



# BEST NEW HOMES IN BRITAIN





## CITY & COUNTRY

The biggest prize in British housebuilding goes to City & Country. The Essex-based family business, dating back over 60 years, originally built its reputation on its heritage developments, breathing new life into neglected old buildings – something it has always done with great sympathy and panache, respect for history, both architectural and social, absolute.

But over the last two years, three-quarters of its housebuilding has been brand-new homes.

"Today, our core business encompasses both the restoration and conversion of historic and listed buildings, and the creation of sympathetic, complementary, craft-built new homes," says chairman Tim Sargeant, with City & Country founded by the Sargeant family in 1962.

"Our passion is for quality design, quality architecture and craftsmanship, whether on heritage or new-build sites, and our most powerful motivation is the constant pursuit of excellence and the continuous improvement in every part of the business."

Design sits front and centre of everything the company builds, with a keen understanding of, and empathy for, materials and detailing to create a sense of both place and wellbeing.

City & Country builds just over 200 homes a year, with prices ranging from just under £200,000 up to £2.75m, and driven by compelling sales and marketing programmes focused on product, planet, people, place and brand.

"We continue to learn lessons from past historic projects and use that knowledge for forthcoming historic projects as well as for new-build development on greenfield and brownfield sites. Rather than just creating a collection of houses, it's all about creating space and places that people want to live in an enjoy," says Simon Vernon-Harcourt, design and planning director.

Developments include Manningtree Park and St Osyth Priory in Essex, The Playfair at Donaldson's in Edinburgh, the 1840 at St George's Gardens in south-west London, and Factory No 1 in Bristol.

Sustainability and biodiversity are also key tenets, with a commitment to reducing the company's environmental impact and increase green space.

"As the property sector is responsible for 40% of global carbon emissions, as an industry we have a huge role to play in decarbonising our environment. The UK has some of the oldest housing stock in Europe, containing a huge amount of embodied carbon. Repurposing and restoring our heritage assets has to be prioritised," says managing director Wayne Douglas.

The last word to architect and television presenter George Clarke, a City & Country ambassador for more than 13 years and one of the most influential and passionate voices in housing, of all types and tenures, be they restorative projects or brand new.

"We share a passion for architecture, design and historic buildings, which made the collaboration between us the perfect fit. My passion for listed and historic buildings is well known," says Clarke. "Most developers regard such buildings as 'difficult' or 'awkward' and don't see their true value, which is why I have been delighted to see, at first hand, the work of City & Country over the past few years. Their commitment to detail and integrity in undertaking the restoration process is second to none."



BEST NEW HOMES IN BRITAIN











## GOLD

### Berkeley Group

Both a transformer and a placemaker, Berkeley Group creates neighbourhoods from the most challenging brownfield sites.

Berkeley delivers homes and new communities that are low in carbon, but high in habitat, with a strong commitment to nature and biodiversity, be it in London (10% of all new homes in the capital), across the south of England, or in the West Midlands.

The Group built more than 3,500 homes across all tenures last year, with 87% on regenerated brownfield land, while also committing over £370m to affordable housing and community infrastructure; its contribution to the GDP of the UK topped £2.5bn.

Biodiversity net gain has been in its wheelhouse for many years, with strategies across multiple sites, and Berkeley is a founding partner of the Green Building Council's Advancing Net Zero programme.

"We will continue to work closely with government to help unlock the potential of brownfield regeneration sites to deliver good green homes, both affordable and private. Reviving urban land has a vital role to play in driving the sustainable

growth and productivity our country needs," says Berkeley Group chief executive Rob Perrins.

Future homes need future talent and skills. Berkeley runs apprenticeships, graduate schemes and long-term training programmes, while the Berkeley Academy delivered more than 47,000 hours of training last year.

## SILVER

### Redrow

Celebrating 50 years and a history that has seen itself established as one of the leading and most innovative housebuilders in the UK, Redrow this year became Barratt Redrow, in a £2.5bn deal.

Since Steve Morgan founded Redrow in 1974, the business has built more than 130,000 new homes, with people and communities always at the heart of its housebuilding vision, alongside the provision of green spaces and the adoption of a Nature for People strategy, in partnership with The Wildlife Trusts.

From the traditional design virtues and practical living of its Heritage Collection of homes, to its trailblazing Eco Electric range, Redrow does not sit still in its quest to deliver for its customers.

There has been plenty of pioneering over half a century, including a national training centre in 2003 to address the industry's skills shortages, the launch of Redrow TV in 2010, the introduction of a sponsored housebuilding degree in 2018, and, in 2021, the launch of its homeowner support portal.

And then, in 2023, Redrow became the first large housebuilder to introduce air-source heat pumps and underfloor heating as standard.

It's not just about customers and placemaking, Redrow also looks after its own people, with a strong record in attraction and retention of staff, and a range of apprenticeship, undergraduate and graduate schemes to bring through the next generation.







## SILVER

### The Hill Group

The Hill Group has been building homes for 25 years and last year delivered nearly 3,000 of them – a mix of private sale and joint ventures through its innovative, industry-leading partnerships.

The pipeline is exceedingly healthy too, as this family-owned business, with its headquarters in Essex, goes from strength to strength across a rich and varied portfolio of schemes.

Another significant annual number to note is the generation of £528m (46% of turnover) worth of social value, supporting communities in and around its development, alongside expanding into new territories, including Kent and the Midlands.

New investment partnerships have also been launched, as well as JVs on two regeneration projects in Coventry.

Innovation, sustainability and community are a holy trinity, all adding up to award-winning placemaking across challenging rural and urban sites.

Hill is committed to hitting zero carbon as a business by 2030 and net zero operational carbon in its homes. The approach is fabric-first, driven by renewable energy, and moving to air-source heat pumps.

Partnerships with local authorities,

with the imperative of building thousands of social homes across the UK, remain a core value and key skillset, with Hill expert at delivering for its partners.

Women in construction is continually championed by the group, as is its Foundation 200 project tackling homelessness.

## BRONZE

### Places for People

More than a housebuilder, Places for People is a social enterprise 'dedicated to improving lives and communities...beyond the bricks and mortar'.

Last year, Places for People built 1,750 homes but plans to

deliver more than 5,000 homes a year by 2028, with 70% affordable, across all tenures.

All profits go back into the delivery of its social aims and purpose, alongside creating sustainable communities, and, last year, Places for People initiatives delivered £334m in wellbeing value.

One flagship project is Chapeltown near Aberdeen. This new town, which won gold for Best Placemaking at this year's What House? Awards, will eventually run to more than 8,000 new homes, working in partnership with landowner Elsick Development Company, representing the Duke of Fife.

Places for People's Social Value Forum identifies activities and resources that can deliver social value across its new developments, as well as addressing homelessness, refurbishing empty homes and also building modular pods for young single parent homeless families.

"We've seen this housing crisis coming for many years and it's getting worse every day. Urgent action is vital, and we can be a key partner. The time for talking is over, it's time to build," says CEO Greg Reed.





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### **Heylo Housing**

At Heylo, we are proud to sponsor the WhatHouse?

Awards, year-on-year. We have chosen to sponsor the Best Large Housebuilder again this year, as it truly reflects our purpose to help aspiring homeowners find a place to call home. Our strong partnerships with over 130 housebuilders has put single buyers, couples, families and more into over 8,500 homes to date.

Across Heylo's multiple shared ownership products, which have been created to open the doors of homes, there is a common thread of providing the highest quality service through our dedicated partnerships.

Working with our highly valued housebuilder partners, we have been able to tailor our model to suit each of their business needs. Our products act as a positive addition for housebuilders to reach a larger market by creating affordable units on their developments.

*Andrew Géczy, CEO*





## GOLD

### City & Country

Developments by City & Country have always blazed trails, be they outstanding works of restoration, or innovative brand-new buildings. But City & Country, winning gold in the toughest of categories up against a collection of great housebuilding businesses, also puts a huge emphasis on its working environment.

A great place to work and thrive is a mantra, 'with the right team, passionate, talented, adapted and committed' instilling a culture of excellence, training, and identifying the leaders of the future.

Customer care is embedded in the business too, from the first connection with the brand through every step of the purchasing process and on to aftersales service and support.

Community, in its widest sense, is everything, creating areas on its developments where residents can gather and connect, be it a café, shop or a village square, understanding not just the environment, but the people within it.

"Design makes the difference between a scheme that provides efficient homes for people to live in, and a scheme that provides the foundations for a community to

flourish," says Simon Vernon-Harcourt, design and planning director.

"Architecture is about human scale, texture, materials, space and tones. A well-designed home will last for generations, so architects have a huge responsibility to create something that will stand the test of time and add to an area's appeal, rather than detract from it."

## SILVER

### Weston Homes

Weston Homes continues to push the envelope with the quality of its schemes and breadth of housebuilding vision and innovation, backed by its British Offsite UNISystem manufactured at its two state-of-the-art factories.

Partnerships and build to rent operations have been added to the Weston business, while sustainability underscores everything it builds.

"We remain committed to our housing developments being delivered in an environmentally sustainable and responsible manner, which is why Weston Homes is committed to achieving net zero carbon emissions across the business by 2040," says chairman and founder Bob Weston.

"Over the last 12 months we have looked at further refining the quality of the homes we build and have unveiled a new generation of kitchens, bathrooms and communal areas across the company's portfolio, to deliver an even more luxurious and environmentally friendly product. Alongside these activities we have continued to invest in acquiring new development sites and winning planning consents for our pipeline portfolio."

Weston's schemes are always bold and integrated, developing across the price range and tailored to local needs and landscapes across the south-east, including flagship schemes such as Abbey Quay, Barking, and Gun Hill Park, Aldershot, and always with a focus on placemaking and creating communities.







Weston also places a big emphasis on the welfare of its own staff, caring, training and developing, with generous employee benefits and everything feeding off core company values and culture.

## BRONZE Hayfield

You only have to read the words of Hayfield co-founder Mark Booth to understand the ethos behind this company, as solid as it is sustainable, as design-conscious as it is bold.

"Throughout Hayfield's seven years of trading, the housing market has certainly seen its fair share of ups and downs, but with an exceptional team around me, we have created what we set out to do – develop an outstanding range of homes," says Booth.

"Every team member who supports the delivery of our homes has the passion for what they do and are constantly looking for ways to innovate. The desire to do things better is embedded into the culture of our business. From designing homes to protect the environment to providing a five-star customer service, it's the entrepreneurial drive and spirit that makes this business so different in so many ways."

The bricks and mortar back up

the words, with Hayfield now on its 21st scheme and currently onsite with more than 400 homes. Hayfield, based in Solihull, West Midlands, was zero carbon ready four years ago and continues to reduce its carbon emissions, delivering legacy homes that are futureproofed. A housebuilding beacon of excellence and ambition, people-focused, wrapped in an eco conscience and with an unwavering commitment to customer care.

## BRONZE Esquire Developments

Esquire, founded in 2011 by Paul Henry and David Braddon, won gold for Best Small Housebuilder in these Awards four years ago. It is testimony to its growth,

building over 100 homes a year and with 146 projected for next year, that it now sits in the Best Medium Housebuilder category and testimony to its quality that it has picked up another prestigious award.

"Our homes are built to stand the test of time with a blend of traditional features and characterful touches. But with the future in mind, utilising advancing technologies and ensuring energy efficiency," says Paul Henry.

Kent is Esquire's home turf, but it is now also over the county border in Sussex, with its 90-home Arundel Gate scheme in Arundel in partnership with the Duke of Norfolk.

There is also wider recognition of the role of regional housebuilders to collaborate and Esquire chairs the Kent SME Developer Network, sharing opportunities and partners.

"We firmly believe that the role of the SME housebuilder in delivering quality new homes is increasingly important to help sustain local communities, and to deliver economic growth. SME housebuilders play a vital role in delivering bespoke smaller scale developments in local communities that complement national housebuilders."





# Shaped by Architecture

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**Roca**





### **Roca**

Celebrating 20 years supporting the WhatHouse? Awards, Roca is a world leader in creating imaginative,

beautifully designed and sustainable bathroom solutions. Throughout its 107-year history, Roca has continuously contributed to the evolution of the bathroom space.

Its constant investment in design and product manufacturing, its entrepreneurial spirit and independence as a family-owned business, set Roca apart and clearly demonstrate why the company has earned the recognition of being a reference company in the bathroom space globally. Roca has set ambitious plans to achieve carbon neutrality by 2045, using science-based targets to develop a clear strategy for success in reducing carbon emissions by optimising energy use, maximising clean energy sources and working alongside suppliers to minimise scope 3 emissions. Roca has a well-earned reputation for service and reliability within the developer market alongside creating bathrooms that make design statements and are not just functional spaces. Innovative design and new manufacturing processes allow manufacturers to offer housebuilders and their customers unrivalled possibilities and

the potential for a much more versatile, attractive, and personalised bathroom space. Years of experience working with housebuilders helps us deliver the best service standards and product solutions in line with customer and market requirements.

Thanks to a vast and broad product portfolio, ranging from the luxurious Armani/Roca collection to attractive and cost-effective ranges such as The Gap, we're perfectly equipped to meet developers' needs. The recent launch of the Ona collection continues to be a new favourite for new homes thanks to its functional design and on-trend colours and finishes. Furthermore, with new and attractive furniture ranges such as Optica, Tura and Horizon, plus a new stylish and compact cloakroom storage option, MINI-PRO, there is always the luxury of choice for housebuilders.

The WhatHouse? Awards are the leading awards for housebuilding and property development in the UK and we are delighted to be a gold sponsor in our 20th year supporting this prestigious event for the industry. There is so much innovation taking place in the new-build sector right now, and the WhatHouse? Awards give us an opportunity to celebrate key achievements and recognise the wealth of talent within the industry.

*Liam Buxton, new build director*





## GOLD

### Quinn Homes

Building just under 100 new homes a year, Quinn Homes is the housebuilding arm of mixed-use developer Quinn Estates, very much part of the Kent business, social and sporting furniture.

Quinn Homes can restore and convert as well as build brand new, creating new communities that also deliver a range of amenities of local value.

One of its schemes, The Potter's Building, won bronze for Best Apartment in this year's WhatHouse? Awards. It is a collection of 25 apartments in the Kent coastal town of Deal, with exceptional levels of design and finish.

Quinn Homes, led by founder and chairman Mark Quinn, is highly focused on developing its staff across all aspects of the business, with training courses and career progression.

It is exceptionally strong on energy efficiency and carbon neutrality, with a mix of green technology and innovation. Social impact is a powerful driver too, supporting and funding local projects and facilities, be they sporting, medical, educational, or recreational.

A small builder with all-round vision and community engagement, passionate about what it can bring to the local people not just buying its homes, but living and working in the areas where Quinn builds.

## GOLD

### Galion

While there is nothing wrong with sustainability as a crusade, and it is imperative that the housebuilding industry invests in it both commercially and culturally, but homes need to look good too.

Something can be new and packed with character, and Galion, based in the Somerset countryside near Glastonbury, delivers on all the above.

It is one of very few UK housebuilders to have attained B Corp status, underlying its environmental credentials, balancing profit with purpose.

Natural, local materials that match the surroundings without being pastiche are used, with the knock-on effect of supporting the local supply chain and trades.

Traditional of look, but all the technology within. Solar panels are paired with battery storage, while both air- and ground-source heat pumps power the heating.

Galion has also included EV charging stations at every home, well before it became a planning requirement, as well as 'A' rated Energy Performance Certificates, meeting the highest levels of energy efficiency, lower energy bills and reduced emissions.

Since its first scheme seven years ago, Galion has exceeded the 10% biodiversity net gain (BNG) requirement. Nature enhancement is another mantra, creating spaces







that support and protect wildlife and the wider ecology of the areas where Galion builds.

"Our approach demonstrates that it is possible to both homes that are both beautiful and kind to the planet," says Galion founder Angus Macdonald.

## SILVER

### Amara Property

Amara Property was founded in 2011 by CEO Rutu Buddhdev, developing in north London and the Home Counties over the last 13 years.

Its projects, with a laser focus on excellence, from land acquisition through to completion, are exceptional, built to the highest standards, using the best materials available.

Two years ago, Amara Bespoke was launched – an interior design business led by head of interiors Neerali Vora-Kundi.

Amara's head office is in Bushey, Hertfordshire, which also contains a test space for innovation and interior design.

Sustainability is a driving force, integrating all pieces of the eco-jigsaw, be it solar panels, wall batteries, or air-source heat pumps.

Current Amara developments include Six Senses, a private gated scheme of six detached homes in Bourne End, Buckinghamshire, and Scarlet Oaks, a collection of eight townhouses and cottages, close to Cockfosters underground station in London.

## BRONZE

### Antler Homes

Antler Homes builds across Hampshire, Berkshire, Surrey, and Sussex, delivering 63 homes in the last financial year, with design and innovation core



values, and plans to grow further, with a sustainable footprint, into new counties.

Customer care drives the business, from the initial inquiry through to completion and beyond to aftersales support. Care for its staff complements this approach, investing in employees' health and wellbeing, as well as career development in an outstanding work environment.

Interior design has always played a huge part in Antler's success, partnering with leading designers, alongside high specifications and finishes, be it flooring, worktops, appliances, staircases, or tiles.

Antler puts an emphasis on local materials, as well as natural products that are recycled or recyclable, looking to ensure at least 99% of site waste is either recycled or used to generate new energy.

Its Swan Meadows development in Amberley, West Sussex, showcases Antler's sustainability credentials, with air-source heat pumps and the housebuilder's first Passivhaus. The homes also have green roofs and rainwater harvesting.





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# N&C

## Nicholls & Clarke Group



### Nicholls & Clarke Group

Nicholls & Clarke Group is the UK's leading manufacturer and

supplier of wall and floor tiles, external porcelain paving, bathrooms and wet room systems to the housebuilding industry, and is very proud to be sponsoring the WhatHouse? Awards for the 12th consecutive year.

Tiles and bathrooms continue to be a key area for adding value within new homes. Today's design-conscious consumer aspires to own on-trend bathrooms or wet rooms, making use of the latest trends in furniture and metal finishes, which can also offer housebuilders the opportunity of additional margin.

The use of porcelain tiles within the new-build sector has increased dramatically over the last few years, with many housebuilders now offering floor tiling throughout an apartment or the ground floor of a house. The N&C outdoor porcelain

paving collection allows an indoor tile to be rolled out on to the patio in a 2cm anti-slip version, allowing a seamless transition from indoor to outdoor living. The days of a token slabbed patio are numbered, with the consumers' aspiration to own a more permanent and on-trend outdoor living area and even an outdoor kitchen.

The N&C Tile & Bathroom Collections bring together a vast array of high-quality, design-led products that offer solutions for any type or style of residential development, whatever the budget. Our exceptional quality products offer market-leading warranties, complemented by a full design service and technical backup, which is offered at site level throughout the UK. The Group owns four state-of-the-art manufacturing facilities and has four distribution centres, offering delivery using its private fleet of low-emission vehicles to any address, including direct to site.

*Richard Hill, company director*



**DANDARA**  
LIVING



## GOLD

### Dandara Living

Build to rent is seen by many, often justifiably, as a premium product, so it is refreshing to find a BTR developer/operator whose mission statement is to “create great places to live at a price most people can afford”.

Dandara Living focuses on the redevelopment of brownfield sites, typically in central locations, and has a portfolio that spans the UK from Aberdeen to Surrey, taking in Leeds, Liverpool, Bristol, Birmingham and other cities en route. Urban renewal and revitalising underutilised areas to make them an integral part of a city's fabric is high on the agenda, as is delivering considered public realm and green spaces to improve biodiversity. Each Dandara Living development is positioned at the heart of its local community, with emphasis placed on partnerships with local businesses, community groups and organisations.

The company is an enthusiastic advocate of the latest proptech, which is used to communicate with residents and ensure excellent customer service, and to improve the efficiency of back-of-house operations.

It is the customers who are the

ultimate judge of a rental provider, and in this score it's hard to question Dandara Living's credentials: it achieved a HomeViews resident satisfaction score of 4.87, compared with the BTR industry benchmark of 4.44.



**DANDARA**  
LIVING





Grove Park in Sellindge, near Ashford, Kent is 163 new homes, delivering a vision to create a sustainable, energy-efficient community, based on green materials and technology, as well as intelligent, and attractive, design.

Homes that address both the climate crisis and the cost-of-living crisis, Grove Park is a collection of EPC 'A' rated homes. The sustainability drive extends to the supply chain, using local contractors, as well as sourcing materials from Kent.

"From the outset, we sought to deliver a truly outstanding new development. Aligned with the vision of a highly sustainable site, we have been able to deliver homes that are EPC 'A' rated, a great achievement with input from everyone at the Quinn Homes team, and the local planning authority seeking to push housebuilders to deliver the very best in new homes and new developments," says Ben Geering, planning director of Quinn Homes.

Nature enhancement was a Grove Park commitment too, encouraging habitats, and providing large areas of green space, as well as swift boxes on the homes.

### GOLD

Stone Hill Meadow, Little Stondon, Bedfordshire

#### Redrow

If the electric revolution is the main road to net zero and grid decarbonisation, then Redrow signposted its intent early, becoming, in 2023, the first large housebuilder to introduce air-source heat pumps and underfloor heating as standards on new developments across the UK.

Homes are now specified as gas-free Eco Electric and zero-carbon ready, together with ground-floor underfloor heating in all designs, reducing the number of radiators needed and with the two heating systems complementing each other.

This goes beyond Future Homes Standard requirements and Redrow says its designs and efficiencies show a 10% reduction in heat lost compared to previous homes and a 63% reduction compared to houses built in the 1970s.

Further trial data, based on two comparable four-bedroom detached homes, indicated that air-source heat – with a pump capturing heat already in the environment and not burning

any fuel – operates at an efficiency of around 250% of an A-rated gas boiler and a 68% reduction in annual consumption for heating and hot water.

Redrow's standard specifications also include water-saving measures, A-rated, or above, electrical appliances, passive solar design and large windows for natural light, while homes are positioned to limit the extent of overshadowing.

### SILVER

Grove Park, Sellindge, Kent  
Quinn Homes





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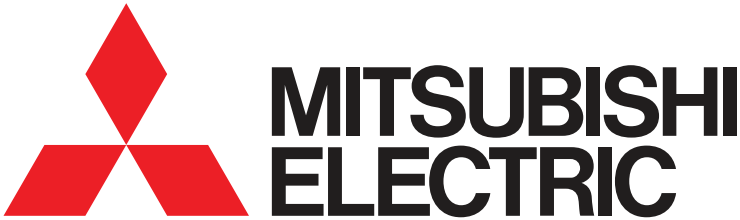


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providing reliable, high-quality products. We are a recognised world leader in the manufacture, marketing and sales of residential heating, and have a range of renewable heating products available. Being Britain's market leader in manufacturing air-source heat pumps is one reason why we are partnering the WhatHouse? Awards – the most coveted housebuilding awards in Britain. Our Ecodan range of heat pumps deliver efficient, renewable heating to homes. Heat pumps are widely recognised as one of the most effective technologies for decarbonising home heating, reducing greenhouse gas emissions, and helping the UK reach net zero. That's why Ecodan heat pumps are perfect for a housing developer looking to provide quality and home comforts for their projects that don't cost the earth.

We are proud to work with some of the largest and most successful housing developers in the country. We partner them on prestige, award-winning developments, whether that's homes for private buyers or for social housing providers. Ecodan heat pumps are made in Britain, to British standards for British homes. We've been manufacturing heat pumps at our factory in Livingston for over 15 years – we are the UK's biggest manufacturer of renewable products. Ecodan heat pumps undergo numerous quality checks before they are transported for installation across the country. In 2023, the Livingston factory produced its five-millionth product. That was the newest Ecodan model, the R290. This innovative heat pump can provide reliable home heating: even when it's -25°C outside, it can achieve a heating temperature of 65°C. Housing developers are choosing heat pumps for their projects and at Mitsubishi Electric we have an Ecodan for every home.

***Russell Dean, deputy divisional manager of Living Environmental Systems division***





## GOLD

### Churchill Living

Churchill Living celebrates 20 years in business by retaining the most coveted title in this specialist sector of the housebuilding industry. Retirement homes, however best to define them – and this year Churchill rebranded, removing Retirement from its name – simply have to be utterly customer focused, not just to get a sale across the line, but 24/7 thereafter.

Those needs extend beyond the owners of Churchill apartments across the country to their relatives too, wanting to know that active lifestyles, as applicable, are promoted and supported, but everything underpinned by peace of mind and security.

The opportunity to close the front door, or to open it and make new friends. Independence meets community. It is indeed, as Churchill's new name suggests, more about the living and less about the retiring, with apartments and cottages exclusively available to the over 60s and supported by Churchill Estates Management and Careline.

"We're always listening to our customers, and we know that the way people think about retirement is changing. The over 60s are doing far more than just retiring and positive ageing is all about 'Living'. More than ever before, they value friendships and their social life, maintaining their independence with the freedom to make choices on their own terms, and many are not even retired," says chairman and co-founder Spencer McCarthy, a leading voice in the industry, championing the sector and the needs of older people.

## SILVER

### Audley Group

Audley Group is a collection of later living excellence through Audley Villages, Audley Care, Mayfield Villages and Mayfield Villages Care, with innovative strategic joint ventures also in the mix and led by CEO Nick Sanderson, who is also chair of ARCO, representing the UK's integrated retirement community sector.

A number of new Audley villages have opened recently,







including Sunningdale Park, 79 acres near Ascot in Berkshire with just over 100 houses and apartments, and Wycliffe Park in Buckinghamshire in partnership with Royal London.

Audley is always high spec, from its appliances to its connected systems, while, visually, its stylish architecture and commitment to design, inside and out, is exemplary.

Read a book in the library, eat in the restaurant, or go to the gym or for a swim, there are activities to suit all lifestyles, with care always paramount to the offering and health and wellness services for owners. Last year, the Group appointed its first health and wellness director, Emma Robinson.

"Audley's mission to help people live better for longer really chimed with my own beliefs and values. Audley's approach to health as we age feels transformational," says Robinson.

Audley has its 'eight dimensions of wellness' – social, environmental, physical, emotional, intellectual, vocational, spiritual and financial.

## **BRONZE** **McCarthy Stone**

**McCarthy Stone deals in big numbers and its scope of service and operations continues to grow, as it looks at new ways to support its customers and evolve its products and services.**

The developer, with over 2,600 employees, has more than 24,000 customers, typically in their 80s,

across 520 retirement schemes, including 120 integrated communities. Last year alone, McCarthy Stone completed on over 1,200 new apartments, with a further 200 through its development partnership with Anchor, England's largest not-for-profit provider of housing and care for older people.

McCarthy Stone delivered more than 580,000 hours of care and support and nearly one million meals. It builds across tenures, including private rental, through a rental investment fund, and affordable shared ownership. The company also offers part exchange and continues its uninterrupted run as a HBF five-star winner for customer service.

It has a sustainability strategy, reducing energy bills and gaining biodiversity, on its road to be a net zero business by 2030. McCarthy Stone extols the socioeconomic virtues of retirement communities and campaigns strongly for the sector, which currently builds around 7,000 properties a year, despite demand estimated at 30,000 a year with the UK's ageing population.





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# SPRING

## MAKE YOUR MOVE



### Spring

Spring is delighted to continue our sponsorship of the prestigious WhatHouse?

Awards in 2024.

With over £300m in annual buying power, Spring is the UK's leading homebuying and part exchange service provider. Offering a variety of tailored solutions, Spring works with a broad range of estate agents, new-build developers and later-living providers, purchasing customers' existing properties or repairing broken chains, allowing homeowners to make their onward move with ease, speed, and certainty.

As a key partner to the industry, and the first homebuying and part exchange service provider to receive Accredited Supplier status from the New Homes Quality Board (NHQB), Spring is delighted to again sponsor this year's event. Showing support for

those that are creating positive change and driving the sector forward, Spring is passionate about the new homes industry and supports the guiding principles of the New Homes Quality Code (NHQC). WhatHouse? and Spring have clear synergies, as we both look to encourage the delivery of high-quality services for developers and homebuyers nationwide.

Here's to another industry-defining WhatHouse? Awards ceremony, recognising those that are providing vital help for first-time buyers, to those creating beautiful family homes, or those trailblazers providing much-needed specialist later-living accommodation. Housing remains at the forefront of the national agenda, and we look forward to continuing to work closely with our industry partners and celebrating the success of Britain's best housebuilders and developers.

*Cormac Henderson, CEO*





## GOLD

Square Roots, Lewisham, South-East London

### Square Roots, London Square

Square Roots stands out as a premier developer for its thoughtful approach to first-time buyers and sustainable living at its Lewisham development. This 141-apartment shared ownership scheme offers flexible, low-deposit options and an impressive range of one- to three-bedroom units, with 57 different layouts catering to diverse needs. The development's modern, contemporary design exudes quality, both inside and out, creating a welcoming and stylish environment.

Sustainability is at the heart of this project. With a minimum EPC rating of B – and several apartments achieving an A – the scheme supports energy efficiency, while the installation of air-source heat pumps ensures heating demand is met sustainably. The commitment to biodiversity is evident through soft landscaping, a communal roof terrace, and the installation of bird

and bat boxes. Additionally, the project has partnered with London Waterways to enhance the River Ravensbourne.

Promoting a car-free lifestyle, the development offers secure cycle storage and excellent public transport links. Square Roots has also fostered a sense of community through resident events and thoughtful amenities, such as a private children's play area. Every detail, from high-quality finishes to safety-conscious landscaping, has been meticulously delivered, making it a truly gold-standard development.

## SILVER

The Venue, Hayes, West London

### Weston Homes

The Venue, Weston Homes' innovative scheme, offers a unique combination of personalisation, affordability, and sustainability. With a wide range of apartments to choose from, The Venue allows buyers to customise their homes and create a living space that reflects their personal style. This is particularly valuable for first-time buyers, who are supported







throughout the buying journey with the First Home Happiness brochure, a bespoke information pack that simplifies the process and ensures confidence. The development is also designed with affordability in mind, offering low deposit options and a 20% Discount Market Sale scheme, making homeownership more accessible.

Sustainability is a key focus, with green and brown roofs improving energy efficiency; podium gardens with native species fostering biodiversity; and high levels of planting enhancing the environment. Additionally, energy-efficient systems and products are integrated throughout, reducing the carbon footprint of the homes. Modern methods of construction are adopted, maximising the efficiency of material and human resources.

## BRONZE

Hatfield East,  
Hertfordshire

**Durkan Homes**

Durkan Homes' Hatfield East

development successfully combines thoughtful design, community engagement, and sustainability. The development offers a variety of house sizes and parking options, including single- and double-parking spaces, providing flexibility to meet diverse buyer needs. Hatfield East is situated in a prime location, ideal for walkable living, with essential amenities and green spaces

nearby, enhancing residents' quality of life.

The creative landscaping of the site is a standout feature, incorporating wildflower areas strategically placed to boost biodiversity and create an attractive natural environment. The homes themselves are well-designed, maximising natural daylight and providing bright, airy spaces that promote comfortable living.

The sales team offers a personalised service, building strong relationships with every homeowner and ensuring a positive buying experience. Durkan Homes also fostered valuable community ties by collaborating with the neighbouring high school, providing opportunities to raise awareness of construction and inspire the next generation of professionals.

With two distinct show homes, Hatfield East highlights design possibilities and encourages buyers to explore different options, promoting individuality. Combined with low deposit options, Durkan Homes has made homeownership both attainable and inspiring.

**DURKAN**  
HOMES





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**Connells**  
group



# Connells group



## Connells Group

Connells Group is proud to sponsor the WhatHouse?

Awards again this

year. Having sold over 9,000 new homes last year, we are the largest and most successful land and new homes specialist in the UK.

Incorporating Connells, Countrywide, John D. Wood & Co., Hamptons and Sequence, as well as Lambert Smith Hampton, Connells Group has unparalleled intelligence and resources, providing services for large, medium and small developers, including the expansion of affordable housing provision.

In addition to onsite sales and sales via our branch network, we offer a market leading, end-to-end service, from initial development opportunity identification through to selling new homes via our national network of 1,200+ estate agency branches. Clients of Connells Group benefit from conveyancing, dedicated mortgage services tailored to the new homes market, assisted-move options, and part exchange via The New Homes Group.

Holding an immense share of the

property market across England, Scotland and Wales means our significant property data and residential market intelligence allows us to provide unmatched consultancy. We provide highly detailed information that our clients need to make decisions on investment and acquisition, development mix, pricing, sales and marketing strategies. Lambert Smith Hampton's offering extends our expertise to a new dimension, providing an unrivalled range of tailor-made services spanning the entire residential development lifecycle. With clients across all landowning sectors, our planning, land acquisition and disposal capabilities are a major source of opportunity for developers.

Our multifaceted approach to the sale of new homes and unique understanding of the needs of housebuilders and registered providers, coupled with our ability to provide specialist advice and market new homes effectively, makes us the first choice for many leading UK housebuilders and developers. We look forward to celebrating the achievements of clients and peers in the housebuilding industry.

***Roger Barrett, Connells Group Land & New Homes managing director***





The judges particularly liked the careful consideration given to the energy efficiency of the property with an air-source heat pump, underfloor heating and EV charging point. A great house packed with thoughtful details.

## SILVER

### The Hampton, Moreton in Marsh, Gloucestershire Backhouse

The Hampton is an attractive five-bedroom house in a development located within a small market town in the Cotswolds. This buff brick house, with its simple elevations and steep pitched roof was inspired by the local traditional architecture. It has a garage, a separate cycle shed and is close to excellent travel connections. The judges particularly liked the way the developers have integrated into the local community.

Inside, a great deal of thought has been given to the high-end specification, while not neglecting the importance of sustainability, with the inclusion of water butts, solar panels, and air-source heat pump and an EV charging point.

The entrance hall feels very light

## GOLD

### The Audley, Alfold Gardens, Cranleigh, Surrey Q Developments

The Audley is part of a brand-new development of contemporary three-, four- and five-bedroom houses located in the historic Surrey village of Alfold, designed around a newly created village green.

Designed by John Pardey Architects, this contemporary timber-clad detached house is well detailed with lots of style and thoughtful lighting. There is a double garage as well as parking in front for two additional cars, while space has been cleverly utilised by positioning a separate home office above the garage, which could equally be used as a hangout space for teenagers.

Internally, this double fronted five-bedroom house features three floors of versatile, carefully planned family accommodation with well-proportioned, beautifully light living spaces that flow seamlessly into one another. The front door opens into a triple-height entrance hall flooded with natural daylight from a roof light, with attractive, light oak chevron floors and double doors leading to a

lovely, light kitchen/dining room, and out on to the external terrace area with lawned garden beyond. The living area is connected via large double doors to the dining area, making the spaces very flexible for entertaining. Off the entrance hall there is a guest cloakroom and a utility room with its own side access to the garden.

The first floor features a master bedroom suite with generous en suite and separate dressing area, as well as two further bedrooms and bathrooms and a small study area. The top floor houses two further en suite bedrooms, one currently laid out as a cinema room.







with attractive oak flooring, and the double-height ceiling provides a great sense of space when entering the home. On the ground floor, there is a well-equipped kitchen/ dining room complete with Bosch appliances, with generous bifold doors opening on to the lawned garden. A comfortable living room and study provide ample space for anyone working from home, while a separate guest cloakroom, boot room and utility room offer functionality.

The first floor comprises four double bedroom and one single, with the master and second bedroom both having attractive en suite bathrooms; a family bathroom serves the three smaller bedrooms. The use of a more interesting colour scheme with patterned wallpaper is a refreshing and pleasing change to many other safe, neutral designs. The architect was Clifton Emery Design, with the interiors by Andrew Henry Interiors.

## BRONZE

Stewart Garden Room,  
 St Margarets, Roslin,  
 Midlothian

Robertson Homes

**St Margarets is a new development set in the picturesque open countryside next to the Pentland Hills, to the south-west of Edinburgh in Scotland, a perfect rural location for young families with an easy commute into the centre of Edinburgh.**

The Stewart Garden Room, designed by Alan Sneddon, is an impressive six-bedroom detached house built using a carbon-neutral timber frame manufactured by Robertson Homes' sister company Timber Engineering. The natural, environmentally friendly, energy-efficient and sustainable family

home features many carefully integrated green credentials.

The ground floor entrance opens into a beautifully light double-height galleried hallway with a cozy TV room/snug on one side and a larger living room on the other. To the rear of the entrance hallway and overlooking the garden is a sizeable family kitchen/dining/family room able to seat up to 20 people. This space provides a great entertaining area, with bifold doors opening on to a small garden. The kitchen leads into a relaxed garden room space with a vaulted ceiling and cathedral-style windows creating a feeling of tranquillity and calm. A further set of bifold doors open out on to the outside terrace.

The first floor features a spacious master bedroom suite with dressing room area. There is an additional en suite bedroom and two smaller bedrooms, each with a small walk-in wardrobe and shared en suite bathroom, perfect for children. A further two bedrooms and a large bathroom are located on the sizeable second floor. It is evident from the plans that thought has been given to the layout, making it very practical for a larger family, and the resulting house provides great value for money.





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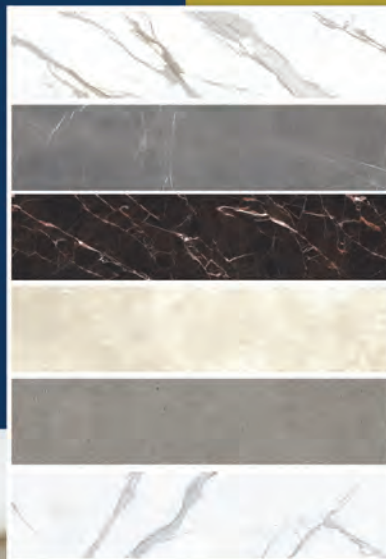


Athena work with many of the top house builders in the UK to supply both porcelain and quartz worksurfaces. We are the largest supplier to the UK House building market.

Our experience with developers like Persimmon and Bellway led us to research and invest in high-quality Italian porcelain as an alternative to quartz. This was driven by sustainability, carbon reduction and H&S concerns.

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With a strong focus on quality and customer service, Athena continues to be a trusted partner for surface solutions. Contact us today to learn how we can support your business and worktop upgrade processes.



"We rely on Athena for quality of installation, speed, and efficiency. Their service has streamlined our supply chain. They understand the pressures, constraints, and timelines faced by large housing developers and go the extra mile." - **Adam Lindsay-Smith / Group Procurement Manager - Persimmon Homes**



ATHENA  
SURFACES

**For more information:**

**01886 880967**

**[sales@athenaworksurfaces.co.uk](mailto:sales@athenaworksurfaces.co.uk)**

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### **Athena Worksurfaces**

Athena Surfaces supplies the UK's housebuilder market with

luxury surface upgrades, ranging from quartz and Italian porcelain surfaces for kitchen worktops, to large-format porcelain for bathrooms, splashbacks, and cladding projects.

Athena was established in 2014 with the sole intention of making housebuilders' lives easier, focusing on meeting their unique needs. It has revolutionised the value proposition of luxury surfaces in the housebuilding sector, making previously cost-prohibitive materials available for all, at excellent value and with impeccable service levels. This has allowed Athena to grow faster than any other company in its sector over the last 10 years.

In January 2024, Athena partnered with Mirage Ceramiche of Italy to bring large-format 20mm porcelain to market, which, when coupled with Athena's state-of-the-art

manufacturing process and logistics systems, meant this luxury, sustainable worksurface became affordable for UK housebuilders and their customers for the first time.

To date, five of the largest housebuilders have either launched, or committed to launch the product in 2024, meaning that, once again, Athena is making the aspirational affordable and reshaping the worksurface landscape in the UK. Sustainability is at Athena's core, evidenced by its Gold status from the Sustainability School.

In July 2024, Athena moved to its new Worcester premises, which has quadrupled capacity allowing it to continue to be at the forefront of surface solutions in the UK housebuilding sector, creating innovative and aspirational spaces, all at affordable prices. Athena has long been associated with Show House and has been a gold sponsor of the WhatHouse? Awards for the last three years, and feels the association with such a well-known and premium publication gives it the best possible reach into its target markets.

*Adam Miles, managing director*



**Berkeley**  
Designed for life



## GOLD

Eden Grove

Staines-upon-Thames,  
Surrey

**Berkeley Group**

Eden Grove has undoubtedly unlocked an area of potential that not only will benefit the local community, but also a wider market for years to come. Eden Grove delivers 489 exceptional apartments and a unique approach to suburban living, offering the aspirational lifestyle that many desire.

Striking white stone and bronze architecture is complemented by flourishing landscaping, while the judges were particularly struck by the meticulous attention to detail and high-quality finishes throughout both the development and the apartments themselves. They were especially impressed with the high-end, hotel-style amenities available to residents and lifestyle on offer.

The sense of community and placemaking here offers a distinct sense of modern day living to the area, which is synonymous with any

Berkeley scheme. The co-working space was of particular interest, as well as the scope of amenities available, which offer a luxurious approach to work and living. Internally, the space is well thought out and sizable, offering a functional and stylish home with prominent use of varying materials and colour, making the apartment itself cohesive in its aim to create a desirable contemporary space.

Eden Grove is an outstanding example of how a well thought out development and considerate

placemaking can transform and elevate its surroundings.

## SILVER

Lea Wharf, Hertford,  
Hertfordshire

**Chase New Homes**

Set within the historic town of Hertford, this riverside mixed-use development of 98 high-specification apartments looks perfectly placed within its vicinity. Offering a considerate yet modern warehouse architectural approach to a disused part of the town, it opens the space to reveal contemporary riverside living. The judges were particularly impressed with its seamless blend into the local high street and the development's integration into its surroundings, all while offering a modern way of living and concierge facilities within a piazza-style setting.

Internally, the specification matches that of its exterior, with statement Crittal-effect windows and characterful concrete-effect kitchens and black hardware. Residents have access to a beautifully maintained rooftop terrace offering stunning countryside views of Hertfordshire





**DURKAN**  
 HOMES


and beyond, all while being conveniently placed for excellent transport and travel facilities, as well as access to a local river boat.

This development is a great example of how to sympathetically and considerably bring new life into an already historic and picturesque area, creating a place where people aspire to live.

**SILVER**
**Manor & Braganza,  
Kennington, South London  
Durkan Homes**

Manor & Braganza is a development of two halves, offering a beautifully and meticulously reinstated Victorian façade as well as striking bronze modern architecture where old meets new. The development itself exceptionally intertwines into its surroundings and brings a much-needed commercial element to the area, with a leading brand convenient store and office space adorning the ground floor.

Situated a four-minute walk from the station and opposite a charmingly cared for community garden, this development feels like it has always been there. The consideration for its local community and residents continues as you enter the main building, with a modern, sleek and welcoming

residents' lobby. Durkan has thoughtfully designed every aspect of the build, including the journey from the lobby area to the apartments. Driven by the shape of the building, each apartment shares a sense of space and mindful design for the end user, offering ample storage and modern features throughout; many benefit from outside space or beautifully characterful sash windows.

The development offers remarkable views of London on the shared rooftop terrace, where all residents can enjoy the space and vista at an extremely reasonable price point. It certainly has something for everyone, as demonstrated by the variety of residents and locals utilising the potential that has been unlocked.

**BRONZE**
**The Potter's  
Building, Deal,  
Kent**
**Quinn Homes**

The Potter's Building is a delightful collection of 25 apartments built against one of Kent's most beautiful coastal towns, Deal. The

character of the development adds to its charm and includes features that effortlessly blend in with the local aesthetics. This is characterised by its mansard roof and exceptional brick and stone choice.

The sense of generous space offered here is staggering, whether it be via the communal landscaping, large lobby entrances or vast communal corridors. This theme continues into the apartments themselves where residents benefit from high ceilings, spacious, open-plan layouts and large windows enhancing the extent of light and space. The interior lends itself to modern living where functionality meets contemporary style. The inclusion of varying materials by way of shaker-style kitchens, wooden flooring and stonework tops creates an appeal for the modern-day homeowner.

Offering fantastic travel links into London of less than an hour, this development offers modern, sustainable coastal living, attracting young people from regional cities with spacious apartments, high specification, electric car charging and wider local amenities. This development is a great example of a high-quality apartment living at an accessible price point.







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## THOMAS GRAY

SEARCH & SELECTION



### Thomas Gray

Thomas Gray is a highly respected name in housebuilding recruitment.

Over the last five decades we have introduced some of the industry's most influential and high-profile executives and continue to do so. While our core business has been Executive Search, we have recently expanded our services to introduce a Contract Hire and Interim Solutions division, which is led by associate director Joanna Rogers, who has over 10 years' experience in this space. We are now able to provide a comprehensive range of recruitment options for both clients and candidates, supported by current market intelligence, advanced headhunting techniques and an evolving digital presence from headquarters in Surrey and bases in central London and Sheffield. Integrity and reputation have always been the driving force behind our differential and the trusted

relationships that are so highly valued. With a deep understanding of the housing sector, we are able to match candidates through a clear insight into our client's culture, social purpose and core values. More recently, we have aligned with affordable housing companies and specialist MMC and sustainability-led firms, advising on key hires. The business has introduced an Employee Ownership Trust, rewarding the informed, motivated and collaborative team. We pride ourselves on working closely with internal talent acquisition departments to develop the interest of passive candidates and bring highly valued support to a range of roles from site level to the boardroom.

Having worked with several award-winners for many years, we are pleased to sponsor this coveted event once again and look forward to meeting those we have represented, and are proud to be associated with what always proves to be a special occasion.

***Ian Gray, managing director***



Earlwood  
HOMES



## GOLD

Selborne, Kingswood,  
Surrey

### Earlwood Homes

Selborne is the epitome of luxury, offering everything one could expect in this genre of property. Its spectacular specification perfectly complements this design-led, uber-modern home. If asked to imagine a luxurious home, this is it: elegant and sumptuous without being overly flashy.

The location is equally remarkable, situated within the highly desirable Kingswood estate in a part of Surrey favoured by celebrities and professionals alike. Selbourne offers an abundance of luxurious finishes, from its opulent use of materials, including Italian granite façade and tiling made exclusively for the property, to its seemingly never-ending range of facilities. Standout features include its subterranean spa complex and an 8m-high atrium that forms the focal point upon entry and gives an impressive sense of arrival. Other highlights include a super

Earlwood  
HOMES



sleek and highly specified kitchen including a 4.5m island, cinema, games room, and a fully equipped gym with hand-painted graffiti art that adds an urban flair.

Selbourne lies in a private estate of similarly valued homes and is fitted with cutting-edge technology to guarantee privacy and quality of life, with impeccably landscaped gardens comprising equally impressive materials and a sustainable design.

## SILVER

The Beach House,  
Shoreline, Folkestone,  
Kent

### Folkestone Harbour & Seafront Development Company

Located on Folkestone's new ocean boardwalk and a short stroll away from its lively Creative Quarter, Shoreline offers stunning,





uninterrupted views of the beach and coastline. The Beach House is the crowning glory of this beautifully designed development, which features a curved exterior to mimic the shape of waves, pebbles and the coast. White glazed bricks, sourced specially from Spain, reflect the changing colours of the sea and sky.

The Beach House sets a new standard in UK coastal living. Accessed either directly from the beach or through secure underground parking, this exceptional property offers 3,326ft<sup>2</sup> of living space across five floors together with a private garden, balconies and an elegant roof terrace from which to enjoy views as far as the French coastline.

With double-width entertaining spaces, The Beach House offers ample space for the entire family as well as visitors. Further benefits

include two secure parking spaces, communal gardens, EV charging facilities, a residents' portal, as well as a priority waiting list for Folkstone Harbour moorings.

The Beach House provides a serene lifestyle that is only a 50-minute train journey from central London, and the property, and the wider Shoreline development, offers a significant 'wow' factor both in terms of

aesthetics and location.

## BRONZE

Aldford House, Eastcote, Winkfield Row, Bracknell, Berkshire

Antler Homes

Aldford House is a prime example of a distinguished, executive property and is the show home for the boutique Eastcote development in Ascot. It is accessed via a tree-lined avenue and stands proudly at the development entrance, setting the tone for this quintessentially charming Berkshire address.

Sympathetically designed to suit the local vernacular, Aldford House was loosely inspired by the Arts and Crafts style yet also incorporates many contemporary aspects, including a chalet-style form, thus providing the best of both worlds. It comprises 2,043ft<sup>2</sup> of living space that has been used wisely to offer large, light-filled rooms, including a spacious kitchen/family/dining room and an impressive master suite.

Antler Homes is committed to and targets eco-conscious buyers. To facilitate a sustainable lifestyle, Aldford House incorporates EV charging points, an air-source heat pump and underfloor heating.

The wider Eastcote development is in an equally distinguished area that balances countryside living with easy access to modern conveniences, including the catchment area for the best local schools and short rail connections to Ascot.







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**HADDONSTONE**





# HADDONSTONE



## Haddonstone

Haddonstone is the UK's leading manufacturer of architectural cast stonework.

Founded over 50 years ago, Haddonstone has grown significantly from its early days as a stone garden ornament producer. We now manufacture the highest-quality standard and bespoke architectural stonework for the housebuilding sector, both in the UK and internationally. Because we produce all our own moulds, and every single component is produced to order, our architectural solutions can meet any project specification. This also means that we maintain full control throughout the whole process, so our clients receive the highest quality stonework and service on the market today.

Our vastly experienced team works from our two bases in Northamptonshire and Colorado, USA, combining traditional methods with the latest modern production

techniques. Working with technical drawings, or simply a photograph, they support our housebuilding clients to achieve their unique project goals.

We partner with architects, specifiers, builders and also directly with private individuals on a broad range of housebuilding projects. From new build homes and extensions, renovation and restoration projects, to large-scale commercial developments, our knowledgeable and highly experienced team expertly assists our clients every step of the way.

We pride ourselves on exceeding industry standards, including those set out by the United Kingdom Cast Stone Association (UKCSA). Likewise, we are proud to continue to invest in both our people and technologies.

As part of our continued commitment to the housebuilding sector, Haddonstone is delighted to again sponsor the WhatHouse? Awards. We are thrilled to be supporting this prestigious, annual event that showcases the very best of the UK's housebuilding industry.

***David Barrow, managing director***





## GOLD

Lots Road, Chelsea,  
South-West London

### Hutchison Property Group

This is a powerhouse like no other! The two chimneys and the bulk and massing are impressive, as is the careful restoration of the whole ensemble.

The story of the power station is retained for future generations to understand and marvel at. A long time coming, this project has delivered quality external public realm and the reinstatement of many lost Victorian period details, such as the steelwork from the original hoppers. We particularly liked the new landscaping bridges creating new links across the waterfront, the gardens and creation of neighbourhood shops. Windows are restored to their original recessed state and gables and oriel windows reinstated and

opened. The atrium and the interior shard spaces are awe-inspiring and appropriate for such a large host building.

The architects have employed their impressive design skills to the benefit of the overall; it is the work of many hands but in such a way that it does not look disparate and fussy. The view of the east

elevation clearly demonstrates how successful this renovation is at enhancing an entire neighbourhood for the benefit of everyone. The guiding hand of a world-class architectural practice is evident here in all the right places. Environmentally shared heating and power is adopted, and the development is largely car free.







### SILVER

Sunningdale Park, Ascot, Berkshire

#### Audley Villages

Here, the attention to the history is followed through with excellent craftsmanship, both externally and internally. Individual apartments display warmth and character and the social spaces are delightful, inspiring, and clearly a pleasure to use for the residents.

As a residential care home, this is everything it should be: convivial and inviting, encouraging engagement and sociability with a bar at the heart. One can imagine residents being very happy here. We did wonder if there were quieter spaces for those who may get tired of active engagement. The gardens were sensitively restored, creating a wonderful landscape for residents to benefit from in all aspects of their health.

A stunning and bold building whose integrity has been preserved and enhanced by the works carried out. The scale of the development is hugely impressive and has been undertaken in a way that benefits the whole city and its historical identity.

The attention to detail in the restoration of brick and stonework is very good and the additional story added seems to work in a fitting and harmonious way.

Socially, the building of 30% affordable, with shared ownership schemes is very impressive and clearly something that larger developments like this can afford to offer. This is to be applauded as it offers as stepping stone for younger buyers and provides a richer social mix than might otherwise be achieved. We were also impressed by the use of air-source heat pumps and wastewater retention systems.

### BRONZE

The Cocoa Works, York

Latimer







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# Quooker®



## Quooker

At Quooker, we are proud to design and manufacture world-class products that

make a tangible difference to people's lives. We are pioneers of innovation and constantly evolve our technology to give consumers taps that offer tangible water-, cost-, energy-, time- and space-saving benefits. With increasingly stringent sustainability and environmental regulations for UK new-builds, with stricter energy performance standards for construction, and ambitious net zero carbon emission targets, we understand the pressure UK housebuilders are under to use products and materials that do not cost the earth. Quooker taps are designed to reduce energy consumption and water waste, as well as boasting longer product lifecycles, aligning perfectly with these wider greener goals.

Just look to our new COMBI+ boiler. A fusion of efficiency and convenience, saving up to 4,200 litres per year. The first A-rated kitchen boiler on the market, the COMBI+ maximises every

drop for optimal use, significantly reducing water wastage. Unique in offering cold, hot, boiling and variable warm water as standard, with the addition of a Quooker CUBE, other benefits of chilled and sparkling water can be enjoyed. No other system in the world does this. As our taps are now also KIWA certified, quality comes as standard across the range.

Boiling water taps boasting premium features and unique water modes are more favourable to prospective buyers, helping differentiate and elevate their properties. Housebuilders looking to add considerable value to their new-builds should look to Quooker.

We are delighted to be sponsoring this year's WhatHouse? Awards because we recognise the vital role housebuilders play in the overall success of our sector. Those individuals and organisations striving for excellence and delivering impressive projects across the UK should be celebrated. Therefore, we are excited to join in with the wider industry to celebrate Britain's best housebuilders and we look forward to congratulating the winners.

***Stephen Johnson, managing director,  
UK & Ireland***





## GOLD

Shoreline, Marine Parade,  
Folkestone, Kent

### Folkestone Harbour & Development Company

This is an exciting, creative development of 84 apartments, beach house and penthouses. Looking out to sea, each property has spectacular views, direct access to the beach, large entertaining areas, secured parking, private roof terraces and a dedicated concierge service. On the podium level is an expansive landscaped residential garden, including planting, lawns, a wild zone to encourage insects and bees, seating areas and a children's play park. It ticks all the boxes.

The properties range in size from 554ft<sup>2</sup> for a smaller one-bedroom apartment to over 2,500ft<sup>2</sup> for the larger townhouses and penthouses, creating a wide variety of properties and price points.

Occupying the central curve of Shoreline are 24 beach houses, with entrances leading directly on to the beach or to the secure underground car park. Each house has front and rear gardens, as well as curved balconies and roof terraces. The curved balconies are simple but beautifully detailed, and feature scalloped platforms, echoing seashells and the beachside setting.

The penthouses' wow factors include sky bedrooms, spacious balconies and sizeable roof terraces. Curved, flowing terraces with white glazed brickwork conjure up images of the White Cliffs of Dover, evocative of the south coast. They are built to endure the ever-changing coastal weather, with the detailing and materials carefully considered to ensure the building will retain its original look and feel.

Internally, each apartment type is unique, although they share a common language of bay windows, balconies and roof terraces, most with panoramic views of the Channel. Interior detailing is simple, with the use of natural materials; clean, but not clinical. They are understated, complementing the natural beauty outside each home.

## SILVER

Boreham  
Mead,  
Warminster,  
Wiltshire  
Backhouse

This scheme has an idyllic setting, with the River Wylfe to the south and low-lying meadow to the west, but with

roads to the north and east, offering both green space and convenience. Boreham Mead is designed to complement its location, reflecting and enhancing its surroundings, with over half of the homes backing on to the river, connecting residents to the natural environment. The development is also encompassed by a flourishing hedgerow, further adding to and enhancing the ecological features and biodiversity of the project, while the entire scheme is enveloped by native trees.

Most homes are arranged around a traditional village green, centrally positioned to create a welcoming environment, encouraging community living. By restricting the access to just one entry point, Backhouse has created a private, secluded feel, enhanced by giving each home a generous green frontage and side parking to avoid cars on the street.

Homes have a contemporary feel, with simple, uncluttered façades influenced by the styles of the local town. A neutral palette of material, with uncluttered elevations, well-balanced proportions and large windows make for a very attractive and harmonious setting.

There are three house types, but all follow the same design strategy with the transition between inside and outside minimised to highlight







the pastoral setting. Large, open-plan kitchen/dining areas enjoy the benefit of bifold doors leading to sheltered patio areas, many of which have views of the river. There is also a separate living room, a utility room and WC. Bedrooms are a good size, most with full-height windows.

This is a quality, cleverly thought-out scheme that thrives on its simplistic strategy, which we all know is so difficult to achieve.

## BRONZE

Thorn View, Bearsden,  
Glasgow

**Robertson Homes**

What we particularly liked about this development of 47 market and 20 socially rented homes was its simplicity. It has immediate kerb appeal based on a combination of well-designed and simply detailed rendered and brick façades incorporating dark window frames, with grey tiled roofs with dormer windows. The whole is well executed and complemented by simple and effective landscaping.

Interiors are carefully detailed and well finished with generous living spaces. Every private property also enjoys a garden room connected to living spaces and linking outside to inside; a space very adaptive to individual family needs.

Properties are also very energy efficient, maximising solar gain. It was pleasing to see roof PV panels integrated into the design and not just placed on roofs as an afterthought.

Simplicity is also reflected in the site layout.

Dwellings are arranged in a rational rectilinear pattern surrounding a central landscaped open space; only the segmentation of the tenure types is perhaps unfortunate.

House plans are very competent, not only with the addition of garden rooms, but also generously sized living areas, plentiful bathroom space, usually including two en suites as well as a master bathroom and ground-floor cloakrooms. Also, to the larger properties, a galleried entrance hall. They really are excellent family homes.

With a land swap, the scheme, as well as offering affordable provision, also gives benefits to the local community by opening previously private woodland and assisting in the expansion of a local golf course.

## BRONZE

Manor &  
Braganza,  
Kennington,  
South London

**Durkan  
Homes**

Manor and Braganza are actually two separate developments, each quite distinctive, located

a short way from each other in Kennington, south London. While Braganza is a competent scheme that sits well within its setting, our eyes were drawn towards Manor. This is a striking design of bronze-clad upper floors almost floating above a meticulously reinstated late-Victorian-style façade addressing Manor Place and surrounded at lower levels by a clever transitional modern brick design to Pasley Park to the rear. Such a juxtaposition of styles may not appeal to all, but Durkan has brought this amalgam together extremely well.

The original Victorian terrace at Manor Place was unsuitable for renovation so Durkan reinstated the historic façade. The quality of workmanship employed here is undeniable and this quality extends to the rest of the workmanship at both Manor and Braganza sites. It is also evident in interiors and layouts of apartments. Living spaces are generous, many with outdoor terracing, and kitchen and bathroom fittings are stylish. There is also a well-designed rooftop garden at Manor; and at Braganza, excellent external landscaped spaces.

Sustainability issues have also been considered with a combined heat and power network providing efficient low carbon heating with lower running costs for residents.







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### **Premier Guarantee**

Premier Guarantee is proud to sponsor the WhatHouse? Awards for another year. Our

continued support for this event reflects our ongoing commitment to the construction of high-quality, safe new homes.

In an industry that is ever-changing, the role of Premier Guarantee has never been more important. As a leading provider of new home

warranties and building control, we are at the forefront of raising construction standards.

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*David Swigciski,  
managing director*





## SILVER

Woodgate, Pease Pottage, Sussex

### Thakeham and Abri

Thakeham and Abri Group have formed a JV to deliver Woodgate, a 619-home development designed around the concept of placemaking. Woodgate already has the feel of a thriving community thanks to the carefully planned layout and provision of green space and amenities. The partners have provided a new £4m primary school (compared with an obligation to spend just £1.3m), £7m of infrastructure improvements, a community-owned shop, a charity-owned café, a new hospice and a community centre.

A broad range of house types and architectural styles sit comfortably alongside one another. Rather than build homes first, then bolt on spaces and amenities, the JV flipped this mindset on its head. At Woodgate, this meant designing and planting green pathways at the earliest opportunity, allowing local people and potential residents to enjoy them and engage with the site.

## GOLD

The Gasworks, Cardiff  
Wates and Cardiff Council

This is a smart and innovative partnership solution to the costly crisis in temporary accommodation that has already driven some local councils towards bankruptcy. The Cardiff Living partnership has created and installed 155 single-storey, one- to four-bedroom modular homes on an underutilised brownfield former gasworks site, helping tackle Cardiff Council's growing housing problem. Speed was paramount and the homes were all provided within a year of the scheme's conception.

The homes are all EPC 'A' rated and certified to Passivhaus and net zero carbon standards. A community hub has also been installed and many community development activities take place. In addition, the units are capable of being relocated and used as permanent social housing when the time is right. The relatively low build cost means the council will recoup the scheme costs within five years compared to paying for alternative temporary provision for the families.

The Cardiff Living partnership between Wates Residential and

Cardiff Council was formed in 2017, with the goal of providing 1,700 homes across 30 sites over 10 years. Working on an open book joint venture basis, with 500 homes already delivered and trust well established on both sides, it was the obvious vehicle for the council to turn to in the crisis. It is an excellent example of the public and private sectors working closely together to deliver a replicable solution to a major social policy issue, to the benefit of the residents and the public purse alike.







The development is set in an Area of Outstanding Natural Beauty, a challenge that may have put off many developers, but Thakeham and Abri were committed to working together in order to create a sustainable, resident-centric community. Such has been the success of Woodgate, that the partners are already teaming up again for development of 139 new homes at West Horsley, near Guildford.

### BRONZE

Hendon Waterside,  
Hendon, North-West  
London

#### Barratt London and Metropolitan Thames Valley Housing

This is a fine example of large-scale regeneration on a joint venture basis. The new development is replacing the 680 worn-out concrete homes of the old West Hendon council estate with 2,500 mixed tenure homes across the 30-acre site, with around 25% affordable. The current phase four consists of 611 homes, with 193 affordable.

Hendon Waterside has an attractive, open feel despite its scale. There are plentiful areas of open space and courtyard landscaping around the apartment blocks, with residents involved in the design, and some homes have views over the neighbouring Welsh Harp reservoir. Build quality is good and the apartments are well laid out. All homes are EPC 'B' rated, attached to a district heating network, and there are good links to public transport. There is a community hub and a £1m community trust fund to power

local activities and investments, including a comprehensive employment and training strategy. A new health centre is being constructed.

Barratt and MTVH have worked together since the project's earliest conception over 20 years ago, overcoming many challenges both en route to and during the long construction programme. A partnership board, which also involves representatives from Barnet Council, residents and the local community, scrutinises and monitors the whole project.








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## CONTRACTS



### **Wren Contracts**

Wren, the UK's number one kitchen retailer, has expanded its expertise into the

contract, property development and social housing sectors. Known for affordable luxury kitchens and fitted bedrooms, Wren Contracts is rapidly establishing its reputation as the brand of choice. From house builds to high-rise and social housing to unique one-off developments, Wren has the scale and expertise to take on projects large and small. Depending on the scale, budget and style of a development project, the first port of call is to meet with a member of our Contract Sales team, who will take you through the extensive options available to identify the best styles, colours and finishes that fit with your overall project expectations. The EasyFit kitchen range includes Wren's most popular designs and styles, all fully built to a high standard in its UK factories and quick to install. Infinity and Infinity Plus

are premium made-to-order kitchen and bedroom ranges with more than 2,000 designs and colours to choose from.

All Wren kitchens, bedrooms and quartz worktops are designed, manufactured and delivered in-house, ensuring the highest standards throughout its supply chain with the shortest lead times. Wren owns the key elements of its supply chain including transport and delivery.

Its nationwide delivery service is scheduled to fit around the site's programmes, rather than deliveries that suit a predetermined journey plan. All products are unloaded by Wren teams and transported to the correct, secure plot with a direct-to-room delivery service.

Wren's award-winning installation team is BiKBBi and FIRA International Gold accredited, testament to its exemplary levels of workmanship, attention to detail and adherence to health and safety, just one element that sets Wren apart from its competitors.

***Damian Sheridan, sales director***





## GOLD

Waterbank, Prestbury,  
Cheshire

### Altin Homes

The term 'luxury' is often associated with great comfort, beautiful surroundings, and a sense of exclusivity. Altin Homes has masterfully embodied this definition with its Waterbank development, delivering five exquisite five-bedroom homes on the picturesque outskirts of Prestbury.

The site presented several challenges, including a significant slope, an existing pond at the entrance, and substantial protected trees with extensive root systems. Despite these complexities, Altin Homes has crafted a modern, innovative take on luxury living that not only respects but enhances the natural landscape. The homes are thoughtfully positioned to maximise the serene views, seamlessly blending indoor and outdoor spaces through expansive glazed openings that invite the calming



surroundings into the heart of each home.

Upon entering, the homes reveal a natural flow, with each space carefully considered to ensure both functionality and elegance. Diligence is evident in every aspect, from the generous ceiling heights and full-height doors to the bespoke timber staircase with discreet, full-height lighting. Even the brassware is meticulously chosen, each piece telling its own story. Beyond

aesthetics, these homes achieve an impressive EPC A score of 97, thanks to an innovative tri-brid heating system and meticulous construction detailing.

Conversations with early residents reveal a deep appreciation for the mindfulness and the personalised approach Altin Homes takes to meet their needs, creating a truly luxurious and comfortable living experience, the pinnacle of refined living.





### SILVER

The Farmyard, Grafton, Shrewsbury, Shropshire

Dennis Edwards Homes

'Good things come in small packages' couldn't be more appropriate for this rural idyll. Every single detail has been carefully and thoughtfully crafted. The skilled reuse of the traditional farmyard materials complemented by bespoke modern design by Dennis Edwards Homes, creating not just a luxury development, but nothing less than practical and liveable works of art.

The Farmyard at Grafton boasts just three homes, each of which has been painstakingly designed, taking inspiration from the clean lines of Swedish design married with the glamour of Marbella – termed Scandi-Lux – and yet with careful reuse of materials, not shouting but respecting the agricultural and rural setting. With eco-friendly tech – air-source heat pumps, energy-efficient construction and sustainably sourced materials – style has not been sacrificed to go green; they are homes that are luxurious today and smart for tomorrow.

Dennis Edwards Homes is redefining what it means to build a

luxury countryside home, crafting spaces that are beautiful, functional, and built to last. Whether it's through innovative designs, sustainable practices, or thought leadership, it is constantly pushing the boundaries of what is possible in luxury housebuilding.

### BRONZE

Somerford Booths Hall Estate, Cheshire

PH Homes

Surrounded on all sides by beautiful Cheshire countryside as far as the eye can see, these 11 luxurious homes are set in the idyllic grounds of a Grade II listed house dating from 1612 on one of the country's oldest estates. The Somerford Booths Hall Estate is

the perfect rural retreat, offering peace, relaxation and unrivalled family time.

PH Homes personifies Cheshire luxury, delivering skillfully masterplanned developments. This development, set in 12.5 acres of rolling countryside caressing the painstakingly restored Hall, calls upon contemporary design and building techniques to elevate the historic. Many of the estate's original features, including its ornamental ponds, walled garden and the specimen trees within the sweeping parkland, have been meticulously incorporated into the plan, creating a truly special environment for its residents.

The 11 new homes have been designed to complement the architectural style of the region and sit perfectly alongside the previously completed properties of Somerford Square, while projecting their own singular styles and personalities. Each bespoke home is packed with the latest contemporary features and take comfort and convenience to a higher level.

Each individual plot has a function to perform to recreate this modern-day country seat, with small Loft Houses, larger Stables, a Walled Garden House and Gate House to name a few – the luxury is there but the starting price tag is surprisingly accessible.





# MEDA

DESIGN BY PETER WIRZ



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# LAUFEN



# LAUFEN



## LAUFEN

We are honoured to once again be a sponsor of the WhatHouse? Awards this year, our 20th year. The Awards are the leading event

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

LAUFEN, part of the Roca Group, is one of the world's leading manufacturers, with a focus on design, quality and functionality. For over 130 years, the LAUFEN brand has been using the oldest malleable material known to man to make innovative sanitary products in state-of-the-art plants with legendary Swiss precision. What makes LAUFEN products unique at the first glance is that their Swiss design unites two major design trends: emotional Italian design from the south and the northern tradition of design precision and clarity. For LAUFEN, quality has two aspects: manufacturing knowledge and the high degree of practical benefit that the finished bathroom affords the customer, which is often not immediately apparent.

Years of experience in bathroom innovation with Swiss precision, together with our long-standing relationship with the housebuilding community, supports the design and production of bathroom collections that offer developers outstanding quality, appearance and functionality. Our new MEDA collection, designed by Peter

Wirz, is versatile and timeless, effortlessly complementing any bathroom setting, while reflecting the proven virtues of Swiss design: clarity, functionality and attention to detail. At the heart of the MEDA collection lies a dedication to premium detailing, redefining luxury within an enticing price point. Washbasins, feature generous surfaces designed to accommodate bathroom essentials, an all-encompassing rim that safeguards against water spillage, and slim, elegant overflows. MEDA furniture features slim side walls and tactile aluminium handles for durability and a seamless grip while meticulously complementing the furniture to ensure a harmonious aesthetic across all 43 available colour options. Setting a new standard in noise reduction, MEDA WCs feature a whisper-quiet tranquillity flush, complemented by rimless WC design for perfect cleanliness. Freestanding bathtubs are also available in a dramatic two-tone design, with a sleek matt traffic grey or matt black exterior, to harmonise flawlessly with the ceramic and furniture of the same hues, while the interior provides a stunning contrast in glossy white. Our innovative Saphir Keramik (the first 'slim ceramic') together with collaborations with some of the world's leading designers, such as Patricia Urquiola (SONAR), Marcel Wanders (NEW CLASSIC) and Toan Nguyen (LUA), allow us to push the boundaries of ceramics with a dynamic and stylish range of product solutions, which also include bespoke options tailored to our developers' needs.

*Rashpal Sidhu, managing director,  
Roca Group – UK*



THE BRENTFORD PROJECT



**GOLD**

The Brentford Project,  
Brentford, West London  
Ballymore

The first phase launched in 2019 and completed this summer, providing 327 new homes; however, the complex site assembly began many years prior, when Ballymore started to acquire parcels of industrial land in Brentford. Set between river and high street, the area was once a thriving hub for goods arriving by boat and includes a number of locally and nationally listed buildings including a deconsecrated and renovated 15th-century church.

To be completed in two phases, the masterplan is the result of a collaboration between AHMM, Glenn Howells, Maccleanor Lavington and Grant Associates. The already successful first phase includes sensitive links between the previously run-down high street, the River Brent and the restored banks of the Grand Union Canal. A mix of apartments and tenures are accommodated in densely grouped blocks that form lanes through the development. The comparatively low scale feels comfortable, and the active ground plane includes a

good selection of restaurants, bars and retail. An Everyman Cinema is well under way, while one of the largest Morrisons supermarkets in London is already operational and neatly integrated without dominating the development.

Prices remain affordable for London, with homes starting at £350,000, and the service charge includes access to the residents' lounge, an exceptional gym and appealing mini lido. It is evident that the Brentford Project has revitalised the area with the 'good vibes' spreading beyond the development.

**SILVER**

Marleigh, Cambridge  
The Hill Group

Marleigh, with a masterplan by  
Thomas Pollard Edwards



Architects, will eventually become a new urban quarter with a capacity of up to 1,300 new homes. The completed first phase already provides a mix of contemporary apartments and well-designed modern houses complemented by a mix of uses including a community hub, supermarket, workspace, café/deli and schools, all centred on the market square.

The masterplan includes a strong landscape concept with principles of encouraging social interaction and integrating nature into the development, a joint venture with the Marshall Group. The landscape includes a woodland trail, cycle facilities, play areas and wildlife ponds.

A well-considered palette of materials and a familiar pitched roof aesthetic has been used to define the character of the houses, of which five are prototype 'Active Homes', with high-performance fabric and low carbon technologies to reduce energy usage. Energy and environmental monitoring is being undertaken, and, if the results are positive, these prototypes may influence future phases of the development.

Prices remain competitive ranging from £549,950 for a two-bedroom home and up to £1,114,950 for five bedrooms within easy reach of Cambridge city centre.





### **myenergi**

As a global leader in the design and manufacture of eco-smart home energy technologies, myenergi's ambition is clear: to create a positive impact on the

planet, change the way we think about sustainability and accelerate progress towards complete energy independence.

The company was founded in 2016 and has since grown into a household name, shipping thousands of energy management devices every week from its state-of-the-art production facilities in Stallingborough, Lincolnshire.

During this time, myenergi has opened subsidiaries in Germany, Ireland, Australia and the Netherlands, with plans for further internationalisation underway.

Best known for zappi, the world's first eco-smart electric vehicle charger, myenergi has developed a pioneering ecosystem of products including eddi, which directs surplus renewable energy to a hot water cylinder; libbi, a modular smart home battery storage system; and harvi, an energy harvesting sensor. Each product is built on a commitment to circularity and a vision of sustainability, demonstrating the disruptive potential of next-generation technology and aiming to bridge the gap to the connected home of tomorrow.

As a result of energy price volatility, legislation, and evolving consumer demands, connectivity and sustainability are becoming standard requirements for new homes. To help

housebuilders create properties that are more attractive to prospective buyers, myenergi is working closely at the early planning stages to make energy connectivity a reality. Automated systems that use renewable energy to power and warm homes while also recharging a zero-emission vehicle are no longer a vision for the future, but technology that can be built into any home today.

Partnering with myenergi gives you access to the whole, integrated solution – from EV charging to heating and hot water – all compatible with the latest renewable generation technologies and managed with the touch of a button. Designed to set the standards in performance and compliance, each product is safe, secure and interoperable. Each model improves your SAP 10.2 score, contributes towards ESG credentials and helps you comply with the latest Part L (L1A) building regulations. By sponsoring the WhatHouse? Awards, myenergi aims to highlight the speed of change across the industry and demonstrate how innovation is helping to pave the way towards a brighter future. These accolades recognise excellence in innovation, quality, and sustainability – values that lie at the core of myenergi's work. By supporting this event, the company aims to further its mission of inspiring positive change and celebrating the achievements that shape the future of the housebuilding industry.

***Jordan Brompton,  
co-founder and CMO***



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# All together as ONE with the myenergi ecosystem

## National demand for renewable energy is booming,

with many housebuilders and property developers now deploying solar panels, heat pumps, domestic wind turbines and other generation technologies as standard across new build projects.

However, it goes without saying that simply installing microgeneration is far from a plug and play solution. Understanding the peaks and troughs of renewable energy, and having the technologies in place to optimise performance, is key to cutting costs, minimising grid reliance, delivering long-term value and staying ahead of the curve.

By looking towards the latest eco-smart solutions, housebuilders have the opportunity to sell faster, sell for a higher value and make their developments to really stand out in a highly competitive marketplace – all while improving SAP 10.2 scores, contributing towards ESG credentials and helping to comply with the latest Part L (L1A) building regulations.

Designed from the ground up to set the standards in self-consumption, myenergi's innovative ecosystem of state-of-the-art smart home energy technologies is the perfect addition to any new development. Compatible with the latest renewable energy generation

technologies and managed with the touch of a button, the integrated network revolutionises energy management. Comprising solar PV, scalable battery storage, smart EV charging, green power diversion and wireless monitoring, the myenergi ecosystem integrates seamlessly some of the world's most advanced devices to create an intelligent energy network.

The real beauty of the ecosystem lies in its simplicity, with users able to manage devices simultaneously through a single, user-friendly app.

Embracing zero-carbon innovation to future-proof homes for the energy systems of tomorrow is quickly becoming a critical requirement for any new development.

By optimising the use of renewable energy and reducing grid reliance, homeowners and housebuilders alike can pave the way towards a cleaner, greener, more sustainable future. It's not simply a vision for the future, it's a reality for today.

To help make sustainability even simpler, our dedicated Built Environment Team is on hand to provide expert guidance and tailored support. If you're a housebuilder looking to integrate eco-smart energy solutions into your next project, our team is ready to assist through every step of the journey.

[partnersales.gb@myenergi.com](mailto:partnersales.gb@myenergi.com)

[myenergi.com](https://myenergi.com)





## GOLD

Hook Norton Community  
Land Trust Project  
Hook Norton, Oxfordshire

### Greencore Homes

This is a wonderfully refreshing  
and collaborative scheme of 12  
net zero carbon homes –  
community development and  
enterprise at its finest.

The project is a partnership  
between Greencore Homes, the  
Hook Norton Community Land  
Trust and South Oxfordshire  
Housing Association (Soha).

Underlying everything is the  
delivery of much-needed  
affordable housing in the  
Cotswolds for local people, with  
the homes designed by architect  
Charlie Luxton. But this is so much  
more and pioneering in so many  
ways – a small, sustainable  
neighbourhood engendering a  
sense of belonging and shared  
values, 'designed for the  
community and welcomed by the  
community'.

Another key partner and  
component is SNRG, putting in  
smart grids, solar panels and  
battery storage to supply local  
place-based energy. The roof PVs

will power the homes; any excess  
power will go to the battery and any  
further excess back to the grid.

SNRG integrated the  
neighbouring sports centre, with its  
solar panels, into the smart grid, so  
excess solar energy from the  
centre can be used for the homes  
or stored in the battery, reducing  
both bills and carbon emissions.

Renewable energy sources are  
targeted and calculated to supply  
100% of the energy required for  
each home's use.

There are also EV charging

points through myenergi, and  
alongside the climate positive  
homes, with closed timber frame  
panels built into a timber frame  
superstructure from Greencore's  
factory, is a commitment to  
biodiversity and ecology onsite.

## SILVER

The Venue  
Hayes, Hillingdon, West  
London

### Weston Homes







pump was installed, zero energy bills is the target, while gathering post-occupancy insight and also using augmented reality to educate visitors to the scheme on the workings of the new technologies, as well as providing feedback to the supply chain and the industry's workforces.

Each home, now sold, was designed with different specifications and combinations of technologies to compare and contrast, while sharing 100% electric energy generation, triple glazing and enhanced building fabric to reduce heat loss.

Taylor Wimpey partnered with GTC, a multi-utility infrastructure partner, to deliver a community heat hub to provide the homes with heating and hot water.

Taylor Wimpey is sharing its learnings and insights with the housebuilding industry, including a virtual site visit for over 100 SMEs, working towards the Future Homes Standard, and identifying gaps in skills and resources.

The Venue, three finger blocks on top of a podium, is a collection of 181 homes in Hillingdon, west London and is part of the wider £250m Old Vinyl Factory project.

The masterplan, from architects Studio Egret West alongside mixed-use regeneration developer U+I, includes more than 600 new homes, office space, retail and leisure.

Hillingdon Council is working towards being a sustainable, carbon-neutral borough by delivering its Climate Action Plan with partners – planting more trees and creating biodiversity, with Weston, as a key housing partner, committing towards carbon reductions and sustainable transportation.

Weston has always championed and pioneered sustainability and energy efficiency with its fabric-first approach, using offsite construction methods and the UNipanel system from its sister business, British Offsite.

"We believe that high-quality, low-carbon homes should be available to everyone. This means ensuring we can provide sustainable homes, at scale, at a price people can afford," says Bob Weston, chairman and founder of Weston Homes.

### BRONZE

Westland Heath, Sudbury, Suffolk

Taylor Wimpey

This project was used as a trial of five zero-carbon-ready, 100% electric homes on a live Taylor Wimpey development in Suffolk.

A roof-mounted air-source heat





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## Delivering residential multi-utilities on time

Working closely with developers to connect Electricity, Water, Fibre, Drainage and Gas to their developments.



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# TRICONNEX



## TriConnex

TriConnex is a premier multi-utilities provider, collaborating closely with residential

developers to seamlessly connect electricity, water, fibre, drainage, and gas to their projects. Our operations span across the vibrant regions of the south-east, Midlands, and south-west, where we tirelessly ensure our developer partners access specialised expertise in all utilities, both established and emerging, delivering a comprehensive connection service. In addition to our acclaimed multi-utility services, we recognise the mounting demand for grid capacity. Thus, our Grid Dynamix service steps in, extending close unique support to residential developers in securing and

maintaining the electrical capacity for their projects. With us, developers enjoy efficient and timely grid connections, minimising delivery risks. As seasoned specialists in the residential sector, we take pride in offering an extensive range of viable products. Collaborating closely with our developer partners, we continually expand our offerings to add value and safeguard our customers' reputations. From initial concept to final connection, our complete multi-utility connection service ensures that we're well-equipped to craft tailored solutions for our clients' projects. We're thrilled to once again sponsor the esteemed annual WhatHouse? Awards ceremony, where we all celebrate another year of remarkable achievements.

***Chris Doré, business development director***





## GOLD

### The Brentford Project, Brentford, West London Ballymore

Demonstrating a comprehensive understanding of how to create value, though still only part complete, The Brentford Project has already transformed a former industrial area and under-used high street into a vibrant new riverside community providing a mix of high-quality new homes, affordable housing, retail spaces and a new riverside public realm.

Following an extensive decontamination programme, a series of streets have been created linking the new Workhouse Dock area with the existing high street, expanding the shopping area and opening up the river frontage to the wider neighbourhood. Streets have been designed to reflect the scale of the previous lanes serving the warehouses and are lined by small shops and restaurants with a focus on local independent providers. A large supermarket and a new arts cinema have also been ingeniously

integrated below housing podiums. The use of 'meanwhile spaces' has been carefully managed throughout the project, delivering substantial benefits.

Celebrating the rich history of the site is woven through every decision and includes the retention and repurposing of a number of key buildings including the 15th-century St Lawrence Church, converted into a multi-use space with health facilities for residents, helping create a unique part of Brentford.

## SILVER

### Stockwell Park, Lambeth, South London Sovereign Network Group

This project demonstrates that regeneration isn't just about buildings, with the approach to working with and supporting residents throughout the process exemplary.

This complex and visionary masterplan is nearing completion following a regeneration programme





spanning more than 30 years. During this time, the Stockwell Park and Robsart Village Estates have been transformed to create a model for urban living. The project has seamlessly integrated 700 new homes into the neighbourhood alongside the refurbishment of the retained homes and community facilities including a skate park and the award-winning Hall of Fame graffiti pen.

At the heart of the project lies the Stockwell Park Community Centre. Bursting with life and energy, the centre hosts fitness classes, a food bank, an astonishing range of free services for children and young adults, and support services for the most vulnerable. This remarkable regeneration project has overseen the change from a once troubled area into one of hope and pride.

## BRONZE

Mulberry Park, Bath

Curo

Mulberry Park offers an exemplar of suburban regeneration of brownfield land. A former MOD site, the area now provides over 500 new homes for both sale and rent alongside new community facilities,



all seamlessly stitched into the surrounding neighbourhood.

The new streets feature a rich variety of largely family housing, with pedestrian-friendly street design creating a welcoming suburban character. A striking new community hub building, primary school and nursery have been delivered in early phases and already form the heart of the new community and, upon completion, the scheme will also include the largest new park in Bath for over 100 years.

On top of these achievements, the scheme also brings over £20m of improvements to the adjacent Fox Hill Estate, enabling the regeneration to benefit to both existing and new residents throughout the wider neighbourhood.

## BRONZE

Clapham Park, Lambeth, South London

Metropolitan Thames Valley Housing

Clapham Park's ambitious masterplan will deliver more than 4,000 new and refurbished homes over 30 years, transforming a previously unloved area of south London.

With over 1,500 new and retrofitted homes and The Cube, a bespoke new community centre, now delivered, this process is already changing the lives of those who live there.

New shops provided within the masterplan will be managed using a Community Land Trust to maximise opportunities for local independent retailers, and a major new greenspace is being created, including a woodland garden and new community allotments to provide space for food growing.

The project has already demonstrated the benefits of making a long-term commitment to the regeneration of an entire neighbourhood over time, driven by those who live there, with dedicated resident committee's established covering arts, youth work, employment and skills as part of a robust community engagement strategy.





# Haier



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# Haier



## Haier

Once more, Haier is extremely proud to be sponsoring the WhatHouse? Awards, an event that

celebrates the elite of the housebuilding industry. We are delighted to stand alongside leaders in this industry in showcasing and celebrating the pinnacle of professional achievements. The WhatHouse? Awards is a national stage to recognise excellence and the very best work in the UK's housebuilding industry, a mirror of Haier Smart Home's core values. Both organisations are dedicated to delivering premium quality. Haier, part of Haier Smart Home, is built on three core principles: we provide customers with unique and cutting-edge technology, superior design, and tailor-made experiences, so our customers can carry out daily chores with efficiency and ease. Innovative tech features are integral to us at Haier. Our appliances feature seamless connectivity, powered by the hOn app, offering remote control, real-time energy efficiency, turning products into extraordinary solutions that are

adapted to each consumer's needs. And we are delighted to be bringing innovations in product appliances and technology. With our new iD Series of ovens coming to the market, users can personalise and tailor the cooking experience. Featuring the latest innovation in state-of-the-art Bionicook technology, users can master mealtimes with perfect results, enjoy ergonomic features and enhance the kitchen with premium design. Not only that, but the iD Series is also a winner of the prestigious iF Design Award in the Kitchen Appliance category. And with A++-rated ovens, users can also save energy, reduce monthly bills, and enjoy exceptional cooking performance. Combined with the WhatHouse? Awards' vision for excellence, this sponsorship is a perfect blend of shared values, mutual aspirations and trusted excellence. Every product is rigorously tested to ensure it can withstand daily use and deliver the ultimate cooking performance. We look forward to celebrating these awards and to bringing extraordinary solutions to people's lives.

***Mark Armstrong, contracts channel director***





## GOLD

Stewart Garden Room,  
St Margarets, Roslin,  
Midlothian

**Robertson Homes**

There was no doubt that this house would be a winner: Scottish contemporary country living at the very finest in a brilliantly designed home of 3000ft².

A modern masterpiece with cathedral-style windows and vaulted ceilings adding character. The floor plate is perfect for contemporary living, seamlessly flowing from room to room. Jon Pilling of Interiors by Abode nailed it with a fuss-free design using natural shades and textures that do not detract from the style of the house, creating a home of undeniable elegance and sophistication. The themed children's rooms were cleverly designed with exuberance and fun. The primary bedroom provides a modern take on the four-poster

bed; rather than posts, the designers installed a curtain rail on the ceiling and hung off-white fabric from ceiling to floor.

This is a memorable example of thinking outside the box and giving show home viewers tricks and tips they could do themselves. It's modern, fresh, and replicable.

## SILVER

Eeko, Agar Grove,  
Camden, North-West  
London

**The Camden Collection**

Camden is leading the way on how to create homes for people living and working in the capital







THE  
**CAMDEN**  
collection

and is the envy of many other London boroughs.

The Camden Collection has been designed and managed by Camden Council. By building new homes for sale, The Camden Collection generates revenue, which is, in turn, reinvested to benefit the wider community. It sounds very corporate, but these apartments are a testament to what can be done by starting with sustainability at the heart of the development; based on Passivhaus credentials and using high-quality materials that give the developments a premium finish, as is obvious in the kitchens and bathrooms.

Sally Watson led the Interiors by Abode design team and these apartments fizz with imagination and style. Textured walls and the use of cream and terracotta give a flow to the apartments while the highly sustainable cork wall in a study area is genius. The clever use of shelving has increased storage space. The use of natural fabrics and African-inspired wall hangings has created memorable and highly desirable affordable homes in the heart of London.

## BRONZE

The Townsend, College Park, Chester

Castle Green Homes

This is a serious Cheshire glamour house, with a price of more than £1.25m. The imposing

five-bedroom, four-bathroom home has the critical wow factor in an area of the country that demands style, with prices rivalling London.

With a mixture of understated elegance combined with modern flair, Gemma Schofield of Lifestyle Interiors has achieved a high-end luxury scheme to complement the commanding presence of this double-fronted house, and one that hits the target audience perfectly.

Bespoke wall panelling in the hall, floor-to-ceiling cabinets and a superb, well-designed kitchen that is perfect for entertaining. A wing of the house is devoted to the principal bedroom, which would not be out of place in a seven-star luxury hotel.

It is impressive to see a complete breakdown of the budget, spending £55 per square foot in a 2908ft<sup>2</sup> property to create understated elegant styling that enhances the spacious accommodation.







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**sky** partnerships





### **Sky Commercial Partnerships**

Sky has been working with the new-build

industry for over 10 years and is delighted to be sponsoring the WhatHouse? Awards again this year. Our portfolio of products has grown rapidly over the last five years. We have a full suite of fibre broadband products up to our latest Gigafast Broadband, and the great news for the industry is we can utilise those broadband speeds to finally deliver Sky without a dish with our smartest TV line-up yet.

Sky Stream is the latest addition to Sky's TV product family, providing a range of ways to watch amazing content. Sky Glass is the only TV with Sky inside, combining innovative

hardware, software and content for the smartest TV experience yet, no dish or box required. If you've already got a TV you love, Sky Stream connects seamlessly to deliver the fantastic Sky Glass entertainment experience to your existing TV. If you don't want to stream, there's the award-winning Sky Q satellite service, which has all your favourite channels and apps in one place, as well as a hard drive for recordings. Sky Go comes as standard with all three services, so you can get the great Sky experience on your devices too. From being the first media company to go carbon neutral, to launching the world's first auto-standby set-top box – we've been committed to reducing our environmental impact for more than 15 years. We're excited to bring all of this to the industry, forming great partnerships along the way.

***Richard Harding, partnerships lead***





## GOLD

Hayes Village, West  
London

### Barratt London

This redevelopment of the former Nestlé factory is a masterclass in blending heritage and modernity through thoughtful exterior design. Spearheaded by dmfK Architects, the project centres on a 'heritage cluster' that preserves the site's rich industrial history while integrating sustainable, contemporary elements.

At the heart of this cluster, Truscon House stands as a meticulously restored centrepiece, retaining the iconic Art Deco entrance tower and façade designed by Wallis Gilbert. Modern enhancements, such as thermally efficient Crittall-style windows, ensure historical authenticity while significantly improving energy efficiency. Surrounding buildings, like Laurina Apartments and Maya

House, harmonise with Truscon House's industrial aesthetic, featuring matching brickwork and architectural details that echo the original factory's design.

Forastero House, with its contemporary 11-storey design, complements the heritage structures while offering panoramic views of the Grand Union Canal. The project's exterior design not

only respects the site's historical context but also incorporates innovative sustainability measures, including enhanced thermal insulation, a communal heating network, and significant green spaces. This redevelopment sets a benchmark for sustainable urban design, honouring the past while creating a vibrant, resilient community for the future.







### SILVER

Manor & Braganza,  
Kennington, South London

#### Durkan Homes

The Manor & Braganza project successfully combines the charm of Victorian architecture with contemporary design elements, creating a distinctive residential building in London. Manor showcases careful attention to detail, featuring intricate brickwork with Flemish bond patterns and a thoughtful use of materials like traditional clay bricks and bronzed metalwork. This design honours the local heritage while introducing modern touches that complement the surrounding area.

The project also prioritises its natural surroundings, with Manor thoughtfully positioned near Pasley Park and Walworth Garden. The building's design includes tiered terraces that connect residents to these green spaces, offering outdoor areas that enhance the living experience.

Manor & Braganza stands out as an example of how historical and modern design can work together harmoniously. It provides a balanced and appealing environment that

respects the past while looking to the future, contributing positively to the local community.

### BRONZE

Manningtree Park,  
Manningtree, Essex  
City & Country

The Manningtree Park project exemplifies a careful blend of traditional and modern architectural elements, creating a residential space that reflects the character of East Anglian towns

and villages. The building's external design pays homage to Victorian architecture with features such as brick pilasters, gables, and bull's eye windows, all crafted from classic materials like red brick and natural clay tiles. This traditional aesthetic is seamlessly integrated with modern materials, including uPVC windows and composite weatherboarding, ensuring durability and low maintenance while maintaining a timeless appearance.

The landscape design further enhances the project's formal elegance, with straight hedging and strategically placed trees that contribute to a cohesive and inviting environment. This thoughtful approach fosters a strong sense of place and community, making Manningtree Park a distinctive and desirable living space.

The judges particularly enjoyed the reference to New Square in Cambridge, which shows how a relatively modest architectural decision – notably the inclusion of a central pediment to the terrace – can create really a really effective civic presence where the whole is much more than the sum of its parts.

CITY & COUNTRY





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**What  
House?**





### **What House Digital**

WhatHouse.com is one of the leading audience platforms for housebuilders, with over five million new-home buyers visiting in the last 12 months, delivering over 100,000 new-home buyer leads to clients listing their properties.

We have over 2.5 million new-home buyer digital profiles in our audience marketing platform, enabling us to run smart and powerful digital advertising campaigns, which drive brand awareness and leads for housebuilders, also enabling them to use their own data to generate the highest quality, premium leads. We are committed to championing new homes, with unrivalled media experience and industry relationships, and hosting the annual WhatHouse? Awards, the biggest and most prestigious accolades in UK housebuilding.

On WhatHouse.com we publish guides, reports, advice, ratings and news on purchasing a new-build home. Buyers can find detailed information on all types of homebuyer assistance, including shared ownership, part exchange, retirement offers and mortgages. We also offer general and local information guides informing homebuyers of the best new homes in a chosen area as well as filtering where to buy a home driven by sustainability, connectivity, school or area rating.

We drive awareness and leads to your content and added value, including housebuilder profiles, social media boosts, editorial features on your developments and amplification of your brand, as well as coverage in email newsletters to our highly targeted and engaged audience.

The most respected and established brand in new homes media is delighted to be the marketing platform behind the biggest and most prestigious accolades in UK housebuilding.

***Daniel Hill, managing director  
whathouse.com***





## GOLD

### Chapelton, Aberdeenshire Places for People

Despite being only a few years old, you get the sense of Chapelton being a village community that has been in place for generations, and no sense at all of being on a building site with a further 7,000 homes yet to be built. Yes, the architecture is a triumph, with local vernacular design, winding back lanes, narrow streets and car-free areas, but it is the peppercotting of commercial and community infrastructure throughout the development that gives residents a reason to walk from A to B and what creates the sense of community.

We were particularly impressed with the creation of a 'box park' – essentially a number of timber-clad shipping containers – home to a number of microbusinesses, including a hair salon, juice bar, taproom and reflexologist. This is an ingenious way of creating vibrancy at the outset of the project as well as creating a pathway for these local entrepreneurs to grow into the permanent commercial units.

We were also impressed with the conscious efforts made by the development partners to include local people and neighbouring communities in the design of the development, and in the planning for what community infrastructure is included onsite. Dedicated spaces for social gatherings, such as community halls, outdoor picnic areas, and play areas, are already well used, with the community having hosted street parties, farmers' markets, scarecrow festivals and easter egg hunts. This development is a joy and promises much more community action to come.



## SILVER

### Winchburgh, West Lothian Winchburgh Developments

There is a lot to like in Winchburgh's submission. It is very clear that it truly and comprehensively engaged the existing community when designing the development and its features, going far beyond a tick-box exercise and continuing to involve residents after the neighbourhood has expanded.

The infrastructure-first approach has meant that residents are enjoying a better connected landscape, with significant road upgrades as well as a new marina off the Union Canal. The new 85-acre park, which was created from an old landfill site, improves the overall feel of the place and is a major plus for the area's biodiversity.

What struck us as particularly interesting is the ownership and funding model of the development. It has prioritised a collaborative approach, with input from local landowners like the Hopetoun Estate; West Lothian Council; and master developer Winchburgh Developments Limited. It has received backing from long-term capital stewards, such as West





Coast Capital, which is the family investment arm of Scottish entrepreneur Tom Hunter. It's recognised that large housing developments need a long-term legacy approach and to put in place the structure to make that happen.

## BRONZE

Beaulieu, Chelmsford, Essex

Vistry Group and L&Q

As you wander around the various

distinct neighbourhoods that make up Beaulieu, it is easy to like what you see. The overall development has a great feel to it and the homes are beautifully designed and well built, with a range of house types to suit any age, lifestyle, and affordability.

There has been a great focus on creating an intricately connected landscape with extensive cycleways and walking paths, which contributes to the village feel of the place. There is a good retail offering at the front of the site, which sits alongside the

primary and secondary schools, as well as the doctor's surgery and community centre.

One aspect of Beaulieu we liked was the management of the nature spaces by a dedicated organisation, Beaulieu Estate Management, a subsidiary of The Land Trust.

This charity is responsible for looking after the 176 acres of public realm at the development and ensuring that the nature spaces are kept well over the years to come. In addition, the community is involved in lots of events that are organised or supported by the estate management company.

Vistry and L&Q have also invested very heavily in infrastructure across the area, which will culminate in a new train station called Beaulieu Park opening in 2025/26.







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# TIDYWORK STUDIO



## **TidyWorks**

For over a decade, Tidywork Studio has been at the leading edge of property marketing visuals,

supporting some of the nation's leading developers in bringing their developments to life. Through a blend of CGI, photo/video and interactive experiences, we don't just help to market developments – we create immersive visual journeys that elevate buyer engagement and developer recognition.

This year, we're excited to announce our latest TidySpace application feature upgrades, with 3D Site Model, In-App Balcony Views and Send Plot to Email integration. By combining cutting-edge 3D technology with interactive applications, we're producing tools that allow clients to explore properties in

unparalleled detail, bringing features like CGI virtual tours/staging and interactive unit selections directly to users' fingertips. These innovations highlight our commitment to driving engagement and sales in an increasingly digital property market.

We have been involved with the WhatHouse? Awards for five years, highlighting Tidywork Studio's position and influence in the UK housebuilding sector. By supporting these awards, we are able to engage with industry leaders, celebrate outstanding projects, and remain at the heart of conversations that define the future of UK housebuilding and the built environment. This partnership reflects our commitment to raising the bar and shaping the next chapter in property marketing.

***Harrison Smith, founder & managing director***



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# showhouse



## Show House

Founded in 1995, Show House magazine is the leading trade title for UK

housebuilders and new homes suppliers, read by all the key decision-makers and influencers in the industry.

Show House is business with personality, with an emphasis on profiling leading figures within the industry and what makes them and their companies tick, as well as covering all the latest housebuilding news and views.

Show House combines hard-hitting comment with specialist features. It also showcases the very latest products and services from suppliers and gets under the skin of the latest government policy. It is highly regarded within the industry, not just for the depth and

breadth of its coverage, but for the way it combines serious debate with, where appropriate, a light touch on the tiller, making it an enjoyable and informative read. For advertisers, the monthly magazine, together with live news and features on [showhouse.co.uk](http://showhouse.co.uk), provides an excellent forum to promote products and services, whether a company is deeply ingrained in the industry or with a view to breaking in to 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.

***Rupert Bates, editorial director***





## Navigating the Maze of the Future Homes Standard

From 2025 the Future Homes Standard comes into force, this and the approved document Part O of the building regulations will change the way that we heat, ventilate and cool new build homes for ever.

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# WMS<sup>®</sup>

## UNDERFLOOR HEATING



### WMS Underfloor Heating

WMS Underfloor Heating is honoured to

support the prestigious WhatHouse? Awards as a silver sponsor for the fourth year, further establishing our commitment to the UK housebuilding industry. A big congratulations to the 2024 winners for their outstanding accomplishments.

The industry is navigating the most significant legislative adjustments the UK housing market has ever seen. The Future Homes Standard is set to be introduced in January 2025, and the low water temperature update to the Building Regulations and Part L is already in force. It's never been more critical for new-build heating systems to work harmoniously to maximise efficiency.

In this new era of housebuilding, heat pumps are fast becoming the

'go-to' solution. When paired with a low-temperature 'emitter' such as hydronic (water-based) underfloor heating, the two solutions work seamlessly together to support a low-carbon heating system. Crucially, underfloor heating is the only heat emitter that supports heat pumps in achieving their most effective coefficient of performance (COP), running between 35-45°C.

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***Ashley Cooper, managing director***





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### **Direct Commercial Flooring**

We are extremely excited to be

sponsoring this year's WhatHouse? Awards.

To some of you, Direct Commercial Flooring will be an unknown entity; to others, we have become their 4th emergency service, with our number firmly set to speed dial on many a grateful director's phone. None of this is possible without the support and professionalism of our

wonderful teams of people who are involved in logistics, warehousing, installations, planning, customer care, accounts, as well as our management and directors, all of whom play their part in creating something very special: the DCF family and the can-do attitude that sets us apart.

Providing flooring and carpets throughout the UK to the housebuilder is something we love to do. As we say: we do the simple things, simpler.

***Duncan Heath, director***





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## Blum

Blum, maker of fittings that allow for creative furniture solutions, is proud to sponsor the WhatHouse? Awards.

Blum's partnership with the WhatHouse? Awards reflects

our commitment to a future where homes and living spaces are not just well made, but thoughtfully crafted to endure and inspire for generations to come. We are delighted to recognise the sector's highest achievements and celebrate excellence in housebuilding.

Synonymous with quality, Blum has been a mainstay of the new-build market for many years, building a reputation as a reliable partner backed up by our Lifetime Guarantee. As the brand that perfected BLUMOTION soft-close as one of numerous innovations among our range of hinges, drawers and lift systems, we work with the furniture industry to help supply quality solutions to new developments across the UK. Modern life demands solutions in the home that answer the challenges of space, multigenerational

living and a quality of experience. Thinking differently about design, at Blum we offer market-leading innovations based on extensive research and development. We actively work with the industry to create expertly engineered products that meet demands to maximise available storage, increase accessibility and create flexible living spaces, improving quality of experience throughout the home; from kitchens to bedrooms, bathrooms to home offices, and more. Solutions such as the Blum REVEGO pocket system offering floor-to-ceiling concealment, and intelligent furniture incorporating smart technology, demonstrate our intention to become an integral part of building the homes of tomorrow.

**Ben Cullum, sales director**



## Proinsight

Proinsight is honoured to support the prestigious WhatHouse? Awards, further establishing our commitment to the UK housebuilding

industry, where we have the opportunity to support a key industry awards event and network with decision-makers in the sector, showcasing the value Proinsight brings to the industry. Proinsight Mystery Shopping is a trusted partner for new-home builders and built-to-rent operators. We measure customer experience to help our clients accelerate lease up and new-build developers, including Barratt, Taylor Wimpey, Dandara and Vistry, sell more homes faster. Our goal is to forge new connections in the industry by sponsoring these reputable awards that

celebrate excellence and innovation. Our customer insight programmes help our clients gain a deeper understanding of their clientele. By providing actionable feedback, we help organisations refine their sales processes, enhance the show home experience from the customer's perspective, and create a synergy between improved profitability and elevated customer satisfaction.

**David Hopkins, managing director**







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The A. Proctor Group has built its trust on helping specifiers, housebuilders and contractors to create energy-efficient, healthy and moisture-free building envelopes. We are delighted to support the WhatHouse? Awards, celebrating all those in the housebuilding industry who share our commitment to excellence.

*Bruce  
Manning,  
national  
housebuilder  
account  
manager*



### Indevor Group

Indevor Group is immensely proud to be sponsors of this year's WhatHouse? Awards. We have had a very progressive 2024, in which the Group

infrastructure that supports our operating brands has been significantly strengthened as we look to service our clients next year and beyond, in accordance with the government's target to build 1.5 million homes by the end of this parliament. The evolution of our Bonds Division and Estates Division are undoubtedly the biggest areas of growth for Indevor Group, and where we continue to further add to our service offering to alleviate the burden of non-core activities for housebuilders. In recent months, our Bonds brokerage business has experienced a significant upturn in new road and sewer bond applications, higher than that of our increasing market share. This can only indicate a much-welcomed increase in new site start activity.

RS Solutions' Bond Management Adoption Service has continued to deliver value, as we achieved £10m+ of road and sewer bond cancellations on behalf of our client, NHBC, in the last two years. This is a service we are now actively promoting and rolling out to further housebuilders as they look to increase focus on production.

The progression of our Estates services has been very pleasing, with English Estates firmly securing its position as the industry's leading strategic open space management specialists and recently being appointed on a number of high-profile schemes. On behalf of Indevor Group, we would like to wish all housebuilders, and our fellow supply chain partners, the best of luck over the next 12 months, which will prove to be a very interesting time for the sector.

*Liam Melly,  
Chief Executive*



ENGLISH ESTATES  
COMMUNITIES & CONSERVATION





**identify**

**innovate**

**implement**





**indevor**  
group

**The Indevor Group holds an esteemed 20+ year history of creating and delivering innovative, leading and multi award-winning companies serving the UK Housebuilding Industry.**

Indevor Group is proud to have launched some of the most progressive concepts and adaptations in the industry within our three core disciplines of:

## **Strategic Land**

**[www.indevorland.com](http://www.indevorland.com)**

## **Innovative Surety Bond Solutions**

**[www.indevorbonds.com](http://www.indevorbonds.com)**

## **Infrastructure Ownership & Maintenance**

**[www.indevorestates.com](http://www.indevorestates.com)**







## Beaufort Capital

Our team's expertise across property, banking, and finance enables us to provide competitive terms while

anticipating and mitigating challenges that may arise during development. Over the years, we've financed over £3bn of projects, a milestone that reflects both the trust our clients place in us and our dedication to seeing projects succeed from start to finish.

Our model is built on trust, collaboration, and flexibility. By providing a range of options, we're able to meet the varying needs of developers, whether you're tackling a heritage conversion, multi-unit housing developments, multi-family apartments, hotels, care homes, retirement living, or student housing.

Our ethos goes beyond just financial backing; we serve as strategic partners to developers. This

means we're involved from the ground up – evaluating potential risks, reviewing market opportunities, and offering insights gained from decades in the industry. This rigorous approach allows us to understand each project and client deeply, providing not only funding but also guidance that helps developers make better informed decisions, and ultimately helps safeguard their projects to ensure success. Collaboration is a cornerstone of what we do. We view our clients as our partners, helping them navigate the complexities of project development with a focus on efficiency and reduced friction.

*Steffan Goold, director*

# Beaufort

## Your Partner for Development Finance

Beaufort provides multiple award-winning development finance to proven property developers.

- Facilities from £10m to £100m
- Projects across England, Scotland and Wales
- All asset classes considered
- Competitive rates and fees

Find out how Beaufort can help you deliver your next development project.

**Beaufort**  
[www.beaufortcapital.co.uk](http://www.beaufortcapital.co.uk)



## JUDGES



### ASHA AGARWAL

Property expert Asha Agarwal has 15 years' experience

specialising in the affordable housing sector, working at some of the UK's most prominent housing associations, developers and agents – from Savills to L&Q. Asha now runs her own consultancy, Inspire New Homes, which supports smaller housing associations and local authorities in transforming their sales and marketing strategies. A champion of BAME communities and women, it is its social purpose and commitment to helping people on to the housing ladder that drives her.



### JAMES ALCOCK

James is chief executive of Plunkett UK – a national charity

supporting community-owned businesses such as shops, pubs, and cafes. With long-term survival rates of 94%, and a track record for creating employment, volunteering and social cohesion, James has led the move to work with a range of placemakers integrating community businesses into new developments, genuinely putting people and community at their heart. James is an active member of several national partnerships and alliances that seek to influence public policy for the good of communities.



### JOHN ASSAEL

John is chairman and co-founder of award-winning Assael

Architecture. He specialises in residentially led mixed-use

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



### RUPERT BATES

Rupert 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 30 years.

Rupert has appeared regularly on national television and radio, giving his views on the housing market, and has chaired industry events both at home and abroad. He also writes the property column for The Field magazine and is the editor of BBQ – Fire, Food & Outdoor Living. Rupert wrote for The Sunday Telegraph for 20 years and has covered five Rugby World Cups.



### RORY BERGIN

Rory's role is to develop excellence in sustainable and innovative design, enabling

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



### STEVE DICKINSON

With over 35 years of expertise in residential property development,

Steve is a seasoned quantity surveyor and commercial management specialist. After a distinguished career, including two decades in senior roles with leading housebuilders, he launched Heathfield Consultants in 2020, focusing on property development, commercial management, and supply chain strategy. Steve also holds several prominent non-executive roles, serving as board member at Wandle Housing Association, Broadland Housing Association, bpha, and Thamesway. Additionally, he is an independent committee member at A2Dominion and chair of Bushmead Homes.





### CHRIS DYSON

Chris established his award-winning architectural studio,

Chris Dyson Architects, in 2004. Based in Spitalfields, London, the practice has a reputation for intelligent conservation work, sensitive building design and creative collaborations with artists. Chris and his team undertake challenging projects of all scales, including historic listed buildings. He is also a design advisor to the London Borough of Tower Hamlets and the Corporation of London.

Current projects include a large-scale development for the Whitechapel Estate, a conservation and new-build housing scheme within the Bishopsgate Goodsyrd, an artist residence and gallery, and a new community arts centre for Harrow Arts Centre. The practice has won several RIBA Awards for its Architecture and Environmental design, including a regional Civic Trust Award and Sunday Times British Homes Awards.



### LOUISA FLETCHER

Louisa Fletcher is a proptech and

residential property marketing expert. She launched one of the first UK property portals in 1999 and co-founded PropertyPriceAdvice and Prospect Generator in 2005, the UK's first free, consumer-facing online valuation platform, which she successfully exited in 2008. In 2021, Louisa returned to the business to launch the UK's first AI-powered residential property AVM solutions suite. She is also a property journalist, having worked

with all the top newspapers in the UK and on ITN, ITV and Sky News.



### SIMON GRAHAM

Simon is director of SGC & Associates, an independent

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



### STANLEY HAINES

Stanley studied architecture at the Welsh School, Cardiff,

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

assessor for the Civic Trust and a design assessor for Hertfordshire County Council.



### BEN HOLDEN

Ben Holden runs Ethical Compass, a consultancy working

at the intersection of landowners, housebuilders, and renewable energy to help create fair, inclusive, and regenerative communities. Ben is the environment editor of Show House magazine. He also edits the quarterly supplement, Landed, as well as curating and running groundbreaking Landed in-person events, bringing together landowners, housebuilders and the supply chain to collaborate, inspire and educate.



### LEE JACKSON

Lee trained as an architect and has over 30 years of

experience in the building Industry spanning new build, retrofit and manufacturing. Lee joined the Travis Perkins Group in 1999 and has held several senior roles within the group, ranging across sales, operations, technical leadership and programme delivery. He focuses on supporting customers in an ever-changing environment of regulation, design, sustainability and innovation, while focusing on commercially viable solutions that deliver on the customer's individual goals.



### SORAYA KHAN

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

development, Bateman's Row in



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



### DAWN KITCHENER

Dawn Kitchener is design and sales director of Kitch & Co

Interiors. A creative entrepreneur, Dawn has spent 35 years in show home interior design. Her skills include developing people and businesses within the construction industry, with an unerring eye for detail.



### SIMON LEA

Simon is an associate director at Levitt Bernstein Associates.

He has extensive experience of leading a wide range of housing projects in the UK and Ireland including small infill sites, overbuild extensions, modular projects and large urban masterplans for both public and private sector clients. Simon has a particular focus on estate regeneration, working on a number of award-winning schemes including the Holly Street Estate in Hackney, the South Acton Estate in Ealing and the Bermondsey Spa and Aylesbury Estates in Southwark.

He is a member of Hackney Council's Regeneration Design Advisory Group and writes and lectures regularly on Housing issues, including Thinking Ahead and Altered Estates 2.



### ZARA MOIN

Zara has enjoyed a 19-year career within the central London

and wider UK residential development and housebuilding sector. She now runs a successful sales and marketing consultancy business, MB Consult, assisting developers nationwide to ensure all sales opportunities are maximised. In addition to this, Zara has seen great success in developing and executing effective sales and marketing strategies to achieve business growth and improve customer experience throughout the property sector.



### MICHAEL PHARE

Michael is principal of OPUS Architecture and Design, which he formed over 30 years ago.

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



### STEPHEN RUSH

Stephen is the founder and director of Lion Sales & Marketing, a

specialist consultancy supporting housebuilders and developers with sales and marketing strategy, management and PR. Stephen, with diverse cross-sector experience, has three decades' worth of new homes experience and is a vocal advocate for housebuilding, having written or been interviewed for Show House magazine, WhatHouse.com and many other industry media.



### GEORGE SELL

George is editor-in-chief at International Hospitality Media, a

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



### SARAH STANGER

With 25 years of leadership experience, Sarah has

a track record of developing and implementing profitable sales and marketing strategies in the domestic housing market. Following success with Cala Homes, she set up her own consultancy in 2017. Two years later, she was appointed as a senior advisor with Housing Growth Partnership, supporting investment decision making and sales and marketing strategy implementation. A keen supporter of women in business, Sarah launched a successful home and lifestyle store in 2022.





### MICHAEL STONE

Michael entered the property industry directly from 14 years in professional sport and was able to use these experiences to explore new and innovative techniques in the sale of new homes. He was head of new homes at Greene & Co, before moving to Countryside as head of its London new homes team. In 2017, Michael started his own business, Stone London, specialising in selling new-build homes.



### MARTIN TAYLOR

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



### TRICIA TOPPING

Tricia is the founder of Carlyle Consultants and has built a reputation for understanding all aspects of the property industry, nationally and internationally. From planning to penthouses, this knowledge has also been

instrumental in assisting suppliers to the industry develop strategies to benefit their businesses. Tricia also runs Luxury Topping, focusing on the business of luxury. This understanding is now combined with a growing knowledge of the luxury goods market encompassing interior design, fashion, jewellery, art and how these disciplines can influence the new homes market at every level.



### CAROLYN TREVOR

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



### PASCAL WENSINK

Pascal, design director of EPR Architects, studied architecture at Kingston Polytechnic and South Bank University with a six-month

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



### MATT WHITE

Matt established MATT Architecture in 2012. The studio is based in Leicester Square and enjoys a London-focused reputation for designing award-winning projects that unlock the potential of the most complex and constrained sites – with intelligent, generous and, frankly, opportunistic architecture. Projects include one-off houses in the UK and Europe as well as regeneration and redevelopment work. Matt's residential experience includes multi-unit central London schemes for Candy & Candy as well as his own house, Number 23, which won the Daily Telegraph's Residential Design and Innovative Home awards in 2013. His own new house in Sussex has featured on Channel 4's Grand Designs.