the complex come with either a walk-out balcony or private patio, something that's even more important in this post-Covid era. Sustainability is also considered, with renewable energy technology including PV panels on the roof, which as well as benefiting the climate, also reduces energy costs for residents.

Given the added small touches of luxury, such as walk-in wardrobes, this is a well thought-out development in a superb location, representing excellent value for money.





# BBQ

FIRE, FOOD & OUTDOOR LIVING

## THE GREAT OUTDOORS

Note to housebuilders:

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## BRONZE

Button House, Hackbridge, London SM6

### Brio Retirement Living and Places for People

This well-planned and superbly executed development oozes style. Completed in May this year, it has the 'wow' factor, thanks to its good-looking exterior and chic communal terrace and attractive interior.

Apartments are light and spacious, and are available with a choice of layouts and contemporary kitchens. Each one- and two-bedroom apartment has its own private outdoor space and there is an impressive community ethos throughout, with socialising encouraged by the variety of shared areas such as the bar/brasserie, fitness suite and hobby room.

Other highlights are the scheme's location, just a few minutes from 100-acre Beddington Park and the River Wandle and within easy reach of Sutton's bustling high street.

With buy, rent and part-buy, part-rent options available and a support team of housekeeping, concierge and maintenance onsite, the judges were particularly taken with its value-for-money, style and freshness.

## BRONZE

Park Gardens, Banbury, Oxfordshire

### Bromford

This is an attractive development and judges were impressed to see a refreshingly new approach to design and lifestyle.

The spacious galleried lounge with bi-fold doors to the garden adds a note of glamour and residents are provided with a wide range of facilities such as a café/bistro, wellbeing/beauty treatment rooms, hairdressing studio and activity room. The scheme also integrates well with the local community, which is so valuable to residents.

All 78 apartments come with private patios or balconies and there

is a good use of tech, including the supply of tablets. There are a variety of tenures on offer, including outright purchase, shared ownership or rental, which makes it affordable for a wider cross-section of customers.

It is pleasing to see such a strong emphasis placed on the provision of carefully designed outdoor space, including wheelchair friendly paths, a hands-on gardening club, and encouragement for residents to grow their own fruit and vegetables with raised beds and a greenhouse. There is clearly a genuine commitment to the environment and biodiversity in the shape of bee- and butterfly-friendly planting and the development of a community woodland nature garden with seating, wildflowers and small allotments.





## GOLD

Priddy's Hard, Gosport, Hampshire

### Elite NuGEN

A blueprint for green living strikes gold. It is rare to find a housing development that oozes such environmental conscience and eco-authenticity. Priddy's Hard is 39 homes on the derelict arsenal of the British Navy, overlooking a tidal lake on the Hampshire coast. Nautical history is all around, as is an abundance of wildlife, while Priddy's Hard also harbours a military museum, a micro-brewery and a pub.

Neo-classical townhouses mix with bold and contemporary designs from the drawing board of John Pardey Architects, with MMC the mode of build, with Elite setting up its own timber factory (Elite Offsite) next to the development, maximising efficiencies. Renewable energy systems, the lightest of carbon footprints in the building materials and the latest technology are all in the mix with the smartest of eco-homes that are the embodiment of the ESG (Environmental, Social, Governance) agenda.



The regeneration of Priddy's Hard is a huge challenge, given both its history and its habitats, with the Environment Agency, Natural England, and Historic England among a myriad of bodies to consult with.

Housing is much needed on the Gosport peninsula, in need of love and enterprise. The wider partnership project is a £30m scheme between Elite and the Portsmouth Naval Base Property Trust and as well as the first phase of 39 new homes, the development includes the refurbishment of Grade II listed buildings and a drive to create jobs and a mixed-use community to ignite the region.

Priddy's Hard is surrounded by an SSSI, including a special

protection area for birds and a wetland site of international importance, with wildlife, where necessary, delicately rehoused, while flood management at the site has been critical too.

A flagship development across the water from HMS Victory.

## SILVER

Knights Park, Eddington, Cambridge Hill

Eddington is the University of Cambridge's new district in the city. Knights Park, designed by Alison Brooks Architects and Pollard Thomas Edwards, is the first private residential phase



of the scheme – a mix of villas, townhouses and mews properties and apartments.

Sustainability, ecology and wellbeing are pillars of the new community. There are 240 homes, and eco-credentials include photovoltaic panels, mechanical ventilation and heat recovery systems, triple glazing and green roofs. High ceilings and big windows make for natural light and solar gain, while all the homes have private outdoor space, be it a terrace, balcony or courtyard garden.

There is an energy centre at Eddington providing heat and hot water to residents and there

is rainwater harvesting and a sustainable drainage system to recycle and filter water to return into the new homes for washing machines and toilets. An underground refuse system means no wheelie bins out front and interconnecting footpaths and cycle paths design-in neighbourhood activity and engagement, with sustainable travel at the heart of the district, including a bus service.

### BRONZE

Kidbrooke Village,  
Greenwich, London SE3  
Berkeley Homes

Ten years in the making and still making sustainability headlines and winning awards, Kidbrooke Village is the £1bn transformation of a once notorious London estate. With 86 acres of parkland and around 9,500 trees planted, last year the development won the Sir David Attenborough Award for Enhancing Biodiversity. The scheme will eventually run to more than 5,000 multi-tenure homes.

‘A thriving, sustainable home for people, plants and wildlife and good for the planet too’ is quite a statement of intent, but this bold story continues to give us new chapters, championing sustainable placemaking. Only just over a third of Kidbrooke is buildings; as well as the parkland, nature reserve and adventure playground, there is also a community hub of restaurants, shops, bars and health facilities. The housing includes The Urban House, with its innovative design and significant reduction in carbon emissions.

Berkeley, true to its vision for the regeneration of the estate from the outset, has created a new urban village – transformative and intuitive, with biodiversity at its heart.





## BEST REGENERATION SCHEME

### GOLD

Aberfeldy Village, London  
E14

#### EcoWorld London

Aberfeldy Village is an ambitious regeneration scheme being developed through a joint venture between EcoWorld London and housing association Poplar HARCA. The original Aberfeldy Estate was developed post-war following the widespread destruction of Victorian housing. Completed in the 1970s, there was a recognition that this redevelopment was unsuccessful. In 2009, the decision was made to demolish and create new, far improved homes for the local community and further homes to deliver a larger, livelier neighbourhood.

Ten years into the 20-year project, a real impact has been made, not only on Poplar but on the wider area. Engagement with the local community is strong. Following consultations on the ongoing development, a staggering 91.1% of residents took part in a ballot where 93.1% of residents said they were in favour of proceeding with the regeneration.

To date, some 900 homes of all tenures have been delivered along with a residents' gym and lounge, a



GP surgery, a community centre, a nursery, a café and retail units, as well as a new park and public art created in collaboration with the local community. Existing shops have been revitalised and new ones brought in. Overall, the scheme is calm, confident and well-considered. The involvement of the local Bangladeshi community in developing artwork is particularly impressive.

### SILVER

Fruit Market, Queen  
Street, Hull

#### Wykeland Beal

The £80m transformation of this 22-acre near-derelict waterfront district is a significant urban renewal project. Once the bustling home of Hull's fruit and veg trade, the historic Fruit Market had fallen into decline. Alongside new-build development, the scheme has involved the careful conservation, renovation and repurposing of historic buildings that would otherwise have faced demolition.

The regeneration is driven by Wykeland Beal, a joint venture formed by Beal Homes and commercial developer Wykeland Group, working in partnership with Hull City Council. It has created Hull's first urban village, featuring modern, sustainable city living within a vibrant, mixed-use community. At its heart is a distinctive residential development of 105 homes created among neighbouring independent shops,



## BEST REGENERATION SCHEME



restaurants, bars and galleries. This integration works well and is complemented by a rapidly growing digital and creative community that has generated hundreds of jobs.

The developers have succeeded in retaining the area's established character using a variety of materials, intimate pedestrian streets and generous planting. Significant community involvement has been encouraged and the transformation has had a powerful effect on the surrounding environment and economy, creating one of the fastest-growing mixed-use communities in the north and establishing a new visitor destination.

### BRONZE

Ram Quarter, London SW18

#### Greenland

While the original Young's brewery was a defining feature in Wandsworth for many years, it became an impenetrable barrier that concealed the River Wandle and hindered the growth and regeneration of the town centre. Through its vision for Ram Quarter, Greenland has provided 338 new homes while creating a new heart for Wandsworth, opening

**access to the river and forming connections through the town's centre with interlinked urban and pedestrian spaces.**

The first phase of Ram Quarter celebrates the Grade II\* listed brewery buildings, which have been sensitively repurposed to include commercial and cultural spaces at ground and first-floor level, with exclusive loft-style apartments above. This residential neighbourhood, with extensive public realm, is enlivened with new independent, local businesses,

including a yoga studio, café, bars, restaurants, nursery and barbershop. It has also maintained the legacy of the UK's oldest continuous brewery as the new home of Sambrook's Brewery.

The significant new build elements are executed well, both in terms of materials and design, and successfully respond to the nature of the conservation area. Above all, the transition from a busy high street and one-way system to a quiet series of courtyards is managed skillfully.





## GOLD

The Fenchurch, London Dock, Wapping, E1  
St George

The pandemic has unleashed a plethora of colour and pushed the boundaries of creative design. Congratulations to St George, which had the guts to embrace the world of colour and up the specification. This apartment wins the Gold award for many reasons, but the overriding factor is the quality of the fixtures and fittings. According to Clive Shepherd, the technical director of St George, most of the design and materials selection is from the in-house design team; when combined with the design from Una Barac of Atellior, the two companies have created a fusion of colour that is exciting, young and dynamic.

In the kitchen, sleek uncluttered lines, finished in anthracite grey with fluted detailing, combine with light-wood high-level cabinets in a modern shaker style. Gone and forgotten are boring white cupboards in bedrooms, with St George using fluted glass doors framed in black, and there are

small winning touches such as the wallpaper flow along the wall behind the bedhead in the second bedroom. The bathrooms have been upgraded to luxury hotel levels with gold mosaic tiling around the mirrored cabinetry, a black-framed bath and shower screen, timber drawers and shelves, and large-format black marble tiles. You can see the interior design quality in the main room. A comfortable laid-back style in rich amber and ochre tones with sofas in cool green and the fluted leather sofa by designer Circus 25 create a truly harmonious experience.

This apartment shows the talent of a true expert in interior design.

## SILVER

Seaview Meadows,  
Saltdean, Sussex  
Hyde New Homes

This house makes your heart sing for many reasons. The homes are different, the quality is magnificent and the sales team professional. High up on the Downs close to Brighton, Hyde New Homes' vision was to translate the Art

Deco architectural heritage of the 1930s Saltdean modernist movement into a contemporary scheme of 27 houses designed by Alan Phillips architects. The Fairlight, a three-bedroom home that is just over 1000ft<sup>2</sup>, seems so much larger, due to the clever and modernist design vision, which translates into a contemporary scheme of modern homes.

Rebecca Tucker from Suna Interior Design is the creative force behind the design. Hyde Housing appointed a top interior designer who understood the brief of creating interiors to sell homes, which is different from designing private homes. Its professionalism created a theme for the house, with a cohesive colour palette of dusty pinks and rich emerald greens enhancing the light-filled rooms and reflecting the overall design of the home. On one wall Suna has used black and white striped wallpaper and a large mirror to create an Art Deco gin bar (hiding a radiator) complete with bar stools – a very clever design feature. The principal bedroom has an overwide fluted headboard, another contemporary nod to the Art Deco heritage.





## BRONZE

The Hanwell, Hayfield Wood, Broad Blunsdon, Wiltshire  
Hayfield

On a village development of 70 houses with a massive tree-planting programme and a wildflower meadow, Hayfield is building the family homes of the future, with sound-proofed studies, electric charging, and underfloor heating.

We like the consistency of the design language in the Hanwell house, from the fixtures and fittings to the interior design. The decision to decorate the house in monochrome colours was a good one and Gemma Schofield of Lifestyle Interiors has a magic touch, creating a stylish and sophisticated design on a tight budget, which proves you can be an award winner without throwing loads of money at the interior design.

The monochrome theme was combined with softer neutral accents to layer up the spaces against the black and white backgrounds and this created a calming atmosphere, while delivering striking contrasts and

richness. All our winners feature working from home studies and this was the best submitted across the many entries; a proper working from home office that performed so well, with black wall units and an integral desk. Even the bedrooms designed for children reflected the very clever use of the monochrome theme.

This is a calm and restful interior that suits the location and the design of the home.



H  
HAYFIELD

## BEST EXTERIOR DESIGN

### GOLD

One Park Drive, Canary Wharf, London E14

Canary Wharf Group

This is a project, designed by Herzog & de Meuron, that quite literally squares the circle. Divided

into three sections vertically – Loft, Cluster and Bay – reflecting three distinct accommodation types. It employs a variety of projections and setbacks on all sides; bay windows and balconies, with the apex of each projection drawing the approximation of a circumference in plan. This sets it

apart from its neighbours in Canary Wharf and provides not just a distinctive plan form but a varied one too, which ensures that the elevation remains impressive and engaging as it progresses up the building.

It reminded the judges, in a good way, of an upended light sabre handle – ready to project its blade up into the night sky. That may sound flippant, but whether or not you're a Star Wars fan, it remains an important observation.

The building can provoke thoughts, images and emotions beyond itself to take viewers and users out of themselves – beyond the immediate and everyday – something the best architecture has done for millennia.

### SILVER

Newfoundland, Canary Wharf, London E14

Vertus

Housing and architectural awards are often criticised for being





**VERTUS**  
RESIDENTIAL  
LEASING



London-centric – so the judges offer their apologies this year, for their focus is not just on London, but on Canary Wharf.

The exterior design of this building, by Horden Cherry Lee Architects, is instantly distinctive with its warm silver diagrid distinguishing it from its commercial office neighbours in Canary Wharf, although it sits comfortably among them, providing an impressive focus to the west end of Middle Dock.

This is a build to rent scheme and provides some evidence that high quality design is one of the upsides of this emerging long-term business model – so different to the historic build and flip that is endemic among many housebuilders. The judges were particularly impressed with the clever way the massive structural diagrid masks the apartments' Juliet balconies – an intelligent idea that preserves the coherence of the overall design. In clumsier hands those same balconies would fragment the elevation, diminishing the building's potency among its sleek glassy neighbours.

## BRONZE

The Quadrant, Bootham, York

**Bootham Developments and Vincent & Brown**

This is a much smaller project than the other winners, but no less important as it represents an approach and typology that the judges expect to see much more of.

A terrific example of retrofit design, which retains the bulk of an

existing brick building, with all the embodied carbon that entails, and repurposes it to provide high quality apartments with fantastic views of York Minster. The effectiveness of its exterior design, from Vincent & Brown architects, lies in its lightness of touch on the existing structures, while still bringing them up to modern Building Regulations standards, and the newer elements are handled simply and confidently with a restrained palette of black zinc, black window framing and glass.

**Vincent & Brown**







## GOLD

Hayfield Green, Stanton Harcourt, Oxfordshire

### Hayfield

Public Realm can mean many things, but in the case of this year's gold winner it is about a rare fusion of aviation history, biodiversity and architectural style and sympathy. Hayfield Green is a £25m scheme of 66 homes – a mix of private homes, as well as properties for Cottsway Housing Association – across 21 acres.

Ecology has been at the heart of the scheme; as has its heritage, with the site a former World War II airfield from where a bomber raid on the German battleship Scharnhorst started. Hayfield has restored blast shelters and an air-raid shelter, with information boards to illustrate the history. The old water tower and guard room will be used by the parish council as a community hub, while the airfield's former taxiway has been retained as soft landscaping. Earlier this year a permanent

bronze memorial for RAF Stanton Harcourt was unveiled.

Mature trees have been retained and maintained, a SUDS balancing pond created, and wildflower meadows and hedgerows planted. The streetscapes are treated as landscapes, with the wider visual appeal – the public realm – complementing the architectural aesthetics, with houses designed to turn corners and enhance street scenes to create 'a walkable community'. A gold-winning community too.





## SILVER

**Caddington Woods,  
Caddington, Bedfordshire**

### Redrow

Redrow believes in 'nature for people' – the principle of green spaces and natural habitats for residents to enjoy, going above and beyond the bricks and mortar.

The development land was owned by Vauxhall Motors and used to test and store vehicles – essentially a 6,500-space car park – until the site was acquired by Redrow in 2013. The housebuilder has worked closely with conservation charities such as the RSPB, Bumblebee Conservation Trust, the People's Trust for Endangered Species and the British Hedgehog Preservation Society, to reintroduce wildlife habitats and Redrow says the scheme should achieve a 63% net biodiversity gain with planting and woodland enhancement.

New habitats have been created, existing ponds improved, and the scheme also includes wildflower meadows and swales. A community trust, supported by the rent from the affordable housing, will invest £5m over 20 years to support the neighbourhood, including £1m to manage the open spaces.

The new homes will amount to just over 50% of the 54-acre site. This is public realm as it should be,

showcasing a commitment to environmental enhancement, but enhancing the value of the new homes and the wider community too.

## BRONZE

**Hendon Waterside,  
London NW9**

### Barratt London

A major regeneration project, this 30-acre estate will run to over 2,000 mixed-tenure homes. It is being redeveloped under the Barratt Metropolitan banner – a joint venture between Barratt London and Metropolitan Thames Valley in partnership with Barnet

Council. The 1960s/70s estate was ruled 'unfit for purpose' in 2000 and described by the council as "an unappealing group of buildings with disconnected external spaces".

Ecology is key to the regeneration of a development that sits next to the 170-acre Welsh Harp Reservoir – a Site of Special Scientific Interest (SSSI) – with the developers working with ecology consultants Peter Brett Associates and creating biodiverse green roofs across the buildings, while two new bridges have been built. A central piazza has been created with a gym, concierge and supermarkets and Hendon Riverside will also house a primary school and nursery, with completion of the development expected by 2028.

Local projects are backed by a community trust fund, supporting commercial premises and creating new jobs. This is about linking the urban with the environment, with public amenity space for local residents to enjoy, while encouraging ecological diversity, with bug hotels and bird and bat boxes dotted around the development. There is also a memorial bench, paying tribute to the victims of the West Hendon bombing in 1941.



# WHATHOUSE? AWARDS JUDGES



## JOHN ASSAEL

John is chairman and co-founder of award-winning

Assael Architecture. He specialises in residentially led mixed-use projects with a particular interest in the regeneration of urban brownfield sites and conservation of listed and historic buildings. John is recognised as one of the industry's top employers, passionate about the profession and looking after the next generation of architects. He is a Visiting Fellow at Oxford Brookes University, which awarded him Honorary Doctor of Design in 2017; an external examiner at The Bartlett and London Metropolitan Universities; and lectures at many architectural schools across the country. John is also Fellow of the RIBA and is the Master of Students at The Worshipful Company of Chartered Architects.



## RUPERT BATES

Rupert, one of the leading property

journalists in the country, is editorial director of Show House and What House Digital and is a co-founder of the business, having covered the new homes industry and presented the WhatHouse? Awards for over 25 years.

Rupert has appeared regularly on national television and radio, giving his views on the housing market, and has chaired and facilitated many industry events both at home and abroad. He also writes the property column for The Field magazine and last

year launched BBQ – Fire, Food & Outdoor Living. Alongside his magazine and online journalism, Rupert wrote for The Telegraph for 20 years and has covered five Rugby World Cups.



## RORY BERGIN

Rory's role is to develop excellence in sustainable and

innovative design, enabling multidisciplinary consultancy HTA to achieve its objective of leading the field in sustainable placemaking. He has an impact on many of HTA's projects, overseeing the practice's implementation of sustainable design and the use of appropriate tools. He leads a team of consultants, advising clients and certifying projects in the commonly used sustainable design standards and Rory and his team are responsible for the sustainability consultancy on some of the UK's highest profile housing projects. He represents HTA at conferences regularly and chairs a Construction Leadership Council working group on Offsite Construction and is on the New London Architecture Expert Panel on Net Zero.



## BRIDGET CORDY

With over 20 years' experience of selling and marketing

property, Bridget has worked alongside many of the country's top developers. A graduate of the Chartered Institute of Marketing, her career started as a trainee negotiator in Surrey followed by the roller-coaster

markets of London's Docklands, where she acquired the taste for new homes. This led her to gain a broad experience in new homes agency before joining the developer side of the business. After six years at director level with Charles Church and then Centex, Bridget is now a freelance property writer and a regular columnist for Show House magazine.



## CHRIS DYSON

Chris established his award-winning architectural studio

Chris Dyson Architects in 2004. Based in Spitalfields, London, the practice has a reputation for intelligent conservation work, sensitive building design and creative collaborations with artists.

Chris and his team undertake challenging projects of all scales, including historic listed buildings. He is also a design advisor to the London Borough of Tower Hamlets and the Corporation of London. Current projects include a large-scale development for the Whitechapel Estate, a conservation and new build housing scheme within the Bishopsgate Goodsyrd, an artist residence and gallery, and a new community arts centre for Harrow Arts Centre. The practice has won several RIBA Awards for its Architecture and Environmental design including a regional Civic Trust Award and Sunday Times British Homes Awards.



## WHATHOUSE? AWARDS JUDGES



### **JAKE EDGLEY**

Jake founded Edgley Design in 2004 – an architecture and

development practice based in Clerkenwell, focused on craft and innovation in architecture. The practice has built many contemporary private houses, residential and mixed-use schemes, mostly in and around London. The practice has been widely published and has won numerous awards. Jake also has extensive development experience and runs a parallel development company that builds high-quality residential and mixed-use schemes, based on a simple strategy of creating value through design quality.



### **SIMON GRAHAM**

Simon is director of SGC & Associates, an independent

housing consultancy established in 1995. He has worked in the residential property industry for over 35 years, including holding senior sales, marketing communications, corporate strategy and board positions with housing associations and a private development company. Simon specialises in corporate change, research, marketing and public affairs projects. His clients include many of the largest housing associations in the country, trade bodies and a range of public and private sector organisations. He is also a trained journalist and has written a monthly column for Show House since 1995, focusing on government policy,

the housing market and social housing issues.



### **STANLEY HAINES**

Stanley studied architecture at the Welsh School,

Cardiff, qualifying in 1977, and is now senior partner of Haines Phillips Architects based in central London. He has been involved with housing design throughout his career and has been awarded numerous RIBA, Civic Trust and local awards and commendations for his housing work. His practice specialises in all aspects of housing and undertakes projects for housing associations, volume housebuilders, smaller developers as well as retirement housing specialists. Stanley is formerly an assessor for the Civic Trust and a design assessor for Hertfordshire County Council.



### **ROGER HUNT**

An award-winning writer, blogger and long-standing Show

House contributor, Roger is an expert on sustainability, building materials and construction. He is the co-author of New Design for Old Buildings from RIBA Publishing as well as the bestselling Old House Handbook and the companion volume Old House Eco Handbook, now in its second edition, published in association with the Society for the Protection of Ancient Buildings. His other books include Rural Britain: Then & Now, and Villages of England. Roger's work has appeared in numerous publications and

he also lectures regularly on retrofitting and repairing buildings. He is currently renovating a 1900 house on Martha's Vineyard in Massachusetts, USA.



### **SORAYA KHAN**

Soraya is a director at Theis + Khan, whose mixed-use

development Bateman's Row in Shoreditch was shortlisted for the RIBA Stirling Prize 2010 and was RIBA London Building of the Year 2010. She was visiting tutor at the University of Strathclyde, the University of Westminster and an RIBA judge. She is a Liveryman of the Worshipful Company of Chartered Architects; a judge for the IBP Journalism Awards and a member of the Design South-East panel, Folkestone and Hythe Place and the Canterbury Design Review panels. She has also written articles for Architecture Today and RIBA Journal.



### **ISLA MACFARLANE**

Isla is editor of showhouse.co.uk.

She has worked on magazines and websites across the UK, south India and the UAE covering topics ranging from business and banking to property and construction. Isla moved to Dubai in 2008 as the editor of Private Equity and Hedge Funds Middle East. She spent the next few years producing business and financial content across a variety of platforms including websites, magazines, e-newsletters,

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## Contact us



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Whathouse.com –  
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## WHATHOUSE? AWARDS JUDGES

books, events, broadcast and contract publishing. She has reported on property, construction and financial markets across Europe, the Middle East, Africa and South-East Asia.



### GEORGE OLDHAM

George is a graduate of Manchester University, where he was awarded the Manchester Society of Architects Student Medal. He enjoyed a 25-year career in the public sector, becoming city architect of Newcastle upon Tyne, winning several national design, energy and conservation awards. In 1989, he became chief architect for Barratt Developments, later setting up Oldham Associates, combining practice with teaching design at the universities of Newcastle and Humberside. On accepting the post of degree programme director of professional practice at Newcastle, he became a full-time academic before returning to private practice to commissions for housing and golf course design and also from architectural and golf publications.



### GILL OLIVER

Gill is a professionally trained digital and print journalist specialising in property, business, finance and tech. She's written for many newspapers, magazines and digital publications including the Daily Mail's business section This is Money, the Press

Association, Woman magazine, Show House magazine and The Oxford Times and Oxford Mail newspapers. Gill also writes websites, blogs and annual reviews for clients such as Oxford University Hospitals Trust, UCAS, Kingfisher City Guides and the Conran Design Group.



### KEITH OSBORNE

Keith is the editor of WhatHouse.com and Show House Jobs. He has been involved in the new homes industry for 20 years, both in the consumer and B2B sectors. He has provided and edited online and in print for a range of property websites and publications. For several years he worked in the overseas property industry, writing for Homes Overseas magazine and on the judging panel for the Homes Overseas Awards.



### MICHAEL PHARE

Michael is principal of OPUS Architecture and Design, which he formed over 30 years ago. He specialises in high-quality residential projects, working closely with developers and individual clients on a wide range of projects, from small studios to substantial country houses. His work has been regularly featured in national property magazines. In addition to practising as an architect, Michael is a director of a property investment and development company.



### GEORGE SELL

George is editor-in-chief at International Hospitality Media, a publisher of B2B news websites and conference organiser for the hospitality and real estate sectors. He has more than 20 years' experience of covering the UK residential property market for consumer and B2B publications. George is a former editor of both WhatHouse? and Show House and writes the Supply Chain column in Show House.



### OZ SEVINC

Oz is the founder of OS Designs & partners. She has an Interior Architecture and Design degree and a Master's degree in Furniture Design as well as a degree from Harvard business school. Her diverse background allows her to look beyond just the furnishing of a room; she also has a strong architectural background allowing her to design and further develop the architectural and structural elements of the projects undertaken by the company. Oz has successfully worked on the most exclusive developments in London and also across the continents as well as within the innovative world of aviation and yacht design.



### JANE SLADE

Jane Slade is the founder of Retiremove, a leading retirement property website and listing portal, which she established with her

## WHATHOUSE? AWARDS JUDGES

husband Neil MacKichan 10 years ago. She also writes about retirement property for The Times, Sunday Times, Daily Mail, The London Magazine and Abode 2. Her other passion is music. She is an enthusiastic viola player and sings in the alto section of the Battersea Choral Society.



### MARTIN TAYLOR

Initially trained as a theatre set designer, Martin began his

working career as an in-house interior designer for some high profile architectural practices, before launching his architectural design company in 2000. Operating predominantly within the residential sector and specialising in working within the envelope of an existing building, the company's ethos is to create spaces that work on every level. Martin has a wealth of experience and particular interest in working with period and listed buildings. Current projects include a mix of both commercial and domestic developments.



### TRICIA TOPPING

Tricia is the founder of Carlyle Consultants and has built a

reputation for understanding all aspects of the property industry nationally and internationally. From planning to penthouses, this knowledge has also been instrumental in assisting suppliers to the industry develop strategies to benefit their businesses. Tricia also runs Luxury Topping, focusing on the business of luxury. This understanding is

now combined with a growing knowledge of the luxury goods market encompassing interior design, fashion, jewellery, art and how these disciplines can influence the new homes market at every level. Tricia has been awarded Marketing Firm Director of the Year from the A1 Influential Businesswoman Awards for the past three years.



### CAROLYN TREVOR

Carolyn is director of Trevor Lahiff

Architects alongside her husband, Patrick. Their practice, founded in 1997, specialises in one-off, high-end residential projects for private clients and developers. TLA's bespoke houses and interiors are informed and stylish, attributed to Carolyn's extensive experience working as both architect and interior designer. The studio has previously won the UK & International Property Design Award for the best new residential development and the Design & Architecture awards from Design et al. Projects range from extensions to listed buildings and large-scale refurbishments in central London through to new build and complete refurbishments of country houses in the UK and abroad.



### PASCAL WENSINK

Pascal, director of EPR Architects, studied architecture

at Kingston Polytechnic and South Bank University with a six-month placement at Delft Technical University in the

Netherlands. While studying, he joined a design studio in the East End of London, converting industrial and warehouse buildings into live/work units, bars and restaurants. Pascal then became a freelance architect, converting and adapting private homes in and around north London before joining EPR Architects. His projects range from bespoke, one-off houses to large, mixed-use developments and inner-city urban initiatives.



### MATT WHITE

Matt established MATT Architecture in 2012. The studio

is based in Leicester Square and enjoys a London-focused reputation for designing award-winning projects that unlock the potential of the most complex and constrained sites – with intelligent, generous and, frankly, opportunistic architecture. Projects include one-off houses in the UK and Europe as well as regeneration and redevelopment work. Matt's residential experience includes multi-unit central London schemes for Candy & Candy as well as his own house, Number 23, which won the Daily Telegraph's Residential Design and Innovative Home awards in 2013. His own new house in Sussex has featured on Channel 4's Grand Designs.



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**What House Digital**  
Daniel Hill, managing  
director

WhatHouse.com is one of the leading digital platforms for housebuilders, with over four million new-home buyer visitors in the last 12 months, delivering over 100,000 new-home buyer leads to clients listing their properties. We have over 2.5 million new-home buyer digital profiles in our audience marketing platform, enabling us to run smart and powerful digital advertising targeting, which is driving brand and leads for housebuilders also enabling them to use their own data to deliver high quality and cost-effective leads. We are committed to championing new homes, with unrivalled media experience and industry relationships. We host the annual WhatHouse?

Awards, the biggest and most prestigious accolades in UK housebuilding and we publish Show House, the industry's leading trade magazine and website. On WhatHouse.com we publish guides, reports, advice and news on purchasing a new build home. Buyers can find detailed information on Help to Buy, shared ownership, part exchange, retirement and mortgages, as well as general and local information guides to buying a new home. We deliver added value to drive awareness and leads to your content, including housebuilder profiles, social media boosts, editorial features on your developments and driving brand awareness, as well as coverage in email newsletters to our highly targeted and engaged audience. The most respected and established brand in new homes media is delighted to be the portal behind the biggest and most prestigious accolades in UK housebuilding.





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**Roca Group**  
Sian Lane, national sales  
manager developers

Roca is a world leader in creating imaginative, beautifully designed and sustainable bathroom solutions. Throughout its 100-year history, Roca has continuously contributed to the evolution of the bathroom space. Its constant investment in design and product manufacturing, its entrepreneurial spirit and independence as a family-owned business, set Roca apart and clearly demonstrates why the company has earned the recognition of being a reference company in the bathroom space globally. Roca has a well-earned reputation for service and reliability within the developer market but for also creating bathrooms that make design statements and are not just functional spaces. Innovative design and new manufacturing processes allow manufacturers to offer housebuilders and their customers unrivalled possibilities and the potential for a much more versatile, attractive

and personalised bathroom space. Years of experience working with housebuilders helps us deliver the best service standards and product solutions in line with customer and market requirements.

Thanks to a vast and broad product portfolio, ranging from the luxurious Armani/Roca collection to attractive and cost-effective ranges such as The Gap, we're perfectly equipped to meet developers' needs. Furthermore, as hygienic solutions become commonplace, our new EM1 touchless automatic flush valve with sensor (which is easy to install, offers a water-saving dual-flush, requires no mains connection and can be retrofitted) presents an affordable touchless upgrade option for housebuilders. The WhatHouse? Awards are the leading awards for housebuilding and property development in the UK and we are delighted to be headline sponsor in our 17th year supporting the event for the industry. There is so much innovation taking place in the new build sector right now and the WhatHouse? Awards give us an opportunity to celebrate key achievements and recognise the wealth of talent within the industry.





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**Laufen, Roca Group**  
Alan Dodds, managing  
director

We are honoured to be a  
sponsor of the WhatHouse?

Awards again this year. The awards are the leading event for housebuilding and property development in the UK and the varied categories allow those working in the industry to shine and demonstrate the great talent and innovation being created. The recognition for excellence and passion that the awards celebrate perfectly aligns with the ethos of LAUFEN.

LAUFEN, part of the Roca Group, is one of the world's leading manufacturers, with a focus on design, quality and functionality. For over 125 years, the LAUFEN brand has been using the oldest malleable material known to man to make innovative sanitary products in state-of-the-art plants with legendary Swiss precision. What makes LAUFEN products unique at the first

glance is that their Swiss design unites two major design trends: emotional Italian design from the south and the northern tradition of design precision and clarity. For LAUFEN, quality has two aspects: manufacturing knowledge and high degree of practical benefit that the finished bathroom affords the customer – which is often not immediately apparent.

Years of experience in bathroom innovation with Swiss precision, together with our long-standing relationship within the housebuilding community, supports the design and production of bathroom collections that offer developers outstanding quality, appearance, and functionality. Our innovative Saphir Keramik (the first 'slim ceramic') together with collaborations with some of the world's leading designers, such as Patricia Urquiola for the Sonar collection and Marcel Wanders with The New Classic, allow us to push the boundaries of ceramics with a dynamic and stylish range of product solutions, which also include bespoke options tailored to our developers' needs.





# The housing market is changing

## Are you ready?

The housing market has undergone some big changes in the past year which have had an impact on how people can purchase a home, including the new eligibility restrictions on the Government's Help to Buy scheme. Many developers are looking for an alternative way to maintain and increase sales.

Home Reach from heylo is a part buy – part rent scheme that makes new homes more affordable through the partnership between heylo and the UK's housebuilders. It is a bespoke, integrated product that benefits both housebuilder and buyer in equal measure. Home Reach is accessible to many more people than Help to Buy and other standard shared ownership schemes and it offers greater choice and flexibility.



"There's no doubt in our minds that the Home Reach scheme has greatly benefited our customers and diversified the product we're able to offer them"

### Benefits include:

- ☒ A greater choice of homes
- ☒ Fewer eligibility restrictions than traditional shared ownership
- ☒ A private sale specification
- ☒ Buyers can purchase the same home with a third less salary versus Help to Buy
- ☒ not restricted to first-time buyers, unlike Help to Buy



Properties available through Home Reach are live at more than 270 developments across the country

Home Reach increases sales by making homes more affordable and widening the housebuilders' customer base. By marketing properties for the share price, rather than the full value, housebuilders can reach a wider audience on popular property portals and gain access to specialist shared ownership portals. They are also in full control of the customer journey and benefit from customer satisfaction surveys, helping to shape their future products.

heylo has developed the skillset to partner with housebuilders to deliver the best experience for buyers. We tailor our approach according to each individual partners' internal company structure, commercial strategies, brand identity and marketing strategies to successfully embed the off-shelf product and ensure it is 'business as usual' for housebuilder partners.

An increasing number of developers are recognising the benefits of Home Reach. We have partnered with over 90 developers across England, including many of the top 20, and Home Reach properties are currently offered at more than 270 developments.

## Vistry Group

"We have developed a great relationship with the team, which has already seen hundreds of happy customers moving into our homes across the country, and we look forward to continuing to work together to make a difference for those individuals and families striving to get the keys to their dream homes."

For more information about Home Reach and to discuss a potential portfolio

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# heylo

# HOME REACH

The Key to Home Ownership



**heylo**  
Andrew W Géczy, Group  
CEO

The heylo team are always proud to sponsor the

WhatHouse? Awards and this year we're especially impressed by the fantastic homes that have been delivered across the UK in challenging, uncertain circumstances. Congratulations to the winners! The housing market has undergone some big changes in the past year, which have had an impact on how people can purchase a home, including the new eligibility restrictions on the government's Help to Buy scheme. Many developers are looking for an alternative way to maintain and increase sales.

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Benefits include a greater choice of homes; fewer eligibility restrictions than traditional

shared ownership; a private sale specification; buyers can purchase the same home with a third less salary versus Help to Buy; and it's not restricted to first-time buyers, unlike Help to Buy.

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An increasing number of developers are recognising the benefits of Home Reach. We have partnered with over 90 developers across England, including many of the top 20, and Home Reach properties are currently offered at more than 270 developments.



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# Shawbrook Bank



## Shawbrook

Terry Woodley, managing director, development finance

As a specialist lender focused on delivering exceptional service for developers throughout the life of their projects, Shawbrook is delighted to be sponsoring the 2021 WhatHouse? Awards. We have been incredibly impressed with the range of submissions reflecting the adaptability of developers and the diverse developments that have come to fruition during a somewhat challenging year.

Our own experience of 2021 echoed this diversity, with a continued demand for specialist support. In the 12 months to July 2021 we provided £430m in development finance loans and funded 110 projects, including a design-led luxury seafront build in Bournemouth; 19 new homes on the site of a former car breakdown and recovery depot; and a 64-bed retirement living scheme in Derby. In April 2021, our team reached the fantastic milestone of providing £1bn in development finance facilities. The fact we have achieved this in less than five years is a testament to the strength of our product, the expertise of our team and our

commitment to supporting developers across the sector through challenging periods.

Although the lender pool is currently very active, earlier this year some developers required funding mid-way through their projects. Our hands-on experience proved critical as we tailored solutions for developers like Marden Homes, which secured a £17m loan that enabled the completion of The Lakes, a luxury scheme in Essex.

Another key development in the sector is the focus on sustainability and eco-developments. Evident in projects like The Lakes, we expect this to be a stronger focus over the next few years as more developments include solar and electrical vehicle facilities. Similarly, modular construction may be an opportunity for growth in the near future.

Despite the current challenges, including resourcing materials, we believe the industry will continue to thrive. With the ongoing need for housing across the country and a strong trend towards rural and coastal lifestyles, affordable and sustainable homes remain a priority and developers, contractors and suppliers will overcome the obstacles, adapting as required, to deliver exciting and innovative projects.

Congratulations to all the finalists and specially to the winners of the 2021 WhatHouse? Awards.







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**AO Business**  
Anthony Sant,  
managing director

AO are thrilled to be sponsoring this year's

WhatHouse? Awards, helping to shine a spotlight on organisations that continually drive improvements in sustainability across the industry. We recognise that the green agenda is a key driver of change in the marketplace. Customers are becoming more environmentally savvy and want appliances that suit a more sustainable lifestyle. As an environmentally conscious supplier, AO has several initiatives in place to support this – including a Collect and Recycle service, where we recycle old appliances responsibly at our plant in Telford. This facility has the capability to process over 700,000 fridges every single year, not only saving these fridges from going to landfill, but enabling us to refine the recycled plastic and put this back into the appliance manufacturing process.

Improving energy efficiency and reducing water usage are high on the list when it comes to designing kitchens for new properties. We make this information easily accessible to customers by including a data sheet on every product page, which includes noise level, water consumption and energy efficiency. For example, when searching for a new washing machine the data sheet details exactly how many litres per year the appliance will consume with average use. Over the last 12 months we have seen tremendous growth and we have invested in our infrastructure to support this. We now have over 1.5 million square feet of warehousing space and a network of over 20 outbases that spans across the UK. This has resulted in our goods in capacity increasing by 100%, which means we can hold up to three months of stock. We use this stockpile to protect our supply chain and to continue offering a reliable service for our AO customers as much as possible. Since our introduction into the B2B market we have provided housebuilders a better way of buying appliances and we're proud to continue this during a crucial period for the sector.





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\*Monthly price increase annually, from March by CPI published in January plus 3.9%. See [bt.com/prices](https://bt.com/prices). UK's most reliable broadband technology: Ofcom UK Home Broadband Performance report September 2021. Monthly prices from 25th month: Full Fibre 100 currently £42.99; Full Fibre 500 currently £52.99; and Full Fibre 900 currently £62.99. Includes a BT Home Hub (unless already provided). BT retains ownership. Compatible line required or a £49.99 charge applies. Payment by Direct Debit. Terms apply. See [bt.com/gofullfibre](https://bt.com/gofullfibre). Financial benefits and EE discounts to employees will be based on the marketing agreement agreed and signed with BT.





**BT**  
Jo-Anne Dunning, head  
of full fibre to new  
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BT is a proud sponsor of the 2021 WhatHouse? Awards for the second year running.

As a market leader, BT brings Gigafast speeds to new home buyers across the nation, providing Full Fibre connections customers can trust. We provide this service using the nation's best network from Openreach, ensuring we provide customers a service that is reliable and secure. Together with EE mobile, the UK's number one network for eight years running, we are the first provider to offer customers an unbreakable network. Offering the highest levels of speed, security and reliability is our priority. Broadband, once a nicety, is now a necessity and we pride ourselves on how we ensure our customers are always connected. But it's not just our customers that

we are supporting, we are also at the heart of our communities. BT answers 90 million 999 calls every day, is pioneering the new 888 number to help protect women walking home, and is in the top three FTSE 100 for sustainable companies for the seventh year running.

At BT, we are also increasing our activity with developers across the nation to ensure your new-home buyers receive the best broadband service available to them. This doesn't mean just the best price, but the best product, the best customer experience, and the best in-life customer support. But our customers are also the developers of the UK, and we wish to ensure they are supported by BT and receive a personal and local service like no other broadband provider in the UK can offer. With dedicated account management and utilising our vast field-based team, we can ensure your sites are individually supported and rewarded. Coupled with bespoke new home buyer incentives for both developers and end-customers, we look forward to continuing expanding our presence in this market.





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# BPC RECRUITMENT



**BPC Recruitment**  
Steve Blight, managing  
director

It's been two years since BPC Recruitment last sponsored the Whathouse? Awards and we are tremendously proud to be part of this showcase event once again.

It is a real honour to be involved in these prestigious awards, which recognise the best housebuilders in the industry; many we've had the pleasure of working with over the years and others we hope to collaborate with in the future.

Being Gold sponsors of the event reflects our commitment in finding the solutions that can help strengthen your business. We want to take the stress out of the recruitment and hiring

process by becoming an extension of your team and ultimately keeping you, as a housebuilder, building with the help of our introductions.

Like many businesses, we have had to adapt and evolve, and our recruitment company has been no different. The world has very much changed. We have seen many differences in the way that we work now, whether this be a mixture of hybrid, working from home or flexible working. With this, we have had to educate ourselves, our working partners and those seeking new work, to manage expectations but also understand how these changes can bring both negative and positive challenges.

We look forward to seeing everyone on the day and celebrating with the winners. It's going to be a great event as always and it will be brilliant sharing the experience with you all once more in person.







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Robinson Manufacturing  
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manufacturing high-quality timber engineered roof trusses, floor joists and timber frame. With seven factories across the UK and an in-house delivery fleet, Robinson Manufacturing (RML) provides reliable national supply to national, regional and local housebuilders, commercial developers, architects and contractors. The success of RML is built on our ability to build strong relationships with our customers and the personal commitment of our outstanding people, who have grown with the company since its beginnings as a family business. The

dedication of everyone who works at RML to customer satisfaction, open communication and quality, from design to delivery, is unrivalled. We are fully ISO 9001:2015 accredited and offer dedicated customer service contacts, ongoing technical support and a market-leading design team.

We provide commercially efficient, professionally engineered solutions supported by ongoing investment in infrastructure, design and manufacturing processes as well as a proactive environmental programme to ensure sustainable manufacturing.

We are delighted to be partnering again with the sector's most prestigious Awards. Celebrating success and innovation will continue to motivate the sector and all involved with it – including us – to take pride in working to the highest possible standards.



# THE BIGGEST BRANDS IN HOUSEBUILDING MEDIA



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## showhouse

**Showhouse.co.uk**

Where the housebuilding  
community meets



**What House? Awards**  
The biggest accolades  
in British housebuilding

Contact for editorial: Rupert Bates [rb@globespanmedia.com](mailto:rb@globespanmedia.com)  
Advertising: Adrian Talbot [at@globespanmedia.com](mailto:at@globespanmedia.com)



# showhouse



**Show House**  
Rupert Bates, editorial  
director

Founded in 1995, Show House magazine is the leading trade title for UK housebuilders and new homes suppliers, read by all the key decision-makers and influencers in the industry. Show House is business with personality, with an emphasis on profiling leading figures within the industry and what makes them and their companies tick, as well as covering all the latest housebuilding news and views. Show House combines hard-hitting comment with specialist features. It also showcases the very latest products and services from suppliers and gets under the skin of the latest government policy.

It is highly regarded within the industry, not just for the depth and breadth of its coverage, but the way it combines serious debate with, where appropriate, a light touch on the tiller, making it an enjoyable and informative read.

For advertisers, the monthly magazine, together with live news and features on [showhouse.co.uk](http://showhouse.co.uk), provides an excellent forum to promote products and services, whether a company is deeply ingrained in the industry or with a view to breaking into this multibillion-pound marketplace.

We also run a compelling and engaging events programme, focusing on key issues and helping to shape the future of the industry, including new homes debates, featuring high profile panellists and hosts in front of senior-level, invited audiences, as well as specialist round tables, all with excellent sponsorship opportunities.





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# N&C

## Nicholls & Clarke Group



**N&C**

Richard Hill, sales  
director

Nicholls & Clarke Group is the  
UK's leading manufacturer

and supplier of wall and floor tiles, external porcelain paving and wet room systems to the housebuilding industry and is very pleased to be sponsoring the WhatHouse? Awards for the seventh consecutive year.

The use of porcelain and ceramic tiles as attractive and practical floor and wall finishes continues to grow within the new build sector, with the growth of porcelain floor tiles for both internal and external use growing exponentially. The new build industry is recognising the added value gained with greater use of on-trend porcelain tiles throughout apartments and houses. Last year's lockdowns have led purchasers to value external space far more, and this has led to a huge surge in the use of exterior porcelain tiles on patios in place of traditional pavers. Housebuilders and purchasers can now select from our Alfresco series, which offers a truly expansive range of on-trend anti-slip exterior porcelain tiles, which are complemented by their internal variants, allowing

homeowners to roll their internal kitchen or breakfast room floors outside on to their patio, as an extension of their living space.

Wet room usage also continues to grow while also adding additional value to new homes. Today's design-conscious consumer aspires to own a wet room and that offers housebuilders the opportunity of additional margin, as the consumer perceives the cost of a wet room to be substantial. The reality is very different. N&C already offers some of the UK's largest and smallest housebuilders with a warranted, British manufactured total wet room solution for little more than the cost of a standard en suite shower tray and enclosure. Furthermore, with a growing focus on building for our ageing population, wet rooms by nature offer attractive tiled level-access showering adding value with prospective purchasers.

The Group owns four state-of-the-art manufacturing facilities and has four distribution centres offering delivery predominantly using its private fleet of low emission vehicles to any address, including direct to site. Over 140 years of manufacturing and distribution experience, a technical team with over 300 years of combined technical experience, a highly competitive offer and unique market leading innovative solutions make N&C the perfect tile and wet room partner.







# OMEGA PLC

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would like to  
congratulate all the  
winners, finalists and  
nominees for the  
Whathouse?  
awards 2021.



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# OMEGA PLC

EXCEPTIONAL BRITISH KITCHENS



## Omega PLC

John Cahill, contract  
sales director

The WhatHouse? Awards are a renowned and respected

accolade throughout the housebuilding industry and we are proud to sponsor this prestigious event. With the challenges of the past 18 months affecting everyone across the UK, there could not be a more important time to recognise the excellence and resilience of the housebuilding industry.

The style and innovation that has enabled Omega to establish itself as the number one quality kitchen manufacturer in the UK has been welcomed by upmarket volume and regional brand names building quality homes and apartments across the UK.

This year, Omega PLC is celebrating 25 years in business and we have successfully brought our high-quality, branded kitchen furniture and service from the UK independent retail market to the quality end of the UK housebuilding & developer market. Our continued financial strength, forward planning and industry relationships provide

reassurance and comfort to customers at a time when supply chain stability and product availability is very challenging for the construction industry.

Supported by long-standing supplier partnerships Omega has invested over £10m into material stock in our purpose-built warehousing facility, while our unique partnership with AO has enabled us to secure all kitchen appliances for our contract customers, on time. Along with our £20m investment to double production capacity and service infrastructure; we have created the perfect solution for developers who expect brand-standard quality, first-class service and security of supply. Since the business was founded, we have built a reputation for providing excellent quality, service, and care across our products, consistently improving our offer for our customers as well as conditions for our staff. Quality in everything we do is the cornerstone of Omega, and it is great to see our passion for this reflected in the values of the WhatHouse? Awards, which celebrate only the very best in housebuilding.

We look forward to recognising the finest brands, companies, and individuals across the housebuilding industry and to celebrate with everyone at the WhatHouse? Awards gala event.



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## Touch interactive POS; fully managed UK wide.

Create truly bespoke interactive customer experiences unique to each individual development.

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**Signtouch**  
Mark Cowin, managing  
director

Launching a new product is exciting at any time, but doing so at the WhatHouse? Awards makes it a little more special. Signtouch is proud to sponsor the Awards and we are looking forward to an enjoyable and eventful day.

Bring your onsite sales POS into the 21st century; let homebuyers fully interact with all your relevant development specific content using Signtouch's unique interactive digital touchscreens, developed in partnership with Samsung. Signtouch has created a technology-based solution to host, manage and display marketing content directed straight at all potential homebuyers. Each screen, or group of screens, can easily be set to display specific information and content, making it possible to display development-specific information within each of your sales and marketing centres. Simply use your current content to populate the digital menu and allow your customers to interact directly with the information and content they feel most suits their requirements. Allow your buyers the opportunity to create wish lists for home upgrades and register their interest in gaining

further information about their future new home. All your content can be hosted and managed in real-time from anywhere in the UK, meaning updates to content, sales promotions and new home releases can be performed at regional offices and, those changes are instantly displayed at development and screen level.

Signtouch takes care of the whole process; offering a UK-wide fully managed service, backed up with Samsung's 24-hour nationwide hardware support.

Each development is surveyed prior to our installers visiting site and positioning each screen as specified. All screens are tested and signed off prior to handover and each screen is remotely accessible, so if there are any issues, we can resolve them without the need to visit site.

Signtouch will remove, store and reinstall each screen as developments end and new ones come on-stream. Each screen will last approximately five to six years and when the time comes to decommission, we even take care of that.

Not only do you give customers the opportunity to explore and interact with development information and content, you have the opportunity to gain detailed analytics and data from every screen.

Each screen can track and record all customer interactions, allowing you the opportunity to understand what is valued by your customer in terms of information and content displayed.



# The UK's largest seller of new homes

The **numbers** speak for themselves

**12,000**

new homes  
sales in 2020

over  
**15,500**

new build  
mortgage  
applications  
in 2020

over  
**1,250**

estate  
agency  
branches

over  
**11,200**

part  
exchanges  
managed  
over the last  
2 years

**86**

well-known  
local brands

**100**

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specialists  
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For more information contact

**Roger Barrett**

Connells Group Land &  
New Homes Managing Director

**07860 724630**

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**Connells**  
group

# Connells group



**Connells Group**  
Roger Barrett, Group land  
& new homes director

We are again proud to be a sponsor of the WhatHouse?

Awards, showcasing the best in new homes and celebrating the accolades of all the finalists. Connells Group is the largest and most successful land and new homes specialist in the UK. Following the acquisition of Countrywide in March 2021, which incorporated Lambert Smith Hampton (LSH), one of the UK and Ireland's leading and most progressive property consultancies, the enlarged group is on target to sell in excess of 12,000 new homes this year and offers a comprehensive range of services – from initial development opportunity identification through to selling new homes via its national network of more than 1,200 estate agency branches. The Group's Land & New Homes operation, established more than 40 years ago, has over 100 specialists offering expertise in both land acquisition and disposal for clients, with 'front line' new homes teams providing an all-encompassing, end-to-end service across the UK. Nationally, we provide a full range of land and new home site sales services for large, medium and SME developers that operate across

housebuilding sectors, including the provision of affordable housing in a range of tenures in partnership with registered providers. In addition to onsite sales and sales via our agency office network, services include conveyancing and dedicated mortgage services tailored to the new homes market, plus assisted-move options and part exchange via leading new homes mortgage specialist The New Homes Group. With LSH now part of Connells Group, expertise extends to a new dimension to the service lines that support the new homes residential development sector including planning, development & regeneration, residential land disposal, property management, build-to-rent, property finance, and residential development consultancy. This range of services – available to local authorities, private and corporate landowners, national and regional developers, housebuilders, housing associations, banks, institutional investors, charities and end-purchasers – provides an unrivalled range of tailor-made services spanning the entire residential development lifecycle. Connells Group's multifaceted approach to the sale of new homes and its unique understanding of the needs of housebuilders and registered providers, coupled with the ability to provide specialist advice and market new homes effectively, makes us the first choice for many leading UK housebuilders and developers.










**Hamro Plc are innovators  
of Part Exchange in the  
retirement sector.**

When it comes to Part Exchange, Hamro is passionate and believes in making a difference.

For us it is more than just buying a property, we are motivated by building relationships.

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**Hamro plc**  
Q Khan, chief executive

---

Hamro is a specialist part-exchange provider for the new homes sector, working

in partnership with some of the biggest housebuilders and asset managers in the UK. Founded in 2004, we have since become one of the leading independent companies for part exchange and chain break services on residential properties through our strong network of trusted new-home builders and asset managers.

At Hamro Plc we build long-term partnerships to provide the very best experience of the journey from moving from a family home to retirement for your clients. There has never been a more important time to consider funded part exchange than now, and as your trusted partner in funded part exchange, is anybody better placed than Hamro Plc to provide you with just that?

We are excited to meet everyone face to face at this year's WhatHouse? Awards and, as always, are proud to be associated with such a prestigious event in the property and housebuilding world.



## MYTH BUSTING

# Busting warranty and building control myths

MYTH!

“ Warranty surveyors are only there to pick holes in what I’m doing ”

FACT:

Our surveyors aren’t trained to look for defects, they’re trained to prevent them. Premier Guarantee surveyors’ aim is simple: to work proactively on site with developers and builders to ensure a smooth, high-quality build with no defects.

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**premier**  
guarantee®



# premier<sup>®</sup> guarantee



**Premier Guarantee**  
Alex Lyons, UK sales  
director

Premier Guarantee, for the 10th year, is once again proud to be a sponsor of the WhatHouse? Awards 2021, demonstrating our continued support and commitment to the housebuilding industry and celebrating the best in new homes during these extraordinary times.

Building is a complicated process. It takes a lot of time, a great amount of varying expertise and a serious amount of effort to go from the idea of a development to that glorious moment of stepping over the threshold of a completed project.

Anyone working in the industry knows there will be tough times and all the planning in the world cannot prevent them; at those moments, when the pressure is on, that's when you gather the team around you and lean on them for support and energy to move onwards.

Building a trusted team is rarely discussed but knowing that people are equipped with the knowledge, skills and experience along with enthusiasm for the job at hand – that is priceless. With our many years of experience, no one knows the complexities of this process, the challenges projects face and the issues within the wider industry better than Premier Guarantee. Unlike most other providers who use one policy to cover all development types, we offer a comprehensive range of cover tailored to specific schemes. All our structural warranties can be used individually or together for mixed-use projects, including social housing and private rental schemes. We employ upwards of 450 staff with over 200 in our technical team, including building surveyors, structural engineers, plan checkers, project managers, façade specialists, basement specialists, technical training staff and claims investigators.

We are looking forward to celebrating the achievements of all the finalists at this year's event.





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# ATHENA SURFACES



## Athena Surfaces

Adam Miles, managing director

We're worktop suppliers to housebuilders and developers. Our process is fast and easy for the housebuilder, the sales team, and the end customer. It's been designed to help housebuilders improve margins made on houses sold through a clear upsell process. Our worksurface install process is a seamless extension of your operation. We take the hassle away from housebuilders by managing the pricing, upgrade, templating, and installation of worktops. We are the leading supplier to housebuilders throughout the UK because of the ease and efficiency of our service and housebuilders rely on our competitive prices and reliable service for their developments. We help you select and market a select range of quartz and natural stone surfaces to customers and set a simple pricing structure. We see the difference a defined sales process

makes and provide showroom support to help your salespeople effectively make the sale. We are sponsoring the WhatHouse? Awards to connect with more UK housebuilders who are looking to streamline their worktop supply chains. Our prices are extremely competitive, and housebuilders stand to increase margins on every quartz worktop upgrade.

Our newly launched range of affordable quartz surfaces is set to further increase margins on worktop installs for housebuilders. Forza Quartz has been developed specifically to deliver increased cost savings while maintaining the outstanding quality that customers expect. Forza provides the quality expected of a premium quartz worktop, at a lower cost; we saw a gap in the market for an affordable quartz surface material, enabling us to pass the savings to our customers. Kitchen worksurfaces are just one of many decisions within a house build, along with many other moving parts. But, for us, the design, manufacture, and installation of quality worktops is second nature. It's why we're the trusted partner to housebuilders across the UK.





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**HADDONSTONE**





# HADDONSTONE



**Haddonstone**  
David Barrow, managing  
director

As part of our continued commitment to the housebuilding sector, Haddonstone is delighted to again sponsor the 'Best Luxury House' category at this year's WhatHouse? Awards. We are thrilled to be supporting this prestigious, annual event, that showcases the very best of the UK's housebuilding industry. This year, Haddonstone celebrates 50 years in business, which is a huge achievement for any company. We have grown enormously since our early beginnings to become the market leader in producing standard and bespoke architectural cast stonework to the highest specification. Our experienced team partners with architects, developers, contractors and private clients to

help them to achieve their unique vision. With unrivalled expertise and technical facilities, we can create bespoke stonework to almost any requirement and in any quantity, in addition to offering an extensive range of standard designs. All Haddonstone products are made to order and are hand crafted at our own 'manufactory' in Northamptonshire, ensuring we maintain full control throughout, so that only the highest quality cast stone reaches our clients. We pride ourselves on exceeding industry standards, including those set out by the United Kingdom Cast Stone Association (UKCSA). Our vastly experienced Building and Construction team assists our clients every step of the way. It provides technical advice, quotations, CAD drawings and are always on hand to guarantee a smooth process throughout, from initial enquiry to delivery via our own transport fleet. We look forward to this year's WhatHouse? Awards.





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**Nationwide**  
Adrian Pavey, commercial  
director

Improving communities,  
housing and homes – that’s

the ethos that runs through everything we do at  
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Established 25 years ago to meet the need for  
high-quality PVCu products, we’ve never  
considered ourselves as simply a manufacturer  
or supplier. We’ve worked, and continue to work,  
with a host of prominent housebuilders and  
developers to build our reputation as one of the  
UK’s leading fenestration partners.

We have a passion for making windows and  
doors that offer high levels of security and energy  
efficiency, providing new build properties with  
products that enhance comfort and peace of  
mind while meeting environmental targets –  
all helping to turn a new development into a  
sustainable community.

Nationwide is unique in that we provide a turnkey  
fenestration solution to the new build sector, from  
design, manufacture and order to expert  
installation, and guarantee, giving our partners one

point of contact and a value for money service.  
By keeping track of market trends over the last  
three decades, we’ve stayed ahead of the curve  
and maintained a strong focus on investment to  
increase output and drive quality, while providing  
high levels of value and service to our customers.  
Smart technology is the future and we’ve already  
taken great strides into integrating tomorrow’s  
tech into today’s products for enhanced and  
interactive perimeter security, for the forward-  
thinking homebuyer.

We are happy to once again sponsor the  
WhatHouse? Awards, celebrating the very best  
of the new build sector.

This year, more than ever, the construction industry  
has faced incredible adversity, and everyone  
shortlisted for an award should be congratulated.

We’ve all had to tackle a seemingly never-ending list  
of challenges – staff shortages, working restrictions  
and supply issues, to name a few – but I think it  
speaks volumes that so many have overcome these  
unprecedented difficulties to produce the  
outstanding work that these projects represent.

It’s vital that these exceptional standards are  
recognised and rewarded and it’s great to see so  
many companies come together with a common  
goal – improving communities, housing and homes.



SONOS



## Discover smart home audio solutions by Sonos

Sonos is one of the world's leading sound experience brands, and has a long association of partnering with new Home Developers to build bespoke packages for both standard specification and upgrade solutions for in-home audio.

These packages have helped developers differentiate their new home offerings and ensure new homeowners can enjoy integrated smart home audio solutions from the first time they open their front door.

With options for integrated architectural systems, home cinema systems and stand-alone all-in-one speakers, Sonos can help you develop the right package to add to your homes.

Contact us for more information: [New-Home-Developers-UK@sonos.com](mailto:New-Home-Developers-UK@sonos.com)



# SONOS



**Sonos**  
Stephen Rhead, installed  
solutions manager

Sonos is sponsoring the 2021 WhatHouse? Awards for the first time, as a Silver partner. Sonos is one of the world's leading sound experience brands, and with a long association of working with UK new home developers, we are proud to be sponsors of this year's WhatHouse? Awards 2021.

We invented multiroom wireless audio, made it sound amazing, and changed the way people listen both at home and outside. Known for premium sound, ease of use, thoughtful design, and an open platform, we create products, from Roam through to ARC, and experiences that make listening simpler and more joyful. Enjoy it all on one system. Add streaming services to the app to play a relaxing Spotify playlist before bed, or change the mood of your weekend with a new album on Apple Music. Connect your home cinema products to your TV to hear every detail while catching up on shows or re-watching the classics. Sonos innovation powers

better listening experiences, so it's a natural next step to be supporting the integration of smart home audio within the wider new home developer community and building on those successes in the future.

Over the past 10 years I have worked with many developers to build bespoke packages for both standard specification and upgrade solutions for in-home audio. Our work with Sonance gives the professional installer community a better way to serve people who want architectural sound with the benefits of Sonos, powered by Amp. Our integration with other smart home products allow for voice control, doorbell, security and lighting control integration.

Through these packages we have helped many developers differentiate their new home audio offerings and ensure those new home owners can enjoy integrated smart home audio solutions from the first time they open their front door. At Sonos we will continue to deliver innovative new products and services that customers love, strengthening our direct-to-consumer efforts, and supporting our incredible partnerships.

We look forward to celebrating all the winners' achievements.



Congratulations  
to all the  
winners and  
finalists from



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# WMS<sup>®</sup>

## UNDERFLOOR HEATING



**WMS**

Ashley Cooper, managing director

WMS is honoured to be a Bronze sponsor of the

prestigious WhatHouse? Awards for the first time, demonstrating our continued commitment to support the UK housebuilding industry.

The awards showcase the best in class and acknowledge each nominee's commitment to strive for excellence, even throughout unprecedented circumstances brought on by the pandemic.

WMS is a leading supplier and installer of underfloor heating systems for new build developments with more than 18 years of experience. We are passionate about working closely with our customers to understand the challenges they are facing and provide total solutions in our field.

With the single biggest adjustment the UK housing market has ever seen on the horizon, we have made it our mission to ensure our customers can rely on us as a source of knowledge, support

and solutions to help them meet the new low-temperature heating challenge, continue to hit deadlines and fulfil commitments.

While there is flexibility on how to meet the new targets and there are a variety of renewable energy sources available, the government expects heat pumps will be the primary heating technology for new homes. With underfloor heating being the ideal product partner for heat pump technology, WMS is well positioned to provide customers with expert guidance about taking a holistic approach to the whole new-build heating system – the heat source and the underfloor heating – at both the design and installation stage.

One way we're working hard to support customers is through our new CPD accredited 'Future of Heating – Low Temperature systems and Part L Updates' training module, which aims to fully inform attendees from a technical perspective, ensuring the best possible system and efficiency can be achieved. Ultimately, our ideal is to thrive together and our customer's project success is our business.

We can't wait to celebrate the winners achievements and collective progression towards a low carbon future.

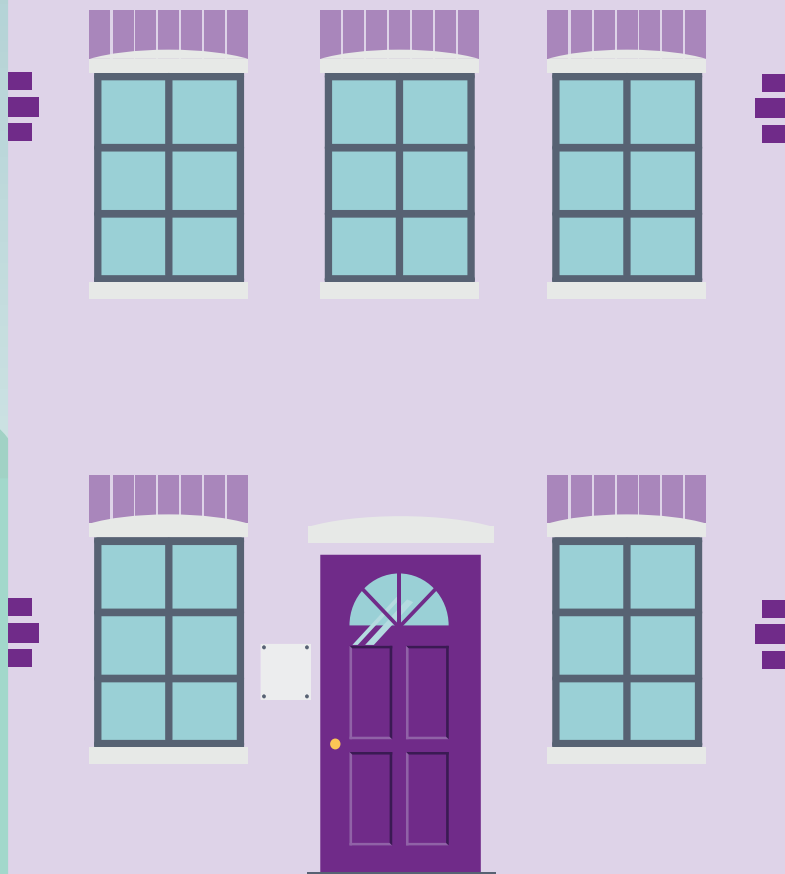
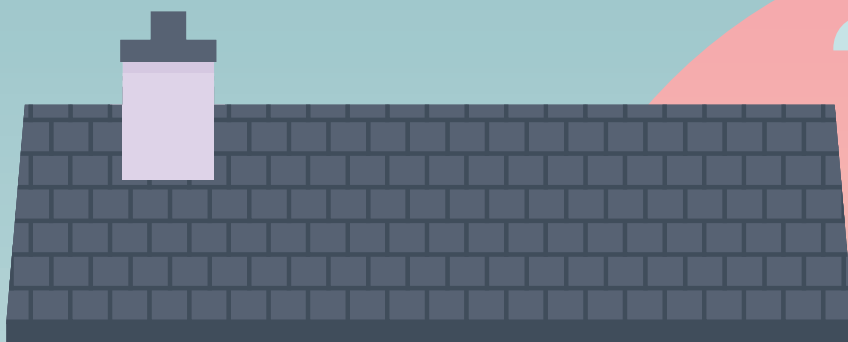




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## ROAD & SEWER SPECIALISTS



**RS Bonds Surety**  
Amber Tomkinson, client  
relationship manager

RS Bonds specialise solely and exclusively in the procurement of road and sewer bonds on behalf of housebuilders and developers in the UK.

As road and sewer bonds work very differently from other surety products, the appetite from general brokers and underwriters is often very limited.

Our technical understanding of the bond process and various agreements, from technical submission and approval to achieving adoption, has enabled us to secure a robust stronghold in the market. This allows us to offer our clients solutions, whether it be through our exclusive underwriting facilities or by applying innovative technical solutions that utilise our history and working relationship with water companies and local authorities.

We are very proud to be invited to represent the WhatHouse? Awards as a sponsor and congratulations to all the winners.

S38, S278, S220, S98, S104, S185, A161  
and Scottish Road Agreement Bonds



ROAD & SEWER SPECIALISTS

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**AWARDS**

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