













































DELIVERING THE FUTURE OF HOUSING





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.

They say in space no one can hear you scream. Well such has been the angst and anger - mostly justified if sometimes confected - around Brexit, you could probably hear the howls of frustration in the International Space Station.

Yes, in the Great Room at the JW Marriott Grosvenor House there was certainly atmosphere and noise, but also one of very few men in the world who could perhaps tell you if your screams can indeed be heard in a galaxy far, far away.

The WhatHouse? Awards were honoured to have astronaut Major Tim Peake to host this year, although it may yet be a while before housebuilders colonise other planets and, in any case, would they meet minimum space standards?

Britain's most famous astronaut presented the Awards alongside comedian, television presenter and self-confessed space geek Dara O'Briain.

If there is intelligent life looking down on us at the Awards, I'm sure they would have approved of what they saw in terms of the variety, quality, boldness and integrity of the homes and housebuilders who received the industry's greatest accolades.

Tim Peake returned to earth from the International Space Station five days before the EU Referendum. He probably wished he'd stayed there, as politicians have been orbiting the Brexit issue ever since, mostly talking out of their seventh planet from the sun.

The only thing the major parties agree on as they head towards a general election is the urgent need for more new housing.

To paraphrase prime minister Boris Johnson, let's get building done, and the winners of the WhatHouse? Awards are lighting the way in how it can best be done.

This is what the best housebuilders, large and small, and their supply chains, can deliver. There are skills in abundance in the outstanding homes showcased in this magazine.

The industry, like the country, has many challenges ahead, but for now let us celebrate the best new homes in Britain

We would like to thank all the housebuilders, suppliers and other industry colleagues who have once again supported this great event in its 39th year, with special thanks to the Awards sponsors and judges.

Reach for the stars.

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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



DEVELOPMENTS PLC

Barratt Developments is crowned Housebuilder of the Year, the greatest prize in British housebuilding.

It is Britain's largest housebuilder and arguably its best known in terms of brand awareness. Indeed, its late founder, Sir Lawrie Barratt, who started the company in 1958, is the industry's most famous name - a true pioneer.

With size and reputation comes responsibility in an industry never short of brickbats from government, public and media alike and an industry that urgently needs to address the issues that tarnish housebuilding, such as quality of build and customer care.



Such faults in product and performance - some perceived, others real - blur the good stuff and housebuilders, led by Barratt, do plenty of good stuff.

Last year Barratt Developments, which trades under three brands - Barratt Homes, David Wilson Homes and Barratt London - built nearly 18.000 homes.

We may still be in the midst of a chronic housing shortage, but that is a huge number of properties, with all the funding, planning, building and selling of new homes that entails in all weathers - economic, political, social and climatic.

That's not just 18,000 houses for people to live in; it's 45,000 jobs supported through the supply



HOUSEBUILDER OF THE YEAR





chain and economic output that equates to £2.7bn of gross added value, as well as £554m of contributions to local communities.

To create such a socioeconomic footprint requires the biggest of boots and a good degree of courage and nerve in uncertain times.

Barratt also has to hit sustainability targets it set itself and has significantly reduced its carbon emissions, as well as the amount of construction waste, 97% of which is diverted from landfill.

Barratt is committed to developing and implementing modern methods of construction



(MMC), looking to build 20% of its homes through MMC by next year, when it also hopes to have created a 'net gain' biodiversity in design on all its developments.

Look beyond the name and numbers and you see not just an industry leader by volume, but by example and innovation. A large and formidable national housebuilder, proud of what it builds for the nation and deserved winner of the industry's biggest accolade.





BEST LARGE HOUSEBUILDER

GOLD

Barratt Developments A report called 'Mission Possible: Achieving a sustainable future for construction' features a foreword by David Thomas, chief executive of Barratt Developments.

"The future built environment – where we live, work and play – is crucial to the sustainability ambitions of everyone and it is being planned and designed now by the construction industry," said Thomas.

He calls for an even greater collaborative commitment to sustainable development, be it transport projects, power generation, or new homes, and the need to tackle the huge skills shortage, creating more apprenticeships and embracing diversity. Thomas also talks of the need to push forward modern methods of construction and offsite manufacture.

It is this thought leadership, using voice and knowledge as well as passion and power to help drive change beyond its own offices and sites, that helped Barratt win this category – the volume category with plenty of strong voices and leaders eager to bolster not only the industry's image, but also highlight the contributions they make.

Barratt Developments, consisting of Barratt Homes, David Wilson Homes and Barratt London, continues to impress across all facets of its business. It hit a 5-Star rating in the annual HBF Customer Satisfaction Survey for a 10th successive year, meaning more than 90% of its customers are happy to recommend Barratt. To mark this decade of excellence Barratt announced a £500,000 partnership with homelessness charity St Mungo's.

Its Future Talent programmes nurture apprentices, trainees and graduates and Barratt launched a residential apprenticeship for bricklayers, as well as seeing its first graduates from the Barratt sponsored degree in Residential Development and Construction at Sheffield Hallam University

– a year of outstanding achievement from Britain's biggest housebuilder.

SILVER

Berkeley Group

An eye-catching year from a business that believes in delivering eye-catching schemes, showcasing a vast range of skill sets, as well as pioneering industry initiatives.

It was once again a year of exceptional financial results, outstanding delivery of new homes and communities, while continuing to push the sustainability envelope and biodiversity ambitions second to none among the big industry players. As a 'carbon positive' business, Berkeley is also a founder partner of the World Green Building Council's Advancing Net Zero programme.



BEST LARGE HOUSEBUILDER





Berkeley opened its second construction academy, supported 500 apprentices and trained 80 mental health first aiders

Collaboration with the communities it helps create and evolve is a mantra, looking not just at the provision of new homes, landscaping and infrastructure, but developing a 'social legacy'.

It continues the transformation of once deprived London estates, such as its ongoing work at Woodberry Down in Hackney and Kidbrooke Village, Greenwich urban regeneration at pace, scale and integrity.

Birmingham is a new destination, away from Berkelev's traditional heartlands of London and the south-east, with Snow Hill Wharf in England's second city, a development from Berkeley's St Joseph brand, working in partnership with Birmingham City Council.

Modular housing research and manufacturing is gearing up at its modular factory in Ebbsfleet, Kent, which includes a digitally enabled robotic assembly process. The factory, at full capacity, could deliver up to 1,000 homes a year.

Meanwhile Berkeley's Urban House, with innovative design

techniques and smart home technologies, features on some of its schemes. Another great year from a great company.

BRONZE

Redrow

Redrow, Housebuilder of the Year in 2018, pushed hard to retain its title in 2019 against the toughest of competition.

It was another year of record revenues and profits and saw the company open a new Thames Valley division.

Redrow builds in 15 regions across England and Wales on around 130 active sites. Its designs invariably take the best of architectural periods past, be it Arts and Crafts or Georgian, but with its own modern interpretations and the latest specifications. It also launched its Heritage Lifestyle product - fewer, but larger bedrooms, suiting both downsizers and families who like to entertain. keeping house types on trend.

Redrow consults deeply with the communities it builds in. adhering to its 'placemaking principles' geared to local need and neighbourhood enhancement.

It also introduced a new 'social value calculator' to work out the impact of healthy, friendly communities and how the positive interaction of neighbours with new residents can add value that can be measured in monetary terms.

Sustainability initiatives include a 'net positive' approach to energy and water use and Redrow is in corporate partnerships with wildlife trusts, protecting and enhancing natural habitats

Customer care is central to its success, backed up by its 5-Star rating and a range of technologies to ease the homebuying journey, such as legally completing reservations online and its Mv Redrow dashboard.

Redrow's marketing, including TV advertising, challenges preconceptions about brand new homes and the company remains an industry leader in its commitment to apprenticeships and training.





BEST MEDIUM HOUSEBUILDER



GOLD

Churchill Retirement Living

Once again a hugely impressive year from Churchill. The figures speak for themselves, with record turnover of more than £200m, £60.4m operating profit and a 29% margin, which the company claims is the highest in the housebuilding industry.

The specialist retirement homebuilder now has seven offices across the country with more than 600 employees.

But perhaps the most notable figure is the number two, with Churchill ranked 2nd in The Sunday Times 100 Best Companies to Work For 2019. That accolade does not just resonate with customers, but staff and is an invaluable recruitment tool in a competitive market place amid a chronic skills shortage.

It is not just about internal leadership and staff and customer care and wellbeing, but about a strong industry voice externally, championing the needs of the retirement homes community, highlighting challenges and offering solutions at national and local level.

In the last year, 16 new Churchill sites across the country, ranging from Hampshire to Derbyshire, were launched, amounting to 715 apartments, with another 670 across 17 sites under construction and a land bank of more than 3,000 units.

Churchill has plenty of case studies of happy residents, some of the nation's most discerning buyers and is continually researching to meet and surpass market needs. Its charitable arm, the Churchill Foundation, has broken through the £1m barrier, while the Churchill Awards, celebrating the achievements of those over 65, goes from strength to strength – gold standard throughout and triumphing in a category of relentless excellence.

SILVER

Hil

A record-breaking year for Hill, which came very close to retaining top spot from last year in this incredibly competitive category, which looks at the



BEST MEDIUM HOUSEBUILDER





housebuilder as an all-rounder. across all facets of business and industry engagement. Turnover was more than £500m for the first time, with profits of £48m.

From Fish Island Village in Hackney Wick to Athena in Cambridge, Hill always delivers bold, innovative designs, with quality of construction and delivery a given.

Hill believed in partnerships long before it became fashionable and collaboration and joint ventures have been core to its business since day one 20 years ago, working with housing associations, local authorities and government on a host of partnership schemes, including innovative investment partnership projects with the likes of Cambridge City Council and Rushmoor Borough Council in Hampshire.

There is plenty of investment in staff too. Hill has nearly 100 employees in its management trainee programme; its High Flyers programme looks to nurture future leaders; and Hill is a gold member of Women into

Construction. pushing for a gender-balanced workforce and encouraging and attracting more females into the industry

Hill has a 5-Star **HBF** Customer Satisfaction rating. with a strong customer charter and buver feedback consistently reviewed, with schemes such as Assisted Move

helping new purchasers sell their existing homes.

Last month Hill made a £10m charity pledge, gifting 200 modular homes to help the homeless.

BRONZE

Acorn Property Group

The tiny acorns to mighty oaks proverb is overused and there is nothing small about Acorn Property Group. But it is certainly growing in numbers and stature and to win any colour of award in this category is a tremendous achievement.

Acorn has been around for 25 vears and is building a glowing reputation for its creative designs and ambitions to take on a range of challenging projects - anything from 20- to 100-unit schemes across the UK. Its regional reach takes in London, Cornwall, Bristol, Cardiff and Exeter.

Acorn Blue, its Devon and Cornwall operation, showcases really innovative architecture along coastlines and sensitive to its waterside locations, while it does city homes well too, across the price range and regions, be it refurbishment or new build, and tailored to local demand. As for mighty oaks, Acorn has 50 developments planned for completion in the next five years and a pipeline GDV of £1 1bn

Joint ventures with landowners, housing associations and local authorities are in its diverse portfolio and Acorn is quick to praise the contributions of its partners, designers, suppliers and consultants.

There is bravura about what Acorn takes on, unfazed by complexity, but confident of sustainable delivery, with great variation in thought, design and deed from a bold placemaker.





BEST SMALL HOUSEBUILDER



GOLD

Havfield

Hayfield is a Solihull-based housebuilder on the rise, challenging not just in the quality of its homes, but in voice too, determined to disrupt its bigger competitors and help raise new build standards across the board.

Indeed, one of the company's commitments when formed in 2016 was "to deliver a more meaningful and higher calibre home than the volume housebuilders".

Currently building in Warwickshire, Worcestershire and Oxfordshire, Hayfield completed 96 homes in the year to last June, consisting of 64 for sale and 32 for registered providers. There is plenty of ambition, with plans to reach 500 homes a year by 2022, taking Hayfield to a £161m turnover business.

Its senior management team were colleagues at Banner Homes

in the Midlands, so, despite being a relatively new housebuilder, there is a lot of experience.

Premium specifications, innovative designs and creative and challenging show homes are central to its philosophy, be it loyalty, but not blind pastiche, to vernacular architecture, stylish elevational treatments, the use of natural materials, open-plan living, or incorporating light, spacious

bungalows on some schemes.

Customer relations is a vital cog in the wheel, aiming for zero defects from the outset, but with a commitment to put them right swiftly; while recruitment and training is founded on strong staff values and creating a happy and motivated workforce.

Bronze in this category last year, Hayfield has now deservedly struck gold.



BEST SMALL HOUSEBUILDER



SILVER

Kebbell

Kebbell is very much a family-led enterprise. The company, with its head office in Beaconsfield. Buckinghamshire, was started by Thomas Kebbell in 1953, and his son Nick Kebbell is now managing director with further family members all closely involved in the business.

Despite being a small housebuilder, with 32 homes built in the last financial year, its spread of properties and locations is large. Homes range from under £200,000 to multimillion-pound properties, all the way up to the £15m Titlarks House in Sunningdale, Berkshire. The geographical range is from the Meon Valley in Hampshire all the way to Scarborough in North Yorkshire.

Kebbell doesn't only look long and hard at its locations and the mix and style of homes needed to match local demand, but has an attention to detail from design to

customer service. It continually asks questions of itself, but also absorbs customer feedback to make the next project even better.

Staff values are important too, as is Kebbell's loyalty to and relationships with key suppliers and trades, ensuring the 'family' feel stretches beyond its two offices – a worthy award winner in a hugely competitive category.

Cartwright Homes

There is something reassuringly traditional about this Nuneatonbased housebuilder as it heads towards its 50th birthday next year.

A hand-painted brick with the Cartwright logo is built into the wall of every home and the company is committed to using local tradespeople and local materials.

The business was started by the late Tony Cartwright, who died earlier this year aged 81. Having

trained as a carpenter and joiner. Tony Cartwright bought his first plot of land in his home town of Nuneaton, Warwickshire, in 1961. funded by a £5.000 bank loan. building eight homes by hand.

He went on to create A.R. Cartwright in 1970, building up to 50 homes a year in and around Nuneaton. His son, Andy Cartwright, also a trained carpenter and joiner, is managing director of the business, having ioined as an apprentice, heading a team of 18, who all live in Nuneaton.

Personal inspections by senior management take place before sign off and customer service is predicated on the question: 'Is it good enough for Cartwright?'

The training of local apprentices and bringing forward new talent has been a commitment from the start and in the quality of the homes and values of its employees, it is clear Tony Cartwright's legacy will live on.





BEST SMALL HOUSEBUILDER



BRONZE

Fernham Homes Fernham Homes, based in Tonbridge, Kent, was founded in 1997, with its first site a development of five homes. It now builds around 50 homes a year across Kent, Sussex and Surrey.

The three directors and equity partners in the business - Michael Canham, Ian Fern and David Masters - bring extensive experience across a number of disciplines, with AB Canham, owned by Michael Canham, the company's construction partner.

It is clear the directors set the mood and the standard. passionate about product and specification, but also about developing their employees and building a respected brand in the south-east, with Fernham's distinctive pink livery.

Its designs, although varied and bold, pay due respect to the local vernacular such as Wealdenstyle timber weatherboarding. Its homes range from one-bedroom apartments to five-bedroom houses, with attractive street scenes creating a strong sense of place.

Customer care and aftersales are key, with clear lines of communication, and Fernham Homes is also a strong industry voice in its field as well as very active in community engagement.

BRONZE

Esquire Developments

Founded in 2011, Esquire is a fast-moving story, be it developing brand new homes or sensitive restoration of existing buildings and, indeed ,three years ago it won an award in the Best Renovation category of the WhatHouse? Awards.

There is a rustic elegance to what Esquire does; aesthetically appropriate, as farm buildings and developing on old agricultural sites are very much part of its portfolio.

The company is based in Longfield, Kent, and was formed by childhood friends Paul Henry and David Braddon.

Its homes range from two- to five-bedroom properties, as well as bungalows, reinterpreting single-storey living. Esquire, turning over just under £24m last year, engages not just in the areas where it builds, including sponsoring local sports teams and charities, but on a wider, strategic level to help deliver homes for the county.

One anecdote endorses Esquire's customer care ethos, with a buyer at its development near Maidstone being so impressed she applied for and got a job with the company.

Sustainability applies to a biodiversity commitment, but also an understanding of parochial sensibilities and how villages need to evolve with "scaled expansion to maintain a village's economy and sense of community".



HOUSING ASSOCIATION OF THE YEAR





GOLD

Vivid

Vivid is an organisation that has really had the bit between its teeth since its formation in 2017 from two of Hampshire's largest housing associations.

It has upped new homes delivery by a third in the last year alone to over 1,000 properties and was one of the first HAs to agree a Strategic Partnership with Homes England, worth a chunky £88m in grant funding. It now has a pipeline of over 6,000 new homes and ambitions to build 17.000 in the next 10 years, making it a major player in the south-east affordable housing market.

It is being smart too. This year's acquisition of respected developer Bargate Homes has added new skills and land for 2,500 homes to maintain the momentum and quality in the housebuilding programme. Vivid has also kept a tight geography, operating in just 20 local authority areas where it has market and management expertise, allowing a new push into West Sussex from a position of strength. And it has focused on costs, reducing operating expenditure by over £9m since the merger, bringing costs per home below the sector average, and getting top governance and viability ratings from the Regulator of Social Housing.

To be a truly top performer Vivid needs to get its customer service rating up from the current 77% satisfaction level. While it is doing some good work - investing in existing homes, helping over 200 residents into work, supporting people to claim over £4.6m in benefit entitlements, and creating important partnerships with local mental health and homelessness agencies - overall satisfaction is lower than the average for associations based outside London. The quality of the core service is fundamental for every housing association.

Sovereign Housing Association

As it approaches the 30th anniversary of its creation through a stock transfer in West Berkshire, Sovereign is now one of the largest housing associations in the UK, providing more than 58,000 properties for 134,500 residents across the south of England.

And it is acting on a broad scale as it looks to evolve and grow, as demonstrated by a £229m joint venture with Crest Nicholson at Harry Stoke, near Bristol, and an innovative partnership with West Berkshire Borough Council.

In 2018 Sovereign invested £238m in building 1,543 homes, a rise of nearly 30% on the previous year, and it is set to raise that figure to 1,900 homes. A key strategy for the future is to take greater control through more landled development, giving the organisation a greater say over the tenure, pace, design and standard of the resulting homes.

Community investment has risen to £3m per year, and Sovereign is working with nine community groups on a range of initiatives including reducing antisocial behaviour, drug rehabilitation and improving town centres.

As it embarks on a five-year strategy to maximise its social impact, Sovereign is replacing 20 offices and depots with seven modern hubs. The head office and customer contact team have moved to a new building in Basingstoke, while a bespoke operational hub is being built in Newbury, Berkshire. All housing, property, development and community investment teams covering Hampshire and Berkshire will be brought together when the new building is completed in 2020.

A customer portal, introduced in 2018, offers customers the ability to be in contact 24/7 via any mobile device. In July this year, the service was used 17.000 times.





BEST BUILD TO RENT PROJECT



West Tower, Deansgate Square, Manchester

Legal & General Investment Management Real Assets

Another Awards triumph in this category for Legal & General. West Tower in Deansgate Square is in two phases. The first, completed this year, is 350 apartments across 45 floors. making the scheme the tallest

build to rent development in the UK. There is ground floor amenity space, complimentary broadband for each apartment and a 24-hour onsite residents' service team.

The second phase will include a sports hall, a pool house, private hire rooms for business and entertaining, a dance studio and a rooftop garden and bar with 360-degree views.

Technology is a strong component of the development,

with access control systems in all flats and a community portal, which, as well as encouraging internal communication between residents. has all the necessary rental documents and tenancy information.

The performance of the buildings is monitored to meet and exceed sustainability targets, while the design, working with architects SimpsonHaugh, has been key, with the average two-bedroom apartments more than 15% bigger than national space standards.

As well as the efficiency of the buildings and the need for durability, the developer has put emphasis on the service element to elevate the BTR offering in a city with plenty of competition in the sector. From launch there were interactions and partnerships with local businesses and organisations to collaboratively promote both the scheme and the attractions of Manchester, 'Built to rent, designed for life' is a laudable BTR mantra.



BEST BUILD TO RENT PROJECT





SILVER

Victory Plaza, East Village, London E20

Get Living

Victory Plaza comes from the burgeoning Get Living portfolio of rental homes, which at East Village - the former Athletes' Village from the 2012 London Olympics - stands at 1,500 homes.

Victory Plaza is a range of studios to four-bedroom houses built as a podium and two towers standing at 26 and 30 storeys.

East Village has a mix of cafes, restaurants and bars, as well as business space, and Victory Plaza will come with further retail and leisure space on the ground floor.

The scheme, designed by architects Lifschutz Davidson Sandilands, used the 'jump factory' system from Mace, which means an entire floor of apartments can be completed in around 55 hours, with less transport and a huge reduction in construction waste. Around 98% of the superstructure of the towers was prefabricated. with no need for tower cranes, minimising local disruption.

The homes come fully furnished, in partnership with BoConcept, the Danish interiors company. There is broadband in every property, as well as smart meters, while Google Home devices are also being installed and equipped with a Get Living Assistant, as Get Living delivers a customer experience for an increasingly discerning tenant.

There are no fees or deposits and three-year tenancies from the UK's largest build to rent operator, which also has projects in Manchester. Leeds and Glasgow and planning to grow to around 12,500 homes in the next five years.

BRONZE

Atrium Point, Sudbury Hill, London UB6

Network Homes

This is the first build to rent scheme from Network Homes. Atrium Point offers 270 homes for the local Ealing community at below market rents and is a partnership with the Greater London Authority (GLA) and Ealing Council, supported by a £21m London Housing Bank grant from the GLA.

While it is its first BTR development. Network, as a well-known and respected housing association, has been

supporting residents in London and the south-east since 1974 and has a management team. onsite at Atrium Point as well as a concierge.

At Atrium Point (which is also known as The Big Blue after the nickname of IBM, which was formerly headquartered at the building), Network Homes has promoted the product as SmartRent to highlight the ease of use and occupation, including a service called Pinglocker, with secure lockers for residents' deliveries through an app, while residents can also report repairs needed online.

The properties, with no agency fees and around 20% below local market rents, range from furnished studios costing £668 a month to two-bedroom unfurnished apartments for £1,064 a month, with communal areas and social spaces for residents to meet.

The focal point is the development's atrium, while a walkway overlooking the atrium connects two of the scheme's blocks, lighting up communal corridors.





BEST STARTER HOME SCHEME



GOLD

Captain's View & Captain's Walk

Cardiff Living

Captain's View & Captain's Walk in Cardiff gives first-time buyers much more than a first rung on the housing ladder; it offers local people the opportunity to settle within their community, and many may never feel the need to move again.

Of those who have bought a home on the development, 90% are from within four miles of it, and it's easy to see why they were reluctant to leave. Llanrumnev is within easy reach of Cardiff city centre, set against the untamed beauty of the Welsh valleys. However, before Cardiff Living - a partnership between Cardiff Council and Wates Residential began an ambitious regeneration project, there were precious few options for first-time buyers.

The new homes raise the game for starter homes, with contemporary architecture, generous proportions and familysize gardens. With price points comfortably below the average in the Welsh capital, first-time buyers have options ranging from a twobedroom flat to a three-bedroom house. Cardiff Living is a shining example of what can be achieved

through partnerships; by working closely together, Cardiff Council and Wates Residential have preserved a tight-knit community for generations to come.

SILVER

The Quarry, Erith, London Borough of Bexley

L&Q and The Anderson Group

With house prices in central London unachievable for the vast majority of people starting on the home ownership ladder, regenerating the outer boroughs has been a key to balancing accessibility and affordability. The Quarry is transforming a 20-hectare industrial site abandoned for some 30 years to provide around 600 new homes in a variety of tenures.

The first two phases, now sold out, delivered 95 maisonettes and houses, 54 available on shared

ownership, the rest through London Help to Buy; 98% were sold to first-time buyers, with starting prices of £162,500 and £400,000 respectively, leading to keen potential purchasers camping overnight pre-launch.

Green spaces, such as a 3.25-hectare ecology area, together with a 630-capacity new primary school, have been major selling points, as have been the contemporary architecture of the range of homes and the various finishes.

Living space, storage and private outdoor areas are generous across the property types. The show home illustrates the standard specification, with underfloor heating, wardrobes and en suites to master bedrooms and a full range of kitchen appliances built in.

In addition to the quality of the homes themselves, the developer partners have seen numerous family recommendations and testimonials based on customer service that have quelled nervous first-steppers.

Construction at the site has been ahead of schedule and a further 59 homes for phase three went on sale at the end of September – the judges predict continued success for this impressive scheme.



BEST STARTER HOME SCHEME



BRONZE

Langley Square, Dartford, Kent

Weston Homes

With the introduction of its own First-time SecureBuv initiative. Weston Homes has provided a more flexible approach to offplan purchase than governmentbacked Help to Buy, and Langley Square is a great example of the scheme itself and the quality of home a first-timer can realistically aspire to.

Homebuvers are able to reserve the home of their choice with a £500 fee and 5% deposit on homes that will not be ready to move into for more than nine months. Additionally, the asking price remains the same as at the time of reservation, so there's no unforeseen hike if the local market price increases over that period. If a purchaser pulls out within two years of reserving, they get their deposit back in full.

At Langley Square, where half the 728 units are now completed. around 60-70% of buyers have bought a first home and both purchase schemes have been very popular. Competitively priced and well-specified, these one- and two-bedroom apartments have seen high demand but Weston's own initiative gives first-time



buyers a level playing field in securing the plot they want rather than losing out to cash-rich competition.

All units having generous glazing for natural light, and there is a balcony/terrace to most. The site's show home is fitted to standard specification, which includes all appliances, notable bathroom tech and even little details such as under-pelmet lighting. There are many extra finish options to those who want them.

BRONZE

Times Square, Welwyn Garden City, Hertfordshire Metropolitan Thames

Valley Housing

All too often, first-time buyers are



relegated to 'up and coming' areas, so it's refreshing to see such high-quality starter homes in an established market. Welwyn Garden City was Ebenezer Howard's prototype for the Garden City movement, and it continues to celebrate the best of town and country.

Times Square is a mere 10 minutes away from the town centre, where a train can get you to King's Cross in less than 30 minutes. It's rare to find something genuinely affordable for first-time buyers within striking distance of the City, but the attractions of Times Square don't end with its commuter links. Times Square was built in homage to the Art Deco style, which gives the development a sense of identity. unique homes and grand communal spaces reminiscent of 1930s' New York. While the style of the buildings echo a bygone era, the bright, spacious homes offer the best of modern living with en suite bathrooms and large winter gardens. It's hardly surprising that 90% of the homes have been snapped up by firsttime buyers who will be proud to call Times Square home.



GOLD

The Hornbeam, Golden Mede. Waddesdon. Buckinghamshire

ZeroC (part of Places for People)

This is a rural development of 75 two-, three- and four-bedroom terraced homes, providing contemporary living in the historic village of Waddesdon. Delivered by the Rothschild Foundation, the houses have been built on an unused piece of land on the Waddesdon Estate.

The contemporary houses form a series of meandering terraces following the natural curves of the landscape, and are laid out around a communal area. Each house has a garden bordered by hedgerows, with informal paths leading to the woodland glade and series of ponds beyond.

Behind the Siberian larch and heritage tile cladding to the front, the Tardis-like Hornbeam has been carefully planned and detailed to provide a wellproportioned, flexible living space. Burnt cedar-clad gatehouses/bin stores at the arrival side of the house are clever, screening the huge front window to provide some privacy. There is also a bike store next to the front door.

The house feels light and spacious with a highceilinged hallway leading on to an open-plan kitchen/dining/living room and to the garden beyond through huge timber sliding doors. There is also a cloakroom and utility. The kitchen is very well specified and the living area has a wood-burning

stove. Oak flooring leads to oak stairs and up to a double-height landing with desk area and a master bedroom suite at the rear. Two more double bedrooms have similar cathedral-like ceilings, and share a good-sized bathroom.

Architect CF Moller was chosen for its innovative approach and track record in sustainable design and the house consequently has a host of energy-saving features including a wastewater heat recovery system, twin-zoned heating controls, high levels of thermal insulation and airtightness, and a car charging point.

The Agate, Pompadour at Channels. Chelmsford. Fssex

Home Group

Pompadour is part of a scheme of 197 homes forming a new



rural neighbourhood close to Chelmsford. Set around a series of courtyard spaces and lanes, the large development feels more like an intimate community. Each cluster of houses comprises a range of house types, in both size and tenure, around a landscaped space; houses are linked by single-storey car ports, garages or boundary walls.

The Agate, by JTP architects, is a two-storey detached corner house: a contemporary 'barn' style designed to act as a focal point in the scheme. Its design picks up on a modern interpretation of the Essex vernacular; red brick, black timber and grey slate reflect traditional materials used in neighbouring historic villages.

The interiors are well planned, modern and flexible, offering good family accommodation. On the ground floor there is a doubleheight entrance hall with views to the garden beyond, as well as a snug, study, and cloakroom. The hallway leads to an open-plan reception/dining/kitchen space with sliding glazed doors opening out on to the garden. The kitchen is well specified, with a separate utility/mudroom. Expansive floorto-ceiling glazing allows the interiors to be flooded with light. There are 4/5 bedrooms, two with en suites, and a family bathroom.

> There is also a large balcony accessible from the master suite and landing. Two rooms have doubleheight voids making use of the roof space above.

The internal features timber stairs, glass and high ceilings - emphasise the feeling of spaciousness while the attention to detail.

BEST HOUSE





highlights the design-led, nonstandard nature of the home.

SILVER

The Avenue House. Athena, Cambridge Hill

Part of Athena, a collection of homes in Eddington, a new district of Cambridge being developed by the University of Cambridge, The Avenue House, designed by Pollard Thomas Edwards, is a well-detailed, 21st-century interpretation of the traditional townhouse.

The house has been designed to maximise outdoor space across all floors and to encourage natural light. The quality of the detailing and products used is apparent. A palette of simple buff brick combines with laser-cut metal panels, metal handrails, stairs and window frames, with bay corner windows all inspired by the architectural heritage of the city. All materials used in the construction are sustainable and have been sourced as locally as possible.

Internally, a large, light entrance hall with plenty of storage leads to a substantial living/dining room and kitchen/breakfast room and on through to the large courtyard garden. The living/dining room is

dual aspect with full-height doors opening onto the courtyard. The spacious, well-specified bespoke kitchen leads to a lobby, utility and cloakroom with a double-length garage to the rear of the property.

The courtyard garden leads to a large first-floor terrace, accessible via the landing and additional living room/bedroom - a seamless integration between inside and out. The first and second floors have a family bathroom and four bedrooms, two of which have en suites and integrated wardrobes.

The sustainability credentials are very impressive. Built to Code for Sustainable Homes Level 5. there is underfloor heating. throughout, with MVHR systems together with PV panels and high levels of insulation helping reduce demand on the community's centralised energy centre. Green roofs slow rain run-off, while aerated showerheads and taps reduce water consumption.

BRONZE

The Harlington, Buckler's Park. Crowthorne. Berkshire

Legal & General Homes

Buckler's Park is a semi-rural sustainable development of oneto five-bedroom homes adjacent to a recently created country park, Buckler's Forest, near Crowthorne. Stretching for over 100 acres with forest, grasslands and heath, the land was previously used as road safety research centre but has been transformed by the developer into a publicly accessible country park with a planting programme of over 20.000 trees, a two-mile circular woodland path, decked areas and ponds.

The Harlington, by Cooper Baillie architects, is a three-storev detached house, with its simple vet functional elevations a modern take on local architecture: red brick, dark timber weatherboard. dark pitched roofs, white render and lead trims to some window and door openings. Floor-toceiling glazing and roof lights allow interiors to be flooded with light, with sliding-folding doors into the garden from both the kitchen/diner and sitting room.

The interior provides plenty of versatile family accommodation with noticeably high ceilings. Off of the spacious hallway is an open-plan kitchen, a dining room, study and living room. There is also a decent-sized cloakroom, under-stairs storage and a useful utility off the well-specified kitchen.

On the first floor, there are three bedrooms - two doubles (one en suite) and a single - and a family bathroom. On the top floor there is a generous master suite with a private roof terrace, accessible from the bedroom, providing views over the countryside.

The sustainability specification is very good, with high levels of insulation, multiple heating zones, Hive smart thermostats and roofintegrated PV panels contributing to economic running costs.





BEST APARTMENT SCHEME



GOLD

The Crescent at Donaldson's. Edinburgh

CALA Homes

Situated behind an ornate. gated entrance within Edinburgh's UNESCO World Heritage Site overlooking the renowned splendour of The Playfair building, The Crescent has been purposely designed to have a minimal impact on the 18 acres of historical grounds in which it is located.

Set against the backdrop of mature trees along the site's northern boundary, The Crescent's sweeping arc and glass-fronted exterior offers a stunning example of architectural modernity that is sympathetic to the adjoining and iconic Donaldson's estate.

This inspiring, low-rise scheme consists of 84 apartments split equally into two wings, ranging from one-, two- and threebedroom layouts, that includes super-sized duplexes and penthouses. The apartments vary in size from 883ft2 to 2655ft2 with 75% having private rear gardens or terraces and all benefiting from a dual-aspect and sliding glass living area. There are lifts

to all floors and each property includes at least one allocated underground car parking space and in the majority of cases two bays are included. All the bays are pre-wired with an EV charging point, which purchasers can easily activate by notifying the installer.

All units are planned with the living areas positioned at the front to take advantage of the southerly aspect and stunning vista through their full-height glass windows, while bedrooms are conveniently positioned to the rear. Apartments have very generous ceiling heights and are light and airy with contemporary open-plan layouts. The overall standard of fixtures. fittings and decorative finishes is exceptionally high and the farreaching views across Edinburgh and the distant countryside are quite breathtaking.

GOLD

Belvedere Gardens, Southbank Place. Lambeth, London SE1

Braeburn Estates (Joint venture between Canary Wharf Group and Qatari Diar)

Southbank Place is a mixed-use development on the former Shell Centre tower site near Waterloo. When completed, it will feature seven new buildings with a piazza and public squares.

Belvedere Gardens, currently under construction, will feature 97 apartments over two linked buildings with a maximum height extending to 20 floors. So far, 79% of the one-, two- and threebedroom units have been reserved with two penthouses soon to be released.

The building's exterior has been heavily influenced by the famous Festival of Britain exhibition held on the site in 1951, with the event's emblem, the Festival Star, embossed and debossed across the facade. These features have been combined with several other external and internal embellishments relating to the time period, while bronze tones reflect the nearby Palace of Westminster, all of which



BEST APARTMENT SCHEME





can be admired from the new outside terraces and the Thames riverside.

The double-height entrance area with its glass doors, marbled floors and walls and sculptured concierge desk give a taste of what's to come within the apartments themselves, all of which are entered via oak panel doors. Inside the apartments, flooring is a pleasing combination of stone and timber with carpet in the bedrooms; ceiling heights are also impressive. The open kitchen/dining areas are roomv and well planned and fitted with Miele appliances and stone worktops. Bathrooms are very smart and functional as are bedrooms, which are all a good size and come with fitted wardrobes. Full-height windows let in light and provide panoramic views across the capital's skyline, while a number of properties have private balconies.

Residents have their own residence lounge with coffee-making facilities, a bar and outside terrace, while on the lower floor there is a health suite with a gym, sauna, steam room and treatment room, while an indoor swimming pool is nearing completion.

SILVER

London Dock, Wapping, London E1W

St George

St George is already well into its placemaking of its London Dock development at Wapping, a new neighbourhood scheme designed to transform a previously publicly inaccessible area into 1,800 homes, landscaped gardens, squares, cafes and restaurants.

Almost half of the site is dedicated to open space, with a number of communal and courtyard gardens plus a spectacular 130-jet fountain designed to constantly change colour as well as alter height in strong winds.

So far, the 15-acre site has four elegant new apartment buildings, three of which are occupied and a fourth one nearing completion. A further six more apartment buildings are in various stages of construction.

Once completed, these individual buildings will offer a comprehensive choice of apartment sizes and designs and include a range of tenures, with special consideration given to enabling local people and workers

to access homes. At present there are a number of stylish one-, two- and three-bedroom apartments on offer, with a fully furnished show unit available of each type. Specifications vary slightly depending on the size and position of the apartment. However, in all cases the standard of fixtures and fitting are of the highest quality with a noticeable attention to detail and design that St George is known for.

Other facilities at the scheme include a 24-hour concierge service, underground car parking and The Club, London Docks own private and exceptionally well fitted health and fitness suite, with its 20m indoor pool, jacuzzi, sauna, steam room, treatment room, gym and fitness studio, as well as a squash court, virtual golf suite and a 12-seater private screening room.

BRONZE

Birchcroft, Ascot, Berkshire

Brockenhurst Homes

Birchcroft is an exclusive scheme of just 12 apartments, set in around an acre of landscaped grounds in Brockenhurst Road, one of Ascot's premier private addresses, just a few minutes' drive from the famous racecourse.

The external fabric of the building has been finished in an elegant Art Deco style, enhanced by the inclusion of a classic Romanesque arch around the main entrance area.

The apartments are accessible by lift or via a magnificent, central wrought iron and marble staircase. Each of the properties



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BEST APARTMENT SCHEME





has either a private patio or balcony and there are landscaped communal gardens for residents to enjoy.

There are five two-bedroom. two-bathroom apartments: four three-bedroom, three-bathroom layouts; and two three-bedroom, three-bathroom penthouses on the top floor, both with enormous entrance halls, separate coded lift access and a private rooftop terrace and conservatory. There is also a stunning three-bedroom, three-bathroom duplex apartment with its own 22ft x 15ft cinema room, complete with surround sound system, luxurious seating for six people and its own bar. In addition, the property benefits from a good-sized private garden supplied with a barbeque.

All the properties have an exceptionally high level of specification with top quality fixtures and fittings included as standard. Car parking is provided in a secure, underground area with two spaces allocated per apartment. Each bay has a car charging point plus there is an additional 'fast' charging point fitted next to the visitors parking area. Each apartment also has a handy storage room with lighting and power, located in the underground car parking area.

BRONZE

Haselev Manor, Hatton. Warwickshire

Spitfire Bespoke Homes

Once a medieval deer park, Haseley Manor is approached via long sweeping drive through areas of local farmland and picturesque countryside. The manor itself has a long and distinguished history with the original building traceable back to 1066. Since then it has seen several changes and owners, with the present property being built by a new industrial age baron around 1873.

Currently. Spitfire Homes is in the process of sympathetically restoring the Gothic and Elizabethan architectural features of the of the Grade II listed

manor, while converting the property into 13 luxury apartments. Many of the original fixtures of the building, such as staircases, wall panelling, ceilings and stained glass, have undergone extensive restoration by specialist tradesmen to return them to their original condition. The properties themselves will be finished to a high specification using a combination of traditional and modern fixtures and fittings so to retain as much of the apartments character as possible while making homes fit for the 21st century.

At the same time, great care and attention has been also given to the restoration of the ornate formal gardens that once encompassed the manor building. This is being achieved by the reforming of the original latticework of stone pathways, the introduction of 500 ornamental plants including domed evergreen shrubs, topiary trees and clipped hedges, plus the reintroduction of a central water feature.

There is a choice of one-, twoand three-bedroom apartments. all of which will include certain aspects of the restored period detailing when complete.





BEST LUXURY HOUSE



GOLD

Kings View, St George's Hill, Weybridge, Surrey

Aspire Luxury Properties

Kings View has all the panache expected in this exalted price bracket. Set in an acre of St George's Hill, Weybridge, the classic double frontage gives way to a contemporary interior filled with natural light thanks to extensive use of glass.

A magnificent curved staircase floats up through the centre of the house from the lower ground floor leisure suite to the six first-floor bedroom suites. Open plan is the key to this home, with a 21m-long living, dining room and kitchen. Space throughout is generous with a formal dining room, 'prep kitchen', entertainment lounge, study and 'trophy' room as well as self-contained staff quarters. The master suite has twin dressing rooms, two en suites, and a balcony that overlooks the garden and 12m infinity pool. Every room at the rear of the house has south-facing views across the golf course to the countryside beyond.

What's noticeable throughout the 11,600ft2 is the immaculate finish. Alongside the latest tech lies endless luxury touches. such as well-proportioned 30cm

skirtings throughout the property and LED-lit coffered ceilings. used to denote different living spaces without having an impact on the layout. Even the garage comes with a heated, tiled floor and a car stacker.

Aspire has created a stylish, comfortable family home, albeit majestic in scope. Kings View deserves the crown

Beechmont, Beaconsfield, Buckinghamshire

EAB Homes

The Arts & Crafts elevation of this luxury house is remarkably traditional, right down to the detailed herringbone brickwork laid in situ. Beyond the triple brick archway, however, the interior is crisp and contemporary with a nod to the Jazz Age. The rear of

the house features one vast openplan living space with a series of full-height, crittal-style, French doors across the entire elevation.

Windows are a big part of the concept - and the budget. Every roof light has a mirror lining, which bounces light around so it reaches every corner. Thanks to its cantilevered construction, an orangery of 32ft features multi-fold doors opening on two sides offering unobstructed access to the garden where a covered seating area invites outdoor entertaining whatever the weather.

Set over three floors. Beechmont's practical features include a large, fully equipped first-floor laundry room and a utility room doubling as a 'prep kitchen'. The air-conditioned master bedroom suite spans 1300ft² incorporating a morning room, two dressing rooms and two impressive en suites, one with a crittall-inspired shower screen and black brassware. The top-floor media room, with its own kitchenette, has a 4K projector and 100-inch screen.

EAB Homes is a family-run business aiming to create an aura of wellness enhanced by high impact homes with beautiful finishes. At Beechmont, it has succeeded.



BEST LUXURY HOUSE





SILVER

The Pool House, Oversley Castle, Wixford, Alcester Oversley

The Pool House, once the setting for the swimming pool at Oversley Castle, stands 350m above sea level, enjoying panoramic views across five counties from its fully glazed, south-facing facade.

Each glazed panel is designed with high-spec solar control and excellent thermal and airtightness values. Two air-source pumps, plus solar panels feeding into a storage battery pack, contribute to the excellent energy efficiency of this unique property.

The initial appearance of The Pool House is deceptive, concealing some 7,000ft2 of accommodation over three floors. The subterranean level, formerly the pool, is protected from an excess of solar gain in summer and is warmer in the winter. It now houses a gym, media room and two bedroom suites, each with their own sitting area featuring a large ceiling 'window', which can be raised for fresh air.

An impressive master suite has a concealed coffee station and an en suite featuring a copper bath (with matching towel rail) and a twin walk-in shower

with a backdrop of bookmatched, oversized marble. From here and the master suite, you can step out to a private terrace to enjoy boundless views across the countryside.

The house also has unusual touches, such as oak-clad sliding fire doors, a Japanese-style zen garden and stunning 'black ice' granite in the vaulted kitchen, under a sculpted zinc roof.

BRONZE

Woodside Place. Chelsfield, Kent

Manak Homes

Woodside Place is a house for social interaction and a sense of belonging. Set over four floors, with a lift for accessibility, it has a layout that encourages residents to spend time together, whether in the extensive living space, the

cosy sitting room or top floor prayer/meditation/quiet room.

The staircase is a curved work of art, bordered by polished concrete capped with a long, smooth handrail concealing two 20m lengths of LED lighting. Dropping down through the centre is a profusion of warmly coloured, glass lightshades. The level of detail extends to the doors, which are custom made in tinted black American walnut with nickel inlay.

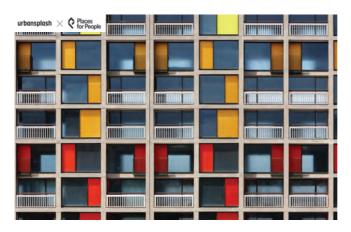
The main living space has a bespoke fireplace below a media wall, and floor-to-ceiling glazed panels that open out to the garden, which leads to woodland where Manak Homes has created winding paths through mature trees. The main family kitchen features Zebrano cabinets, stone worktops and antique bronze mirror splashbacks. A separate kitchen, accessed separately from the side of the house, ensures all cooking odours are contained, away from any living spaces. A lower ground floor features an indoor pool, entertainment lounge and a tiered cinema.

Woodside Place is designed with attention to detail and a sense of cohesion. Manak has thought of almost everything, including a matching dog kennel – complete with underfloor heating.





BEST RENOVATION



GOLD

Park Hill, Sheffield

Urban Splash and Places for People

A complex balancing act between preservation and reanimation, the renovation of Park Hill is exemplary proof that great places to live can be created through forward-thinking and good new design.

The task facing the development team was daunting. Although structurally sound, the fabric of the buildings had decayed and suffered poor acoustic and thermal insulation. Despite this, the brutalist architecture was recognised in 1998 with a Grade II listing; the renovation process has consequently involved working closely with Historic England.

Park Hill was constructed in 1961 as part of the period's slum clearance and, known for its 'streets in the sky', was a success for some years. By the 1990s, this post-war housing 'utopia' was falling into decline and attracting anti-social behaviour. Now it is being transformed into a creative, vibrant community with homes

and workspace for individuals and families from all walks of life.

The new homes are an eyecatching, modern and clever take on the old. Fit for contemporary lifestyles, the origins of the wellplanned, light-filled apartments are still highly readable; there is a rawness and honesty, perfectly complemented by well-chosen materials, carefully executed shadow gaps and numerous other finely crafted details.

The Mansion at Sundridge Park, Bromley

City & Country

The challenge of converting this Grade I listed house, last used as a wedding venue, into 22 apartments should not be

underestimated. Originally designed by the revered architect John Nash and set in grounds designed by the renowned landscape architect Humphry Repton, the mansion found a friend in City & Country and the company has done its utmost to retain the building's authenticity without falling into the trap of fake restoration.

The building's tight footprint allowed limited space in which to work during construction and the mansion's design precluded the use of a standard 'tin-hat' scaffold structure: instead, the team had to protect the building using tarpaulins. Extensive underpinning was required to extend the foundations to create basement level units and, to the north, a new section incorporating car parking has been thoughtfully constructed.

Internally, interesting spaces and original features have been retained, with alcoves, window shutters, oak fireplaces, doors, fittings and the grand staircase all benefiting from skilled renovation. The abundant and fine decorative plasterwork has undergone careful repair and consolidation. Original sash windows have been similarly refurbished while paintings, dating from the mid-18th century, have been painstakingly preserved and feature throughout the apartments.



BEST RENOVATION





BRONZE

Hampstead Manor, Kidderpore Avenue. London NW3

Mount Anvil

The 156 homes at Hampstead Manor range from contemporary studio apartments to expansive five-bedroom houses. Five Grade II listed buildings lie at the heart of the project, which embraces luxury amenities including a spa. sauna and gym. All are set around extensive public gardens, carefully and imaginatively landscaped to integrate and enhance while helping to give a strong and welcoming collegiate feel.

Kidderpore Hall was built in 1843 by an East India leather merchant and was subsequently purchased by Westfield College in 1890. Further buildings were added in the following decades and, in time, some were rendered uninhabitable due to failing roofs and damp. A thorough understanding of the buildings, the site and its history informed the design and execution of the present scheme, resulting in a conservation-led approach

matched by attention to detail. Original features, fine craftsmanship and appropriate and high-quality materials are evident throughout.

The quality of the enabling development is equally impressive, both in design and execution, enhancing rather than devaluing the whole. Sustainability has also been considered and embraced. Carbon and cost reductions are achieved through a CHP system while solar panels, biodiverse green roofs and electric car charging are all incorporated.

BRONZE

Leon House, High Street, Croydon

FI Real Estate Management

Partnering with ColladoCollins Architects. FI Real Estate Management has brought fresh life to a former 1960s office block by transforming it into a design-centric residential apartment scheme. The thoughtfully planned development pays homage to the integrity of the building's

original modernist design and previously hidden concrete artwork by post-war sculptor and artist William Mitchell.

Unlike many of the surrounding buildings that have been hidden under external cladding, Leon House celebrates and utilises its original features. Internally, 263 light-filled apartments have been created by using all the original floor-to-ceiling window openings. A strong element of the scheme is community. Well-designed shared spaces encourage residents to spend time in communal areas where they can relax or work, in particular in the extensive and well-appointed lobby. A private rooftop dining room, seating 12 with a professional kitchen, and a sky garden with 360-degree views provide added value and space.

The whole project has been executed with a light touch and repairs have only been made where necessary. Mitchell's intricate artworks are preserved. the deep relief columns run through the two lower floors while subtle cast patterns adorn every lift lobby level with hand-carved works in each staircase.





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BEST DEVELOPMENT





GOLD

The Reserve, Waltham Cross, Hertfordshire **Higgins Homes**

This is an exclusive development of 90 homes of three-, four- and five-bedrooms located on the edge of Lee Valley Regional Park. It forms a stunning gateway into the park with detached villas in a curved form. The hinterland to this feature contains a well-defined formal avenue of dwellings mainly on an east to west axis with smaller terraced units nearer to the railway beyond. It is an intriguing and innovative layout that gives good progression towards the park and a sense of place.

The scheme is built on a brownfield site, formerly home to Britannia Nurseries, which was partially filled as a waste site with a number of existing trees supporting natural habitats to some other parts. The existing site was a great challenge in layout terms, and the developer has managed to integrate it with the

scheme very successfully.

There are a large number of differing house types, each with contrasting elevational treatments, which, despite the use of varying materials of bricks, render. cladding and roofing, really work excellently together in a crisp, contemporary way, with the subtle differences helping character identity. There is good privacy while clever use of driveways minimise the adverse visual impact of the car.

Interiors are designed as blank canvases to allow residents maximum flexibility. There is considerable open-plan living with large patio windows connecting out to garden spaces. Designs are generally to Lifetime Homes and Secured by Design standards, and specifications are also high. The build quality is excellent.

Athena, Eddington, Cambridge

Hill

Athena is a fine collection of homes set in Eddington, a new residential district in the northwest of the city. There are 240 dwellings composed of townhouses, villas, mews houses and apartments.

It is a striking design, almost entirely in light gault brickwork but with the variation in scale. fenestration and massing coming together to provide interest despite its quite dense nature.

The formal terraces and streets are generally of two- and threestorey flat-roofed form in quite a grid-like layout, with car parking successfully hidden within integral garages. Articulation is given by variations in height and some interesting mansard forms. The apartments we found less successful, being slightly officelike in appearance emphasised by their large projecting roof canopy. With their more angular form, they do, however, give contrast and hierarchy.

Internally, detailing is simple and crisp and all dwellings are built to Code Level 5 for sustainability with good natural lighting, high levels of insulation and triple glazing. The project has a centralised energy centre and even an underground waste collection arrangement. avoiding unsightly wheelie bins.

It is a remarkable achievement of consistent quality that Hill has won an award in this category in four of the last five years. This scheme is as sharp and innovative as all the others and is well deserved of its placing.





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BEST DEVELOPMENT





BRONZE

Albert Embankment. London SF1

St James

This is a massive project that has taken almost a decade to complete from a complex series of acquisitions, commencing in 2011, of a number of office buildings fronting the Thames in Lambeth, which, despite their imposing riverside location, were very uninspiring blocks.

They have now been completely replaced by striking tower blocks, creating a dynamic broken skyline and giving far greater opportunities for views out towards the river. There are three buildings creating 478 homes and the scheme also houses restaurants, offices and a landscaped street plaza. The project also funds social housing elsewhere in the borough as well as significant improvements to local community uses.

The three different building designs create a harmonious whole although, inevitably, any relationship to surrounding existing smaller scale, four-storey buildings is lost. That, however, is of no great concern as the scale of the setting of the riverside is such to absorb these differences.

All apartments are luxurious with outside terraces of generous proportions skilfully crafted into the elevational treatment. This is capital city living at its finest and perhaps also its most flamboyant.

BRONZE

Cedar Square, Alderley Park. Cheshire

PH Property Holdings

Cedar Square is built within Alderley Park, once the home of the Stanley family but partdemolished in 1956. It is one of south Manchester's most desirable locations and within the green belt. Given its history and status, any development needed great sensitivity and design skill, being located on the site of the original house and within the setting of the listed buildings of the historic courtyard, overlooking the arboretum and near both the walled and water gardens.

The design is essentially a simple square with terraces of 27 three-storey townhouses forming all four sides. The buildings are masterpieces in classical appearance with pedimented central features, large overhanging eaves and verges and elegantly proportioned fenestration. Integral garage doors, not part of the real language of classical architecture, are set well back from front faces to give less visual intrusion and this is enhanced by the use of render to form ground floor treatments. The principal first floors are well accentuated by the use of rendered spandrel panels under the windows emulating the traditional piano nobile.

The interiors are faithful to this hierarchy with the main bedroom and living space at first floor level. All accommodation is spacious, practical, luxurious and well detailed. All materials, both inside and out, are of high quality and even the external burglar alarms are carefully positioned. This is an excellent scheme.





BEST PARTNERSHIP SCHEME



Keybridge, Vauxhall, London SW8

Mount Anvil and Fabrica by A2Dominion

Keybridge is a remarkable development. A mini-city of five towers varying in height from eight to 37 storeys plus a fourstorey link block, all compressed on to a site of less than two acres; 130 million square feet of development on a less than one million square foot footprint.

If this appears remarkable, more so is that, apart from providing 595 affordable and private homes, this development also incorporates a 360-place primary school, nearly 50,000ft2 of commercial space, street-front shops, and three new landscaped public squares between the multifaceted blocks. Perhaps equally remarkable is the boldness of the vision of the architects Allies and

Morrison, which has provided not only highly sculptured forms but has also clad these in a verv much 'in-your-face' red brick, leavened only by white aluminium window reveals and striking white penthouses. As powerfully unusual as its quite hard aesthetic is, this new addition to the high street, replacing the former BT telephone exchange (regularly referred to as "London's ugliest building"), has already received a

great deal of public approval.

Even greater approval has come from the residents, who enjoy well-planned homes, with extremely luxurious kitchens and bathrooms and all with outdoor spacious balconies. On completion of the development, amenities will include 24-hour concierge, swimming pool and spa, gym and boxing studio. This is a partnership scheme of such high quality that it would sit equally comfortably in the Luxury Development category.

SILVER

Weavers Quarter, Barking, London IG11

L&Q and London Borough of Barking & Dagenham

Weavers Quarter, named in recognition of the area's historic industrial heritage, is a rare 100% affordable development offering 192 shared ownership and 189 affordable rent homes in the first phase. The full regeneration of the Gascoigne Estate will ultimately bring 1,575 new homes, 690 primary and 1,850 secondary school places, retail and office space, a community centre and new public square to Barking centre.

It is an exciting prospect and, it has to be acknowledged that this first phase, by architects Levitt Bernstein, sets an exemplary standard. The wide range of wellplanned, dual-aspect apartments and maisonettes all benefit from access to private amenity space in the form of generous balconies or gardens and also access to shared private courtyards.

The inaenious built form of super blocks with peripheral housing facing out onto access avenues and internally on to a private landscaped courtyard at the first floor (with secure parking



BEST PARTNERSHIP SCHEME





below) is simple yet masterly. Of equal quality is the restrained aesthetic of London brick elevational treatment, decorated by projecting balconies on the outside, and set off by recessed terraces on the internal elevations overlooking the courtyard.

Overall, there is a clarity and repose about the planning and architectural expression of this development ,which echoes the sublimity of Georgian domestic architecture

BRONZE

Chobham Manor, Stratford, London E20

Taylor Wimpey and L&Q

It is fair to say that not everyone was convinced that the 2012 Olympics would be worth the cost, nor that the Olympic Village would trigger any significant urban regeneration. That both have been an unparalleled success is a cause for celebration, as is the latest extension to this now thriving community, Chobham Manor.

Here, Taylor Wimpey and L&Q are delivering 859 new homes, 28% of which are affordable and shared ownership properties. On the first three phases of this ambitious project, the developers

have opted to use four different architects – Make, PRP, Karakusevic Carson and Haworth Tompkins – in order to achieve variety. Whether the loss of architectural cohesiveness is more than balanced by the greater sense of individuality of the diverse house types might be debatable, but feedback from the residents has been very positive.

What is indisputable is that all the house types are very well designed and built and that, most unusually and positively, this development responds to the need for family living in the city. More than 75% of the homes are of three bedrooms or larger (some with inter-generational annexes) and the combination of the private outside space together with the location adjacent to the public amenity of the Olympic park, makes this one

park, makes this one of the most familyfriendly new schemes in the capital.

BRONZE

Fish Island Village, London E3

Hill and Peabody Hackney Wick is an archetypal postindustrial East End community, where low rents have stimulated artists and artist-entrepreneurs to develop a burgeoning artistic milieu and community. The area is famed for its graffiti, and Fish Island Village – replacing derelict warehousing with 580 new homes, nearly 50,000ft² of artists and fashion studios, four new public amenity spaces and 200 metres of public realm opened up along the canal – fully reflects the new artistic environment.

The three firms of architects involved - Haworth Tompkins. Lyndon Goode and Pitman Tozer have collaborated to produce a development whose robust style reflects its industrial heritage and timelessness of the Peabody tradition, which is providing over 25% of the new homes for affordable rent or shared ownership. It's a rigorous but sophisticated architectural language entirely in keeping with the community that it serves, while there is nothing industrial about the well-planned homes or the amenities such as the concierge service and the avm. The word for Fish Island is "vibrant", very much in keeping with its developing community.





BEST LUXURY DEVELOPMENT



GOLD

The Crescent at Donaldson's, Edinburgh

CALA Homes

The Crescent at Donaldson's takes gold from two exceptionally luxurious London projects, either of which would be a shoe-in for first place in another year. It does so because of, just as much as in spite of, its relative modesty, providing the essence of luxury living at what is a relatively affordable price for this category of between £975,000 and £1,700,000,

Designed by award-winning architect Richard Murphy, the scheme is a crescent of 84 apartments, reflecting the design cues and form of its Edinburgh New Town location, but with its aluminium and glass south frontage clearly defining the 22 different forms of its apartments. duplexes and penthouses. The expression is cutting-edge contemporary, complementing the classical Playfair building against which it is set.

This relationship with the iconic Victorian school, set in 18 acres of lawns, is the planning masterstroke; The Crescent is set against the backdrop of the northern treeline, giving privacy, while the lawn to the south provides the largest green communal space in the city. Add the location, with shops and Havmarket Station just across the road and only a few minutes from the city centre, and there is a perfect marriage of the pastoral and urban.

Equally impressive are the internal planning and spaces, generated by an ingenious

cross-section giving an underground car park, groundfloor garden apartments and two storeys of apartments and duplexes, topped by penthouses set back behind extensive terraces. What particularly gives these homes the wow factor is that the south-facing living rooms are one and a half storeys in height with south-facing glass walls that slide back completely to make the living room an outdoor space. The Crescent provides timeless architecture of the highest quality, but also a perfect template for a balanced life.



BEST LUXURY DEVELOPMENT





SILVER

One Blackfriars, London SE1

St George

Architect Ian Simpson's spectacularly sculptural 170m, 50-storey high, residential tower provides a soaring landmark on the South Bank skyline. This development in every sense hits the heights of luxury, with the kind of lifestyle features and quality finishes associated with top hotels: a huge fitness suite with zen garden, winery, golf simulator, cinema, large thermal spa with a snow room, and 20m swimming pool are among the amenities offered to residents.

However, it is the quality and spaciousness of the 274 apartments that impresses the most. Many occupy half a floor plate, their near 4,000ft² area offering amazing open-plan lounges, three or four large bedrooms (all with marble en suites) and some with second kitchens for entertaining. All have winter gardens, the whole tower being double skinned to combine natural ventilation with high levels of insulation and climate control of the floor-to-ceiling glazing. Over 9,000 glass panels provide spectacular views, taking in the Houses of Parliament, St Paul's,

the Shard and Canary Wharf. From the 32nd-floor Residents' Lounge, the Wembley arch is even visible.

The sheer quality of this development is not confined to the shimmering tower.

Two other buildings –

the amenities pod (already mentioned) and a 161-bedroom boutique hotel – enclose a new, beautifully landscaped, public square skirted by cafés and restaurants, designed as a city haven. As with everything in One Blackfriars, this is gold-standard; in any other year this would assuredly be a gold winner.

SILVER

Albert Embankment, London SF1

St lames

A true appreciation of the achievement of the nine-year transformation of this narrow strip of the Albert Embankment by St James has to start with the concept of the replacement of the existing solid wall of outdated office buildings by three unique and highly articulated tower developments, providing a total of 478 homes. This landmark redevelopment has created not

only a new and exciting skyline, but a new public plaza linking the buildings with soft landscaping and art installations, enhancing the public realm.

The quality of the three component

parts might be judged by the reputation of their architects: Norman Foster, Richard Rogers and David Walker. To say that each phase of the overall development is distinctive is an understatement. The first. Rogers-Stirk's Merano Residences demonstrates Rogers' 'Lloyds' aesthetic of expressed structure: Foster's Corniche, his more recent curvilinear aesthetic with echoes of Art Deco; the latest, Walker's Dumont, restrained classic modern movement. provides a neutral transition between the two earlier phases. What they have in common is architecture of the highest quality.

What every residence in this development also shares, through its floor-to-ceiling glazed walls, is stunning views, particularly of the Houses of Parliament, just across the river. It goes without saying in a development of this quality, that all Corniche and Dumont residents enjoy a wide range of facilities, from a 12th floor private resident's lounge and restaurant and the 19th floor Skyline Club to swimming pool and vitality suite, ten-pin bowling alley and cinema.

Albert Embankment ticks every box: urban regeneration of the highest level, social provision of over £32m for the local authority, and luxury living in a stunning location. Any other year and this development would win gold.





BEST MIXED USE DEVELOPMENT



GOLD

Goodman's Fields. Aldgate, London E1

Berkeley Homes

The success of Goodman's Fields is its transformation from a previously run-down commercial neighbourhood on the borders of the City of London into a pleasant residential quarter.

With the final phase of development almost complete. Berkeley Homes has integrated a high-quality public realm that has introduced new pedestrian boulevards, making it a new public crossroad between the City and surrounding areas. These new routes are already animated with a wide range of commercial and leisure facilities, that predominantly provide active frontages. The exceptions to this are the new Curzon cinema and publicly

accessible fitness facilities, which by their nature are inward facing, but are equally welcome. While all the residents benefit from these on their doorstep, they also have access to a fantastic private screening room, gym, spa and 18m swimming pool.

Berkeley Homes has offered the level of quality that one would expect for this area of London; however, the penthouse exceeds expectations through generosity of size, good interior design, and well-considered roof terraces, which included a variety of sheltered and open zones.

While the sites permeability is an obvious benefit for the residents and surrounding area. this public space is further enhanced by the inclusion of well-considered public art and a new 2,335m² park. Residents also have access to the private

gardens and enjoy the rooftop amenity given over to London Wildlife Trust to enhance the biodiversity of the area, which includes beehives managed and harvested by Bermondsey Bees.

Wembley Park, Wembley, London HA9

Quintain

Quintain's regeneration of Wembley Park is now truly established as a new neighbourhood for London, with more to offer than the extensive programme of events that the stadium alone affords. Since 2002 this huge development has introduced a substantial quantum of apartments, supported by ambitious but traditional retail and leisure uses. However, as the residential

BEST MIXED USE DEVELOPMENT





population has grown, so have the aspirations for the developer, with a more imaginative mix of retail and leisure.

Although not entirely one demographic of resident, the majority appear to be young aspirational professionals, whom the developer has considered in its choice of operators for the commercial spaces. A good example of this is how Boxpark Wembley provides flexible contemporary social space, a hugely successful brand that will also attract customers from the greater area. In addition, the Troubadour Wembley Park Theatre adds a cultural aspect to an already well-curated mix.

Quintain's residential offer is predominantly a private rental model that responds to a growing demand for well-managed rental properties. Its success is largely due to the quality of apartments. variety in size, style, specifications and service it offers across its estate. Quintain is a contemporary version of the great estates, with long-term vision, commitment and greater control over the

development, for the long-lasting benefit of its residents.

BRONZE

Old Sorting House, Islington, London N1

Martin's Properties

Unusual for this category is the scale of residential development in proportion to the quantum of alternative use. The Old Sorting House in Islington has been redeveloped as commercial workspace and includes two very impressive apartments.

Originally built in 1851 as a

postal sorting office, the building has been through several uses including a cinema, storage and retail before its final repurposing by Martin's Properties. Although not listed, this development retains the majority of the existing building including the principle facades and expressed structural details. The developer has resisted the urae to convert the industrial buildings into warehouse loft apartments and instead has created 21.400ft2 of commercial workspace for a single occupier. This approach has been rewarded by quick letting to a local expanding medtech business as its new HQ.

Located on the quieter residential street are a further two commercial workspaces targeted at local SMEs and the separate entrance to the residential apartments. The character of the residential entrance is defined by retained features and the initial grand staircase, which is typical of the grand townhouses in the local area. The judges were pleasantly surprised by the quality of contemporary detail and design that responded to the specific constraints of the existing building.





BEST RETIREMENT DEVELOPMENT



GOLD

Wildernesse House, Sevenoaks, Kent

PegasusLife

A breathtakingly beautiful development set in 24 acres of the Kent countryside, Wildernesse House is the ultimate environment to fulfil any retiree's dream. PegasusLife's stunning restoration of a listed building has brought a historic estate into the 21st century with no hint that it has been designed for older people. The beautiful spacious homes have been well designed so everything is easily accessible and with flexible spaces that can be adapted as people's needs change. There is a variety to choose from too, including new two-bedroom mews houses and one- and twobedroom apartments within the main house.

PegasusLife has lived up to its philosophy about creating homes than can fit people's changing lifestyles. The décor is stylish and uplifting with all the onsite facilities you would expect

including a restaurant, spa, and pool - adding contemporary architecture to the mix. The kitchens are fitted with dishwasher drawers and there are discreet grab rails in the bathrooms - nods to easy living but with style shot through the detail, with no expense spared. The huge picture windows let light pour through all the rooms and the massive marble fireplaces have been retained even in the bedrooms. adding punch and pizzazz to the retirement model.

Added attractions include no exit fees and plenty of interaction with the local community such as event-hosting and link-ups with local businesses.

SILVER

The Bridges, Macclesfield, Cheshire

Adlington

Among The Bridges' stand-out qualities is its idyllic location on the banks of the Macclesfield Canal. The waterside setting means residents can choose to stroll along the towpath or just relax and watch the narrow boats pass by. Despite its apparent rural setting, the development is within a short distance of the bustling Cheshire market town of Macclesfield, so is close to all the usual amenities.

The building is extremely handsome and includes 62 one-, two- and three-bedroom private apartments for sale. Most apartments have their own balcony or patio and the standard of interior specification is excellent, including fitted kitchens with Amtico flooring, en suite bathrooms, heated towel rails, plenty of storage space. luxurious wet rooms and audio and visual entry systems. Communal areas have a light, bright feel with a lounge that opens to a patio, a restaurant, therapy room, hairdressing salon and guest suite.



BEST RETIREMENT DEVELOPMENT





For those who enjoy being outdoors, the development is also set in good-sized landscaped grounds, with raised flower beds for residents to get their hands dirty with a bit of gardening whenever they wish. There are lifts to all floors and private parking and the development's onsite team also offers a tailored support package, available 24 hours a day.

Wadswick Green. Corsham, Wiltshire

Rangeford Villages

If a retirement development can transform people's lives, then Wadswick Green is right up there. Its great location, just eight miles from the city of Bath in the heart of the Wiltshire countryside, makes it a winner for lovers of both town and country.

Designed along the lines of a university halls, with buildings leading into pretty courtyards with no long dark corridors, Wadswick Green is a myriad of social hubs. A bright, cheerful. modern development with properties featuring generous balconies or patio gardens, all activities are focused around The Pavilion, home to the

Greenhouse restaurant with its welcoming bar and family-friendly decor, which is open to the local community. There is also a great focus on health and wellbeing, with a gym and swimming pool and a domiciliary care team for those needing extra support.

Wadswick Green's latest phase of apartments, Almond Close, comprising one-, twoand three-bedroom units priced from £335,000 for a onebedroom measuring 662ft2, are spacious and open plan with mobility vehicle charging points at the entrance of each building. Wadswick Green has also thought about providing for garden and pet lovers. There are raised-bed allotments, woodland paths for dog walkers and two bat houses in the grounds to protect special species.

BRONZE

Steepleton, Tetbury, Gloucestershire

PegasusLife

Architects Proctor & Matthews designed Steepleton to blend with the beauty of its surroundings in Tetbury, arguably one of the prettiest areas of the Cotswolds.

Centred around the kitchen gardens, the imaginative layout uses interlocking courtvard gardens to create intimate outdoor areas that are perfect for socialising. The one- and twobedroom apartments are spread across six buildings linked by walkways, in what is another thoughtful feature designed to make sure residents constantly bump into their neighbours as they go about their day.

The buildings are stunning, with contemporary, clean styling that would not look out of place in a five-star spa retreat. All 113 apartments for over-60s, have balconies or patios and are light and sunny with southern or western aspects and largerthan-average kitchens and attractive bathrooms.

Another clever and unusual touch is the outdoor pond for semi-wild swimming, and spa area with decking and loungers. There are also allotment-style gardens, a restaurant with openplan dining area and shared lounge with fire and floor-to-ceiling bookshelves, a gym and snug. Other highlights include a private dining area, games room and quest suite that can be booked.





BEST SUSTAINABLE DEVELOPMENT





GOLD

Athena, Eddington, Cambridge Hill

Set within a new district in the north-west of Cambridge, developed by the University of Cambridge. Athena is the first private residential phase at Eddington. The 240 villas, townhouses, mews and apartments - ranging from studios to five-bedroom homes result from a collaboration between two award-winning architects: Alison Brooks Architects and Pollard Thomas Edwards. At all levels, highquality design, careful choice of materials and attention to detail set Athena apart, with sustainability, ecology and residents' wellbeing topping the list of priorities.

Hill should be applauded for this scheme and for creating interesting, adaptable and lightfilled homes. They have been built to Code for Sustainable Homes Level 5 and Lifetime Homes standard with triple glazing, photovoltaic panels and mechanical ventilation with heat recovery. The homes are connected to Eddinaton's site-wide district heating system. Green roofs slow rainwater run-off and benefit ecology while the development-wide rainwater harvesting and sustainable urban drainage systems are integrated so water is

treated and pumped back into the development for use in washing machines, toilets and for watering gardens. An underground refuse system negates the need for wheelie bins and reduces the number of collections, as well as promoting recycling.

Elmsbrook, Bicester, Oxfordshire

Crest Nicholson and Fabrica by A2Dominion

The initial phase of the North West Bicester Eco Town development. Elmsbrook is the UK's first eco-town and is

designed to provide zero-carbon homes that facilitate healthy, affordable, sustainable lifestyles. Following the completion of the first 161 homes by Fabrica, this second stage sees a new joint venture partnership constructing 232 homes with much of the original architecture evolved into a more contemporary approach, while maintaining and honing the sustainable building technologies to achieve greater efficiencies.

Built to a high specification and meeting Code for Sustainable Homes Level 5, the scheme hosts the largest residential photovoltaic array in the UK while a district heating network, connected to a combined heat and power plant, provides low carbon heating and electricity. The homes benefit from triple glazing, rainwater harvesting, electric car charging points and a 'Shimmy' digital information system. The development is being built using local labour and materials where possible, providing jobs and supporting local industries.

Across the site, a network of paths and bridleways promote walking and cycling; every home is within 400m of a bus stop. A net gain in biodiversity will be achieved through the retention of existing hedgerows and the planting of orchards and native plant species.





BEST REGENERATION SCHEME

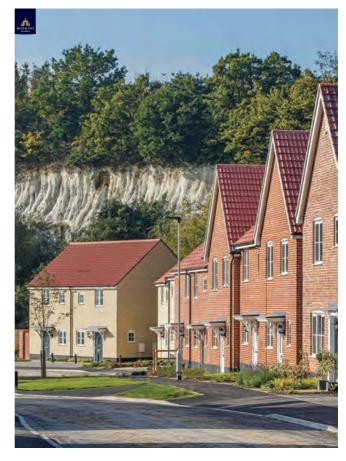
GOLD

St George's Park, Needham Market, Suffolk

Hopkins Homes

St George's Park was an active chalk quarry for many years, almost until the day Hopkins Homes bought the site. The process of making it ready for residential development was a complicated and challenging one. The extraction process and removal of materials had resulted in the formation of a lake at the site's lowest point. and the demolition of the quarry structures had to be achieved while maintaining access for two businesses that shared the entrance. The lake was filled with 60,000m3 of material, with specialist drains installed to relieve the water pressure caused by the displacement. When the site was levelled. construction work began on 266 properties, ranging from one to four bedrooms, including affordable housing.

The homes have been designed to complement the former chalk quarry, incorporating distinctive white terracing, extensive landscaping and the creation of a gateway for



vehicular access. At the centre of the development, a wildlife pond, large open space and a play area will enhance the communal feel of the scheme. As is typical



of its developments throughout East Anglia, Hopkins Homes has incorporated a much higher number of house types – 25 in this case - than is typical on a scheme of this size. There is a wide range of architectural styles from the local vernacular to Georgian and Victorian influences, and the end result is a scheme that goes to great lengths to feel authentic and of its place rather than offering generic and characterless newbuilds. Interiors are spacious and of a high specification, and the whole scheme is of a quality that deserves to win gold.

BEST REGENERATION SCHEME





SILVER

Kite Meadows. Princes Risborough. Buckinghamshire

Lea Valley Homes

Lea Valley Homes, part of Aldwyck Housing, is building a wide range of two-, three-, fourand five-bedroom homes on the site of the former Leo Pharma factory in Princes Risborough.

The site features a mix of tenures, including open-market sale, shared ownership and affordable rental. Before the Leo Pharma factory, the site was home to a landfill site and a concrete works: it had contamination from asbestos, metals and TPH compounds, and needed a comprehensive remediation scheme to make it suitable for residential occupation. Existing road access was moved to create a wider landscaped buffer with the adjacent Hypnos bed factory. From site purchase in April 2017, the development timeline saw the first reservation in November 2018 and the first phase of 96 homes will be completed in January 2020.

The development has a spacious feel, with generous space between units and 10 house types lending variety

to the streetscape. Clean. contemporary elevations feature locally sourced bricks, with many units having balconies and photovoltaic solar panels. All house types share generous room sizes, larger-than-average gardens and a high standard of internal specification.

Kite Meadows has an excellent location, less than 800m from the town centre and in close proximity to the town's train station, which offers connection to London in under 40 minutes. Lea Vallev has taken on an ambitious and varied scheme and delivered in some style.

Southall Village, Southall, London UB2

Catalyst Homes

It can be challenging to preserve a sense of continuity on a regeneration project; however, Catalyst is successfully cultivating a new community without damaging the roots of the existing one. Southall Village has drawn on the natural resources of its surroundings to create a peaceful waterside development, with the Grand Union Canal lapping on its doorstep.

The Maypole Dock, a secluded leafy ribbon of the Grand Union Canal, and a new park provide exquisite views and an abundance of wildlife. This calm neighbourhood seems more impressive when you catch a glimpse of one of the lingering council houses from its previous era, which hint at the area's past and tell of how urgently highquality homes were needed. The new red-brick homes have been built to an exceptionally high standard, with a variety of accommodation options to suit every stage of life. The availability of Help to Buy and shared ownership puts the scheme within reach of the wider population, and the advent of Crossrail will put it within the City's grasp. Catalyst Homes has worked tirelessly with the



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BEST REGENERATION SCHEME





local community and been sensitive to local need. A large number of the estate's original residents who have lived on its turf for decades are now happily rehomed in the new neighbourhood, which feels safe, inclusive and on the way up.

BRONZE

The Ridgeway, Hertford, Hertfordshire

Network Homes

The Ridgeway is the major regeneration of a former 1960s estate in Hertford, which was run down and plaqued with anti-social behaviour issues.

The site features 134 new homes, a mix of one-, two-and three-bedroom units, and split between 76 homes for affordable rent and 58 for shared ownership. Network Homes worked closely with the local neighbourhood during the regeneration - 90% of residents took part in a detailed consultation, and 88% were in favour of the demolition and renovation. Original residents were offered the chance to return to the £34m scheme, which was designed by PCKO Architects, and features landscaped gardens and communal spaces. The focus of the regeneration has been to

transform the estate in to a traditional street neighbourhood. There are nods to local heritage. with streets and buildings named after the wives of the Farls of Cowper, who once lived at the

nearby Panshanger house. Although the Ridgeway elevations are contemporary and linear, the use of burnt-end brick detailing provides neat, attractive echoes of the Elizabethan mansion.

All homes have personal outside space in the form of balconies, roof terraces and gardens, and access to landscaped greenery and courtyard squares. Interiors have been designed to maximise light and space, with generous living areas and floor-to-ceiling windows. A thoughtful and effective regeneration, which should stand the test of time much more successfully than the buildings it replaced.

BRONZE

Bath Riverside, Bath Crest Nicholson

Unsurprisingly, local authorities get very nervous about

development in England's only World Heritage City; however, the trust they showed in Crest Nicholson was not misplaced. When finished. Bath Riverside will provide 2.000 much-needed homes, with a quarter offered at affordable housing rates.

The fact that the site had been derelict for 25 years reflects the scale of the challenge that Crest Nicholson undertook when it signed up to redevelop the former gasworks. It also illustrates what is possible with the right developer. Bath Riverside offers sumptuous flats, private pockets of greenery and lavish communal spaces; however, its biggest asset is direct access to Bath's famous riverside Set on the banks of the river Avon. the developer revived the canal path giving locals a more scenic route into the city centre. The development has also generously donated to the public realm with the opening of a new park.

The new development looks at ease in its surroundings: Bath stone was commissioned specially for the buildings, and Bath's rich history is honoured with architectural details inspired by the city's Georgian splendour. The Romans set the bar for Bath's built environment some 2.000 years ago, and Crest Nicholson seems to be continuing the legacy.





BEST INTERIOR DESIGN



GOLD

Kensington House, Prince of Wales Drive, London SW11

St William

The design by Muza Lab for Prince of Wales Drive in Battersea stands above other entries for sheer professionalism. This is a well-crafted and beautifully executed scheme.

Every point is considered. starting with the site: Inge Moore, the principal and creative director of Muza Lab. looked into the history of the National Grid gasworks and combined the industrial heritage into every aspect of the design. Taking inspiration from the proximity to Battersea Park, the blues and greens of one of the London's premier parks are skilfully weaved and embroidered into the fabric of the apartment; the striking abstract mural set above the dining room table, which creates a stunning centrepiece in the 1061ft2 apartment, could have been found at one of the art fairs held in the park.

Special touches, such as the feature cupboards with metal mesh doors used in the kitchen and reflecting the bronze mesh panels on the detailing of the external panels of the building, are pure magic; other ideas, such as extending the bed headboard to cover an entire wall in the bedroom, are so clever; the rail above the vanity unit in the bathroom is designed to mimic a factory door and enhance the rough slate tiling on the shower door.

The judges loved the attention to detail. The design is classy and timeless, reflecting on the past and yet looking forward to a new life for the old gasworks. A well-deserved winner.

SILVER

The Waterston, Riverside at Bothwell, South Lanarkshire

CALA Homes

This is a jaw-dropping development of houses built in an upmarket location on the banks of the River Clyde, and all five of the Waterston Houses were reserved within weeks of the show home launch.

With 3,800ft² of property to decorate, interior designer Envision was asked to create a luxurious, high-end design to a budget of £100,000. CALA asked the company to focus on creating an aspirational show home that could also have a lived-in quality, appealing to the target audience of the mature family. Envision travelled the globe to fulfil the brief. Handmade Japanese wallpaper adorns the main living room; soft large sofas hail from Spain; the super-scaled but sleek fireplace is the first UK installation by award-winning Dutch company DRU Fires. The custom-made matt black kitchen from Germany's Nolte Küchen matches the bespoke-sized dining room table, which is stunning; Italian light fittings



BEST INTERIOR DESIGN



sparkle throughout. There is a selection of art from leading decorator Andrew Martin and a cinema room features a full-size projector screen, foam-backed paper to aid acoustics and a blackout curtain to create the movie theatre feel. The eventual purchasers loved the interior design so much that they purchased everything. They got a bargain.

BRONZE

The Residence. Nine Elms. London SW8

Bellway Homes

Not all homes are made up of sparkly new things but evolve through the interests and collections of the owners. It was this theme, combined with the effervescence of New York. that set Alice Milnes of Vesta Interior Design on the path to create the show apartment at The Residence.

This show home demonstrates how hard Bellway is working to create a new style of home at this





its flagship development in central London. Sleek, sophisticated with an overriding art theme, the apartment represents the international feel of living in a new vibrant district of London.

There was not an unlimited budget for the apartment and clever economic touches include a media unit from Ikea with the doors replaced by sculptured mid-century doors. The inspiration for the bedroom wall came from the Dutch painter and artist Mondrian, creating a geometric design using two colours of velvet for a headboard that has become a piece of wall art. Bellway has not stinted on the quality of the fittings, using walnut veneer timber floor and Porcelanosa tiles to add to a polished appearance to the apartment.

BRONZE

BRX. Brixton, London SW9

Network Homes

Network Homes has created exemplary homes on the Stockwell Park Estate and the show apartment reflects the attention to detail.

The apartment was designed by New i.d, which has taken inspiration from the local area edgy, fun, trendy and never-dull Brixton – jumping on the trend for jewel tones and dusky pink to create a show apartment that reflects the vibrant local environment. This is a story about an apartment bursting with colour, music and statement art pieces. Legendary musician David Bowie, who once lived across the road from the development site, features, with sprinkled stardust on the walls. Throughout the show home there are musical touches that draw on Brixton's music and dance venues

This is the first apartment the judges have seen with a very obvious and stunning drinks trolley as part of the design, using products from local distilleries to decorate the bar. All the kitchens and bathrooms are designed in a neutral shade, giving owners an opportunity to stamp their style on their new home.

Network Homes is to be congratulated for creating a vivid and sparkling apartment.







BEST EXTERIOR DESIGN



GOLD

The Compton, St John's Wood, London NW8

Regal London

The exterior design of this building is extraordinary. In what the judges believe may be a first in the UK, certainly at this scale, the architect has developed a cast aluminium facade panel for use across the building elevation. The beauty of this approach is that it provides an affordable way of incorporating a delightful level of detail into the facade. Additionally, it provides the benefits of panelised aluminium facade construction while also remaining fundamentally de-constructible and recyclable

in line with the principles of the circular economy, which is emerging as a key policy within the new London Plan.

Aluminium is 100% recyclable and nearly 75% of all aluminium ever produced is still in use todav.

While a relatively modest height in global terms, the design looks like a tower within its London context and the judges were taken with the project's internationalist nod to New York - and the famous cast iron facades of SoHo - though the design is also clearly in debt to the UK's Arts and Crafts decorative tradition.

The organisation of the aluminium panels into 'balustrade height' bands across the facade is a really clever solution that also allows for a variety of apartment configurations to be accommodated within a cohesive and coherent overall design. It's also worth noting the quality of the ground floor brick pediment - an exercise is beautiful detailing on its own.

Clearly a residential building though not 'domestic' or twee. this is a tour de force of exterior design.



BEST EXTERIOR DESIGN





SILVER

One Blackfriars. London SF1

St George

This is an epic project, many years in the making, where the strength of the original design concept and tenacity of the design team has borne fruit as an extraordinary new contribution to the London skyline.

Originally conceived nearly 15 years ago, the project has been through multiple owners and predates the global financial crisis, yet the resilience of its design has remained a constant. Once again the judges felt this was an important indicator of the project's alignment with circular economy principles, which call for projects to be flexible and adaptable over their lifetimes. This is a design that has had to adapt several times even before its life has begun.

Once again the facade is fundamentally recyclable and while curtain-walled facades are nothing new, there are some incredibly complex and innovative design and construction solutions in use here to achieve the smooth radii of the doubly curved glass facade.

The ultra-high performance concrete (UHCP) panels used around the building's podium are among the largest installations of this material in the UK and demonstrate its potential as a lightweight, high-quality alternative to more traditional precast and potentially make it a winning project on its own.

BRONZE

The Interlock, Riding House Street, London W1

HGG London

The Interlock is an intriguing building that shows what can be done at a more modest scale and with more modest materials - in this case, brick.

The Interlock designers worked directly with the brick fabricators to produce 44 different 'specials' to create a truly bespoke facade within the historic environment of London's Fitzrovia. While the bespoke nature of the building's components reduces their reusability, that potential disadvantage is offset by a much more valuable characteristic that is likely to preserve the life of this building much longer - it's beauty. This is an undersold environmental benefit, but the

truth is that we look after the things we care about and this is an easy building to love.

The quality of the building's detailing makes it easy to take other aspects of the design for granted – namely the very careful handling of natural light, which makes its way into every room of the building. Proportions have also been carefully considered with the large windows and tripartite rhythm of the facade sitting handsomely within the wider streetscape.

This project shows the value of the designer's ability to make the common and ordinary appear extraordinary.





BEST PUBLIC REALM



GOLD

Kidbrooke Village, Greenwich, London SE3

Berkeley Homes

A decade in the making and Kidbrooke Village is still flourishing and evolving. Every year brings fresh impetus, new homes and enhanced public realm.

The bald numbers are a £1bn regeneration project, nearly 4,900 homes in 136 acres of parkland, as well as 90,000ft² of community and commercial space. Over 1,500 new homes have been built to date and prices currently range from £360,000 to just over £1m.

Kidbrooke Village, with the original masterplan by Lifschutz Davidson Sandilands, is a partnership between Berkeley, the GLA, the Royal Borough of Greenwich and the Mayor of London. Public realm will eventually stretch to more than 500 acres, with nearly 10,000 trees planted.

The original ugly terraces and crime-ridden alleys provide striking 'before' images of the original 1970s Ferrier Estate back in 2009. Berkeley has literally and metaphorically broken down barriers to create safe

neighbourhoods – a new village for London and placemaking at scale, with many of the original Ferrier residents returning to live at Kidbrooke.

A net biodiversity gain is a commitment, delivering more natural space and working with landscape architects HTA and the London Wildlife Trust. This is not sanitised, keep out, biodiversity but an approach that lets the public in to share the ecology and see the habitats. There is recreational space too, with play areas and structures throughout, as well as sports pitches.

SILVER

Kingsbrook, Aylesbury, Buckinghamshire

Barratt and David Wilson Homes

Kingsbrook is a groundbreaking

initiative with Barratt and David Wilson Homes working alongside the RSPB and Aylesbury Vale District Council.

The partnership is seeking to "set the benchmark for naturefriendly housing in Britain".

Oakfield Village, taking its design learnings from the Garden City movement and the likes of Letchworth and Welwyn Garden City, is the first of three planned villages at Kingsbrook, totalling nearly 500 two- to five-bedroom homes, alongside a community building housing a children's nursery and a hall.

These are homes alongside nature – economically viable as a housing scheme, but with biodiversity and eco-systems integral to the success and balance of the neighbourhood.

Barratt is committing more than £81m to the infrastructure of the development, including three new parks, allotments and orchards.

Oakfield Village has attained the Built for Life 'outstanding' award, having met 12 conditions ranging from integration to community infrastructure.

Kingsbrook in total will be 2,450 homes, 250 acres of 'wildlife rich' space, two new primary schools and a site for a secondary school and three community spaces,



BEST PUBLIC REALM



as well as health and sports facilities and new parks and nature reserves.

There will be plenty of native planting and ecological features such as bird and bat boxes, swift bricks and wildlife corridors through the development.

BRONZE

Monksmoor Park, Daventry, Northamptonshire

Crest Nicholson

As a developer with strong sustainability credentials, Crest Nicholson has always embraced the Garden Village creed of green space, wildlife and trees and not just houses.

Monksmoor Park near Daventry is driven by public realm and community facilities, as the development beside the Grand Union Canal in Northamptonshire moves into its fourth of five phases.

So far Crest Nicholson has invested more than £11m in the area, and features of the community include sports pitches, allotments, woodland areas, a village green and play areas. There is also a primary school, a neighbourhood centre, health facilities and office and retail space.

Other core principles at the heart of the scheme include a focus on landscape-led planning and design, together with an emphasis on street schemes and street furniture. There is also a commitment to long-term management of the public realm and creating a legacy to foster civic pride and a Community Interest Group has been formed.

Technology plays its part too with Crest Nicholson and managing agents Preim developing a mobile app to keep the residents up to date with community projects and events.

BRONZE

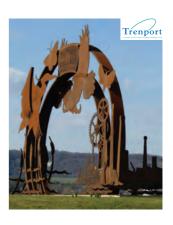
Peters Village, Wouldham, Kent

Trenport Investments

Hard to imagine this was once an old Victorian cement works. Peters Village is now transforming into a development of 1,000 homes, with an esplanade, as well as bridleways and cycle routes.

Nature is at its core, with the Peters Pit Site of Special Scientific Interest (SSSI) funded by





developer Trenport and managed by the Kent Wildlife Trust (KWT).

The great crested newt is among the village residents with its own protected areas in place and there is an abundance of further wildlife to be found including orchids, dormice, lapwings and nightingales not to forget the Adonis blue butterfly, which adorns the KWT logo.

Trenport has commissioned research and studies to ensure the habitats onsite are preserved and observed. The industrial past has not been forgotten. reflected in street names drawn from cement production and transport and educating local schoolchildren through competitions and community engagement, as well as a public art programme for the village.

Trenport works with a selection of housebuilder partners -Bellway, Ashberry, Hyde New Homes, Westerhill Homes, Orbit and Moat Homes - to deliver the new homes element of the village. with a mix of private sale, shared ownership and affordable rent, as this Kent waterside community on the banks of the River Medway takes shape.





JOHN ASSAEL

John is chairman and co-founder of awardwinning 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. He has judged the RIBA Regional Awards, WhatHouse? Awards, British Homes Awards and WAN Awards and continues to search for and reward examples of great design year after year. John is recognised as one of the industry's top employers, being passionate about the profession and looking after the next generation of architects. He is also currently a nationally elected member of the RIBA Council and its Honorary Treasurer, a Trustee of the Architects' Benevolent Society and 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. Alongside his magazine and online journalism, Rupert wrote for The Telegraph for 20 years and has covered five Rugby World Cups.



RORY BERGIN

Rorv's role is to develop excellence in sustainable and

innovative design, enabling multidisciplinary design 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 sustainability tools. He leads a team of sustainability consultants, advising clients and certifying projects in the commonly used sustainable design standards. 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 is on the Advisory Board of the Active House Alliance



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

during the late 1980s, where she got 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 in

2003. 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 largescale development for the Whitechapel Estate, a conservation and new build housing scheme within the Bishopsgate Goodsyard, and a new café for Crystal Palace Park. 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.





JAKE EDGLEY

Jake founded Edglev Design in 2004 - an architecture and

development practice based in Clerkenwel, 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 Blue Sky, a freelance housing consultancy

established in 1995. He has worked in the residential property industry for over 25 years. including holding senior sales, marketing communications and corporate strategy posts with housing associations and a private development company. Simon specialises in 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.



OZ LANCASTER

Oz is the founder of OS Designs. She has an Interior

Architecture and Design degree and a Masters degree in Furniture Design from one of the leading furniture design programmes in the UK. 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 vacht design.



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



GEORGE OLDHAM George is a graduate

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 practice in 2003. His main interest, apart from serving on RIBA Council, is golf course design and writing, with two books on the subject and golf magazine columns.



GILL OLIVER Gill is a professionally trained digital and

specialising in property, business, finance and tech. She's written for many

print journalist

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 over 15 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.



GEORGE SELL

George is a freelance journalist, editor and copywriter with more

than 15 years' experience of covering the UK residential property market for consumer and business-to-business publications. George is a former editor of both WhatHouse? and Show House and remains a regular contributor to Show House. He writes about UK and overseas property for a wide range of magazines, newspapers and websites.



JANE SLADE

Jane Slade is the founder of Retiremove, a

leading retirement property and lifestyle website. She also writes about retirement property for The Daily Telegraph, Daily Mail, The London Magazine and Mail on Sunday. Her other passion is music. She plays the viola in the Hounslow Symphony Orchestra and is a member of the Battersea Choral Society. She is also the newly appointed press officer for The Really Big Chorus.



DAVID SMITH

David had a long and highly successful career in property

development. He started in the middle market sector, but then moved in the 1980s to what was, at the time, a young start-up developer that believed there was future potential in top-end new build. He moved through various roles during his four decades at the company's Surrey headquarters, initially managing sales, then moving into marketing, advertising and PR for all the company's operating regions. The many years of experience gained while being involved with these key responsibilities has resulted in David having a critical eye for detail, design and value for money.



MARTIN TAYLOR

Martin is an interior designer with 25 years' experience

reorganising space, primarily for



private clients in the residential market. Initially trained as a theatre set designer. Martin began his working career as an in-house interior designer for two architectural practices, before starting his own company in 2000. He specialises in creating additional space, both within the envelope of the existing building, but also through the design and construction of extensions and basements. He has a wealth of experience, and huge interest, in working on period and listed buildings. He's always keen to ensure that their historical qualities are retained while being developed into properties suitable for today's contemporary living.



TRICIA TOPPING

Tricia is the founder of Carlvle 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. In 2018, Tricia was awarded Marketing Firm Director of the Year

from the A1 Influential Businesswoman Awards



CAROLYN TREVOR

Carolyn is director of Trevor Lahiff

Architects alongside her husband Patrick. Their practice, founded in 1995, specialises in one-off, high-end residential projects for both 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 large-scale refurbishments and to new build and 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 ioining 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

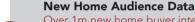
is based in Leicester Square and enjoys a London-focused reputation for designing awardwinning projects that unlock the potential of the most complex and constrained sites - with intelligent, generous and, frankly, opportunistic architecture. Projects include one-off houses in the UK and Europe as well 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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RO

Our current listings - over 12,000 - deliver an average Cost Per Lead of £14.28. The value and quality of these in-market buyers cannot be underestimated as we are solely focused on the new build purchaser.

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We now provide weekly/monthly reporting on calls, emails by development and plot. We can run bespoke reports tailored to your needs and requests. As we are also a content platform, our account managers are in constant contact with you regarding your features and news on regions and developments, ensuring we deliver you the best editorial reach possible to our 1 million annual new home buyer visitors.

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SPONSOR MESSAGE







What House Digital Daniel Hill, managing director

WhatHouse.com is one of the leading digital platforms for

housebuilders, with over one million new-home buyer visitors in the last 12 months, delivering over 50,000 new-home buyer leads to clients listing their properties.

We have over 1.3 million new-home buver 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.

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 brand, as well as coverage in email newsletters to our highly targeted and engaged audience.

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Roca Sian Lane, head of national developers

Roca prides itself on setting the standards in bathroom

design and remaining true to its four core values: wellbeing, innovation, design and sustainability. Roca's constant investment in design and product manufacturing, entrepreneurial spirit and independence as a family-owned business. set it apart and demonstrate why it is globally recognised as a reference company in the bathroom space. We will always work with housebuilders to find the best solution that matches their developments and their customers' requirements.

Roca has a well-earned reputation for service and reliability within the developer market but also for creating bathrooms that make design statements and are not just functional spaces.

Personalisation is so important to both housebuilders and homebuyers. 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.

We are delighted to be sponsoring the WhatHouse? Awards again this year. It is the leading awards for housebuilding and property development in the UK and truly celebrates the best within the industry, including the incredible talent of those working in it as well as the impressive products being created by manufacturers.











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Nolte Küchen Manfred van Ginkel. export director

In March, Nolte Küchen was named Germany's favourite

Kitchen Brand for the third consecutive time, the result of a survey carried out biennially for news channel n-tv by the German Institute for Service-Quality.

We are very proud of the title as it confirms our ongoing efforts and philosophy to provide a flexible, high-quality and on-trend product at excellent value for money. However, we would also like to stress the fact that our performance is to do with team effort. We could not have achieved this without the hard work and dedication of our long-term partners – partners such as BK Nolte Contracts here in the UK which continue to turn our substantial offering into ever-new, individual and next-to-bespoke kitchen designs, fitting in with any room, budget and project.

Our Nolte Küchen showroom in Westminster, London, aims to inspire with the latest from our comprehensive ranges, and we invite architects, designers and developers to pay us a visit at any time of the year. Now we come together and celebrate the wonderful WhatHouse? Awards. which we are delighted to be sponsoring for the 12th time running.











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Haddonstone David Barrow, managing

As part of our continued commitment to the

housebuilding industry, Haddonstone is delighted to sponsor this year's WhatHouse? Awards. We are thrilled to be supporting this prestigious event, that showcases the very best of the UK's housebuilding industry.

Haddonstone is 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 achieve their unique vision.

With unrivalled expertise and technical facilities, we can create bespoke stonework to 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 handcrafted at our own factory in Northamptonshire, ensuring we maintain full control throughout, so that only the highest quality cast stone reaches our clients.

Our vastly experienced Building and Construction team will assist you at every step. We provide technical advice, quotations, CAD drawings and are always on hand to guarantee a smooth process throughout your Haddonstone journey, from initial enquiry to delivery via our own transport fleet. We pride ourselves on exceeding industry standards, including those set out by the United Kingdom Cast Stone Association (UKCSA).





Supporting housebuilders nationally to sell more homes

Home Reach, a market expansion programme for open market new build housing and Section 106 with an offer similar to Help to Buy.

Customers purchase part of their new home and pay a low rent on the rest, the key difference being that with Home Reach, this makes getting on or moving up the housing ladder accessible to a significant new market of potential buyers and in turn accelerating sales and supporting continued build rates for housebuilders.

Why choose Home Reach?









Andrew W Géczy, Group

heylo is delighted to be sponsoring the prestigious

WhatHouse? Awards again. These Awards provide the perfect platform to celebrate the continued success of our housebuilder partners who work hard to expand and promote part buy part rent as a main route to access home ownership across the UK. Established in 2014, heylo has grown rapidly to become one of the UK's leading part buy part rent providers. Working in partnership with

national, regional and local housebuilders, as well as local authorities and wider stakeholders, heylo's solutions bring owning a home within reach for millions of previously excluded families. One such solution is called Home Reach, a market expansion programme for open-market new build housing with an offer similar to Help to Buy. Customers purchase part of their new home and pay a low rent on the rest, the key difference being that with Home Reach, customers only need to raise a mortgage to buy 50% (rather than 80% with Help to Buy). This makes getting on or moving up the housing ladder accessible to a significant new market of potential buyers and, in turn, accelerates sales and supports continued build rates for housebuilders.











Close Brothers Property Finance Frank Pennal, CEO

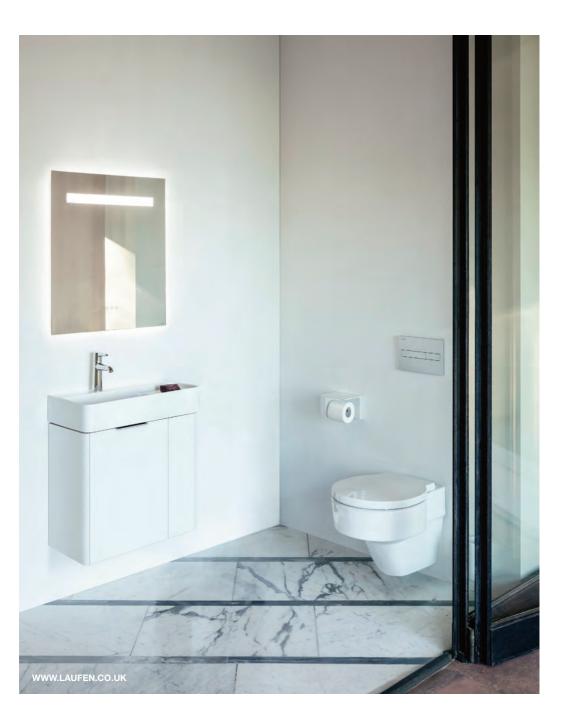
Close Brothers Property Finance is a subsidiary of the

Close Brothers Group, a leading UK merchant bank listed on the London Stock Exchange and a member of the FTSE 250. Close Brothers Property Finance has consistently provided property finance for over 40 years regardless of prevailing market conditions. We have a team of highly experienced lenders offering expert, fast and

reliable service, helping clients to maximise returns from their property development activities. We support experienced developers across England, Scotland and Wales and for the strongest proposals can lend up to 60% of the completed development value for residential (which will normally equate to 85% of the project costs), 65% for pre-let/sold commercial and 70% for investment portfolios. Loans range from £750.000 to a maximum of £20.000.000. We take a personal approach to property lending. working with our clients to understand their business fully and tailoring our facilities to meet their individual needs.



LAUFEN



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Laufen Emma Mottram. marketing manager

The Laufen brand has been developing new and exciting

sanitaryware with renowned Swiss precision for over 125 years. Innovators of the bathroom space, Laufen believes in great design combining its Swiss heritage with forwardthinking designs that continue to revolutionise the bathroom sector. Its bespoke approach to bathroom solutions are designed to create a

statement yet suit the needs of the customer.

Laufen is recognised for its cutting-edge collaborations with some of the world's leading designers including Patricia Urquiola, the Spanish designer who pushes the boundaries of ceramics with the SONAR collection, and Marcel Wanders, who reinvents tradition with The New Classic.

Laufen has a long-standing relationship within the housebuilding community, creating bathroom collections that offer housebuilders products of outstanding quality without compromising on design or innovation. We are extremely proud to be partnering with the WhatHouse? Awards again this year.











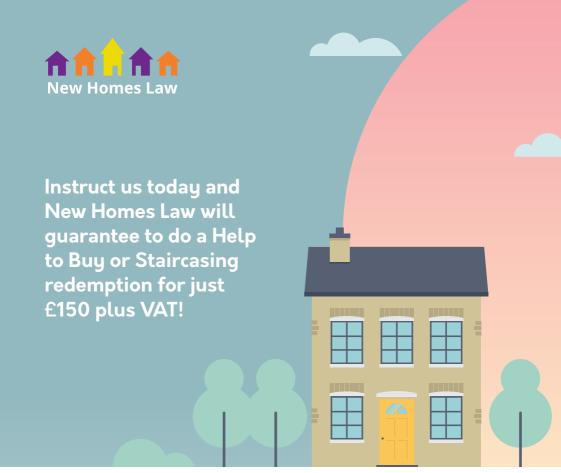
New i.d Interiors Daniel Caplan, CEO

New i.d Interiors is a Londonbased interior design company predominantly

dealing with show homes and furniture packaging within the new build sector throughout the UK. Our diverse design team has a wealth of knowledge and years of experience in delivering projects from concept to completion, offering effective solutions for show homes and private client interiors. We are renowned for having a deep understanding of the project brief while delivering to specification and budget. We pride

ourselves on our attention to detail and ability to cater to the desired style and budget without compromising on quality or service. New i.d combines inspirational creative interior design with our professional installation services, seeing residential and commercial clients through every step of the design process. The group has further expanded this year with the launch of New i.d Flooring, offering comprehensive, bespoke flooring solutions. We are thrilled to be one of the main sponsors once again of this year's WhatHouse? Awards. Contributing and taking part in this prestigious event is of tremendous value to us. The WhatHouse? Awards is of great importance in the industry and we look forward to the big event.





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New Homes Law Charlotte Bentall, business development director

We are an independent, vibrant property law firm specialising in new build and shared ownership conveyancing. Our dedicated conveyancers provide our clients with essential, practical advice, from instruction through to completion.

Our comprehensive and friendly approach enables our teams to confidently guide clients

through the process of purchasing a new home. At New Homes Law we know the importance of providing support to all of our clients, whatever their circumstance. Working alongside developers and housing associations has given us a good knowledge of what is required in order to keep transactions timely and seamless. New Homes Law is proud to be a sponsor of the WhatHouse? Awards 2019. Being a high-profile event within the housing industry, it is a fantastic opportunity for all to celebrate and recognise the achievements of all candidates that enter these prestigious Awards.





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Robinson **Manufacturing** Limited



Robinson Manufacturing Limited Mark Smy, managing director

Robinson Manufacturing Limited specialises in manufacturing high quality timber engineered roof trusses, floor joists and timber frames.

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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

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.

pro-active environmental programme to ensure



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community meets





What House? Awards
The biggest accolades
in British housebuilding

Contact Rupert Bates: rb@globespanmedia.com



showhouse



Show House Rupert Bates, editorial director

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 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. Next year is the magazine's 25th anniversary. Do join the celebrations.





Complete Wet Rooms...

N&C are quality manufacturers of the complete wet room system, specialising in the production of high quality, robust products that together create a watertight, proven system for the housing market.

Using the latest manufacturing techniques, cutting edge design, the highest quality raw materials, we are proud to have a comprehensive wet room collection with housebuilders in mind.





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wet rooms • tiles • showering



N&C Richard Hill, sales director

The N&C Group is the UK's leading manufacturer

and supplier of wet rooms, tiles and showers to the housebuilding industry and is very pleased to be sponsoring the WhatHouse? Awards for the fifth year.

More than ever, wet rooms have become a key area for adding 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 a warranted, Britishmanufactured Total Wet Room Solution for little more than the cost of a standard en suite shower tray and enclosure. Furthermore, with a huge focus being played on building for an ageing population, wet rooms by nature offer level access showering which negates the need for further costly renovations later in life.

N&C has been manufacturing and distributing wet rooms to the UK building industry for decades. We are recognised as the authority in wet room systems, chairing the UK Technical Wet Room committee. Over 140 years of manufacturing and distribution experience, coupled with a highly competitive offer and unique, market-leading innovation make the N&C Group the perfect wet room partner.



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Green Lighting Anthony Ottway, managing director

Green Lighting has been supporting housing

developers to reduce their build costs for over two decades, offering the complete deal when it comes to LED lighting solutions. As a designer and manufacturer we provide a streamlined route to market to the housebuilder via direct specification. Such is our success, we were awarded the Queens Award for innovation in 2006 and again in 2016 for our unique customer care charter.

Green Lighting also offers a vast range of

decorative lighting for show homes, view homes, stock plots and sales incentives. Partnering with us has enabled developer sales teams and interior designers to take control of all of their decorative lighting requirements and gain full traceability of all fittings installed.

Our brand new showroom, glal.uk (Green Lighting and Living) opened last year. Located in Worcester, this destination store showcases our internal and external lighting, along with our extensive decorative range of lighting and now furnishings. Displayed in themed room scenes, the store enables visitors to visualise our products in person. There is a café onsite and private meeting rooms available, should developers wish to use this Midlands location as a training venue.





Proud sponsor of the WhatHouse? Awards

Best Small Housebuilder of the Year 2019

At Q, we recognise that specialised developments need a structural warranty provider whose ethos is centred on possibilities, not limitations. With financial and reputational equity at stake, we work with you at every stage to ensure your vision is realised. To find out more visit: qassurebuild.co.uk







THE Q POLICY



Q Assure Build Clare M Thomas. managing director

Q is delighted to continue sponsoring the WhatHouse?

Awards, supporting industry-wide recognition of the very best housebuilders in the UK. As a structural warranty provider, we bring a fresh approach to the market, working with the best developers and builders to improve standards of construction one house at a time. The team behind Q has a wealth of experience and works hard to maintain focus on customer needs. We work with the site teams during the construction phase, providing advice and support, to help get your new and converted

homes right first time, which is good news for developers and builders and great news for homeowners whose new homes are built to exacting standards by companies that really put their customers first.

While transient political and economic challenges may continue to pressurise UK business output, as a resilient industry, housebuilding remains stable and positive, certain to be a firm focus of government and political agenda for the foreseeable future, challenging developers to build more homes than ever before.

The WhatHouse? Awards provides an excellent platform to celebrate the successes of the very best housebuilders in the UK, both large and small, and Q is thrilled to be a continuing part of such an inspirational event.





Build on our **success**

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Roger Barrett

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Connells group



Connells Group Roger Barrett, land

Connells Group is proud to be a sponsor at the 2019

WhatHouse? Awards, demonstrating our continued commitment to the housebuilding industry and celebrating the best in new homes.

As the UK's most successful land and new homes specialist, selling 18,000 new homes over the last two years, we pride ourselves on delivering a comprehensive service to meet and exceed the needs of landowners, builders and developers. Through our team of nearly 100 land and new homes experts, we provide a full range of services, from initial development opportunity identification through to selling new homes via our national

network of nearly 600 estate agency branches trading under 26 well-known and trusted local estate agency names.

As a one-stop shop for clients, we also offer dedicated new homes conveyancing and mortgage services and can help with assisted move options and part exchange, including via our subsidiary, The New Homes Group.

Our multifaceted approach to new homes products, our understanding of the needs of housebuilders and our ability to market new homes sites of all sizes - from single units to large developments, from shared ownership to retirement properties - make us the first choice for many of the UK's leading builders and developers.

We look forward to seeing many of our clients at this year's Awards and celebrating the achievements of all the finalists.



Britain's housebuilders got talent.

We'll help you develop yours.

Our **Academy for Housebuilders** works with the talent of today, to create exceptional developments of tomorrow.

Juniors working within land, planning and technical teams are invited to join our two year training programme, where they will learn how housing development interfaces with the legal process from heads of terms to site completion and handover.

The Academy is free of charge (to clients), full of practical advice (honestly) and lots of fun (we promise).

Get in touch to find out more.

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Gateley Legal Callum Nuttall, partner and head of residential development

Gateley Legal is lawyer to 18 of the top 20 UK housebuilders, and many more residential developers across the country. With 22% of our people working within one of our land acquisition teams or plot sales hubs, residential development is what we do.

Every day we work side by side with housebuilders across the UK on the exciting developments and regeneration projects that are shaping the communities in which we live and work. To sit

alongside so many of our clients and contacts and to toast the success of UK housebuilding at this year's WhatHouse? Awards is fantastic. We work with excellent people, within our own business and also with our clients and their other professional advisers. Delivering a successful development from the ground up comes down to the people that you are working with. You need great teamwork, an unwavering commitment to client service and to getting the job done. It's the way we do business and why Gateley has grown so significantly over the last 30 years. In today's climate you need to be brave in business to be successful; we are looking forward to celebrating the bold and the brave of UK housebuilding at this year's Awards.





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UK Connect PJ Farr, managing director

UK Connect is proud to be a Gold sponsor of the prestigious

WhatHouse? Awards 2019. Known as the 'oscars' of the housebuilding industry, a WhatHouse? Award is a highly respected symbol of prestige and excellence and this event is a fantastic occasion to celebrate and recognise the achievements of all candidates that enter. Since 2013, UK Connect has grown to become the UK's leading provider of communications solutions to the construction industry. Today, we look after some of the UK's most prestigious housebuilders

and contractors, connecting over 150 new sites every month with our unlimited fibre-speed broadband solution in under 10 days, guaranteed. Dedicated entirely to the construction industry, our unrivalled technology provides solutions, tools and applications to help housing developers and contractors improve the way they communicate, collaborate and work.

We're an innovative, progressive company that's passionate about the services we provide and proud of the way it enables the construction industry to improve its communications. We constantly celebrate and champion innovation and success within the sector. Congratulations to all nominees. We wish you the best of luck and look forward to celebrating the talent in the industry.





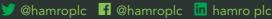
Hamro Plc are innovators of Part Exchange in the retirement sector.

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 Q Khan, CEO

Hamro plc is thrilled to be a Gold sponsor for the 2019 WhatHouse? Awards, Having

attended the Awards previously, we were keen to get more involved.

Hamro plc is an innovator 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.

Hamro plc has been a part exchange provider

since 2004 and is lucky enough to work with some of the biggest names in housebuilding including both mainstream and retirement sectors. Part exchange is a significant and valuable option to conventional property marketing. There are many benefits of part exchange, both financial and otherwise, that make it so attractive to so many of our developers and their purchasers alike. Hamro plc is proud to be associated with such a prestigious event in the property and housebuilding world. The Awards is testament to the success and hard work of so many individuals, and we are delighted to be a part of such a celebration. Hamro plc would like to congratulate all nominees and wish you all the best of luck and look forward to seeing you there.





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SPONSOR MESSAGE







BPC Recruitment Stephen Blight, managing

BPC Recruitment is proud to be a Gold sponsor of the

WhatHouse? Awards for the first time this year. The team are extremely excited to attend this event and support all the shortlisted businesses and individuals and share in the celebrations. It is an absolute honour to be part of this prestigious annual event, recognising the very best housebuilders and talent in the UK housebuilding industry today.

Our sponsorship reflects our commitment to housebuilders in finding solutions to their recruitment challenges. Our aim is to build partnerships that will help strengthen and grow your business for the future and we are confident that all introductions made to you will be made in the best interest of both parties.

BPC set about utilising their extensive knowledge and experience within the housebuilding industry to establish a new start-up recruitment company. Our team is ready to tackle, head on, recruitment within the new build environment by creating solid, informative partnerships. Our focus is to meet with you and your team, in person, building a profile of your business, culture and values and to gain a comprehensive understanding of your workplace. Emphasis will be on developing a trusted connection and gaining an insight into where your recruitment struggles lie and provide a supporting framework for change.

We are looking forward to having the opportunity to introduce ourselves in person, support the Awards and congratulate all of this year's winners.





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