



**What
House?**

AWARDS 2025

In association with

wondrwall

**BEST NEW
HOMES IN
BRITAIN**



Weston Homes

The biggest prize in the new homes industry, WhatHouse? Awards Housebuilder of the Year goes to Weston Homes.

Founded in 1987, over the last five years alone, Weston Homes has bought land sites that will deliver over £2bn of GDV in residential and mixed-use developments. Market conditions have been incredibly challenging across the industry, but Weston Homes does not stand still, and

this year saw the launch of its Weston Partnerships division, with over £200m secured in build to rent deals with Royal London Asset Management Property.

Its Weston Group subsidiary business, British Offsite, and its Horizon MMC factory plays a key part across Weston's award-winning sites, driving efficiencies with its ground-breaking UNisystem – a light gauge steel 2D framing operation pre-installed with

multiple components, offering speed of delivery, design flexibility and high-performance values, as Weston pushes towards its goal of being Carbon Net Zero by 2040.

Housebuilding is not just about delivering new homes under your own banner and steam, but, given the sector's enormous importance economically, environmentally and socially, the imperative to be a voice for the industry as a whole, and Bob Weston and the Group Board always look to engage and influence.

MP visits are not just an opportunity to showcase outstanding placemaking in local communities, but to discuss the wider challenges around the likes of planning and regulation, while, at national level, both Labour and Conservative Party conferences have been attended, highlighting the huge benefits that housebuilding can bring.

A worthy winner of the industry's most coveted accolade.







GOLD

Berkeley Group

Sometimes, especially in the volume sector, the lexicon around housebuilding can jar; invariably around the numbers and, as new homes are needed in great numbers, the number becomes the headline – good for government targets, but local feathers ruffled, because that's what local feathers do, when it comes to planning.

Berkeley Group builds plenty of homes, over 4,000 a year, across its Berkeley Homes, St Edward, St George, St James, St William and St Joseph brands. But as well as delivery and quality, the business sets out to 'strengthen communities and make a positive difference to people's lives'.

Regeneration – and Berkeley is the best in the large-scale regeneration game – is key to sustainable, mixed-tenure neighbourhoods, unlocking sites on brownfield land, with the £2bn Woodberry Down development in Hackney an exemplar project started 16 years ago with a completion date of 2035.

The numbers that do resonate are a £580m commitment to affordable housing and infrastructure and contributing more

than £2.7bn to the nation's GDP. Economic, environmental and social value is Berkeley's holy trinity.

Biodiversity net gain underpins Berkeley's work, enhancing nature with new and improved habitats and the company carries out regular carbon assessments across the business. Meanwhile, the Group has also moved into the burgeoning build to rent sector and continues to innovate across its projects. Once again, best in volume class in the industry.

SILVER

The Hill Group

Another exceptional year for The

Hill Group, which came very close to winning gold in this category. Privately owned but delivering so much in both private and public sectors, mixing dynamic partnership schemes with landmark developments to create sustainable new communities in both urban and rural landscapes. Pushing towards 2,000 homes a year, with another 32,000 in the pipeline, Hill once more broke through the £1bn revenue barrier, while also moving into build to rent, and establishing the Progress Investment Partnership with bpha to deliver 1,000 sustainable homes.

Social value is a big and measurable driver – £30m delivered last year – while Hill's footprint is establishing itself and its reputation further afield in the Midlands and Bristol, pushing out from its south-east homeland. No matter the project, the space, the tenure, Hill has never wavered in putting design quality at the heart of every development, setting the tone as sustainable placemakers, with purposeful and impactful community engagement. Its relationships and strong connections with its supply chain are hugely admired, as is its own Team Hill, nurturing talent, supporting the ambitions and needs of its staff. Hill also champions the





wider industry cause at every opportunity, including hosting a parliamentary round table at the House of Commons.

BRONZE

Barratt Redrow

A transformational year is an understatement following Barratt's acquisition of Redrow to create a housebuilder developing around 22,000 new homes a year. The three brands – Barratt, David Wilson Homes and Redrow – add up to a range to suit all profiles and budgets, while also partnering with local councils and affordable housing providers. This year also saw the making of MADE – a joint venture between Barratt Redrow, Homes England and Lloyds Banking Group, and all about delivering large-scale regeneration projects.

A big builder means big contributions, including £4.16bn into the national economy and £536m pumped into local communities. As a business, Barratt Redrow also generates nearly 43,000 jobs – directly and through its supply chain.

Its support of Energy House 2.0 is just part of its low-carbon drive and commitment to renewable energy, as well as reducing its

operational footprint. Barratt Redrow looks to embed sustainable and nature enhancing practices right through from initial planning to final construction and has developed its own social impact toolkit.

BRONZE

Miller Homes

Miller's tale, dating back over 90 years from its Edinburgh roots, now covers 11 housebuilding regions across the UK, taking in the Midlands, south of England, north of England, Wales and Scotland. There was further business growth this year with the

acquisition of St Modwen Homes, as Miller looks at scaling to around 6,000 homes a year.

Its product range is impressive – from one-bedroom apartments to five-bedroom homes – meeting a broad demographic of buyers, with the large majority of its sold properties, a total of around 3,800 last year, currently three- and four-bedroom homes.

Customer care, constantly evolving, has always been an imperative, with Miller winning the Customer Service award at the British Business Awards this year. Digital homebuying has been at the heart of its marketing initiatives since before it became the norm, including online reservations and the ability to select and purchase optional upgrades. It was also a very early customer app adopter with MyMillerHome, with notifications of plot releases and step-by-step build progress post-reservation.

Its employee culture is strong, with its training and career development, as well as health and wellbeing support, while the business is committed to reaching net-zero emissions by 2045 across both the company and its supply chain.




How Home Reach Is Helping Housebuilders



Shared Ownership with Home Reach is opening doors – for buyers and developers alike. With over 55 active developments and trusted partnerships with more than 130 housebuilders, Home Reach from Heylo Housing is transforming how the industry delivers affordable housing.

Unlocking a Wider Market

Home Reach allows buyers to purchase a share of a new build home – typically up to 75% - and pay rent on the remainder. Buyers need only a 5% deposit of their share, bringing homeownership within reach of customers who may otherwise struggle with deposit or income thresholds.

For developers this increases sales by marketing properties for the share price rather than the full value, widening the affordability and growing the housebuilders customer base.



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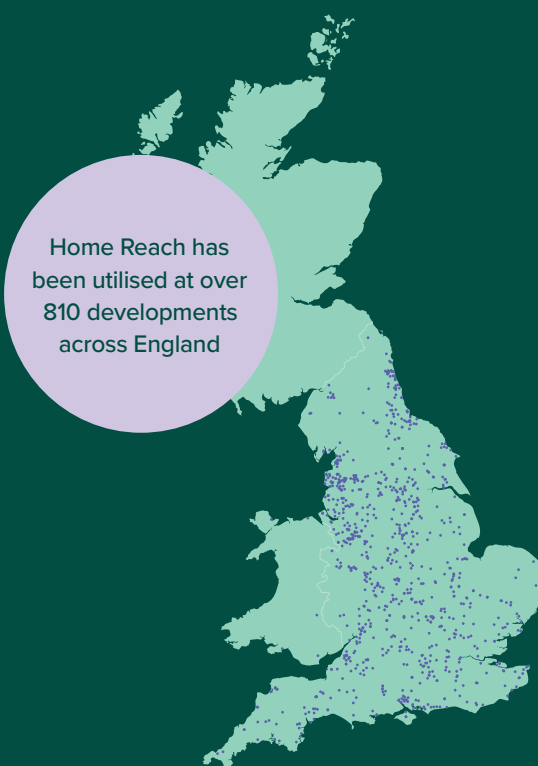
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Why Housebuilders are Choosing Home Reach

- ✓ Strong Sales
- ✓ No Restriction to First Time Buyers
- ✓ Nationwide Housing
- ✓ Co-Branded Marketing Tools
- ✓ Outstanding Customer Experience

A map of England with a purple circle highlighting a specific area in the south. The text 'Home Reach has been utilised at over 810 developments across England' is written inside the circle.

Home Reach has
been utilised at over
810 developments
across England



Heylo
Wayne Bennett,
National
Partnerships &
Acquisitions
Director

Making housing affordable to would-be homeowners for more than a decade, Home Reach by Heylo is one of the UK's most well-recognised brands associated with Shared Ownership. Partnering with over 180 housebuilders to deliver high-quality homes through the scheme, Heylo's portfolio spans more than 200 local authorities, enabling house-hunters across the country to realise their home ownership dreams. Whether it's a first purchase or a next step, the company's partnerships have supported over 10,000 successful home moves to date.

At Heylo, our mission is to make home ownership more accessible across the UK. The Home Reach

model sets us apart – rather than building homes directly, we draw on the expertise of the country's leading housebuilders to deliver high-quality properties via Shared Ownership. Through strategic partnerships, we help bring market-sale homes into the Shared Ownership space, including those unlocked through Section 106 planning obligations. The Home Reach model suits the business needs of housebuilders, large and small, making a wide range of developments accessible to more buyers. After many years of working with our valued partners, we understand how housebuilding works and the part we play in supporting both the industry and its customers.

We're delighted to sponsor the Best Large Housebuilder category at this year's WhatHouse? Awards – a celebration that reflects our mission and long-standing collaborations with housebuilders nationwide.



Weston
Homes

SILVER

Esquire Developments

After 14 years, it is perhaps no longer relevant to label Esquire Developments a rising star, but its ability to rise to every challenge, agile and innovative, sees it continue to flourish as a stand-out performer in the housebuilding industry. Founders Paul Henry and David Braddon set out with an ambition 'to challenge convention and offer something distinctive to the housing market' – and they have certainly done that, and local connection and accountability in its own Kent backyard paramount.

Its rise and growth are neatly charted through its WhatHouse? Awards accolades. It took bronze for Best Small Housebuilder in 2019, graduated to gold the following year. Then, last year, Esquire won bronze for Best Medium Housebuilder – and now takes silver in this hugely competitive category.

Esquire leads on relationships, be it with landowners, local authorities, housing associations or its supply chain, with design and sustainability core values across the business. Staff wellbeing is front and centre too and the judges were very impressed with its

GOLD

Weston Homes

People, be it customers or employees, are at the heart of what Weston Homes does, as the Essex-based company takes gold in an incredibly competitive category. As chairman and founder Bob Weston says, he has, in nearly 40 years at the helm, never lost either his enthusiasm for housebuilding, or an understanding of just how a big a step and how much sacrifice is involved in saving for a new home – especially in the current economic climate.

"Which is why this family business will always look after buyers, finding ways to ensure they get as much pleasure as possible from their home, and making them accessible to as many people as possible."

Weston offers its own First Time Secure Buy scheme, as well as Shared Ownership, Discount Market Sale and Deposit Unlock, while showing a relentless commitment to its own staff, investing in trainee programmes and career pathways, as well as a focus on developing future leaders.

Weston prides itself on its mix of schemes; always with a keen eye for design and innovation, doing regeneration with style and new build with flair. Sustainability at Thornwood Park, Epping; the riverside urban village of Abbey Quay, Barking, and the restoration work at Gun Hill Park, Aldershot, are striking examples of that diversity of portfolio and delivery, with its manufacturing business British Offsite and the UNIsystem playing a big part in the construction innovation and energy efficiency of its developments.





Design Review Day, where everyone in the company splits into teams to visit sites, old and new, to feed back on the developments.

The company is also a huge SME champion, both locally and nationally, working with its peers to highlight the huge challenges faced, and seeking solutions in a shared environment.

BRONZE

Robertson Homes

It is easy for industry to exist in the London and south-east bubble, especially on Westminster's doorstep, where political decisions impact with such weight, make that burden, on housebuilders. Robertson Homes, founded originally as Robertson Construction in Elgin in 1966 by Sir Bill Robertson, has been banging the drum for Scotland for many years, winning many coveted accolades along the way for the quality of its product and its innovative thinking.

As well as building in north, east and west Scotland, Robertson Homes develops in the north-east of England and currently builds a total of around 300 new homes a year. It lets extensive customer research

inform the look and layout of its homes – Robertson's creative garden rooms for instance linking inside to out. Indeed, its overall commitment to and delivery of customer service is exceptional.

It looks after its own teams too, be it leadership and management development, or trainee roles, with an emphasis on internal recruitment and career pathways.

BRONZE

City & Country

City & Country won gold in the Best Medium Housebuilder

category 12 months ago, going on to win the industry's blue riband WhatHouse? Awards Housebuilder of the Year in 2024. It has again excelled itself, standards never dropping, innovation never stopping, creating brand-new and restoring heritage with grace and panache.

The company is relatively new to brand new, after acquiring an unrivalled reputation for its ability to breathe new life and new lifestyles into old buildings, requiring meticulous craftsmanship. It brings that attention to detail to the new, while at the same time expanding its customer base and finding new land and partnership opportunities – new ways to make better places.

All its sites, underpinned by sustainability and biodiversity, respect both human history and natural history, with architectural integrity – no wonder George Clarke has been such a committed and long-term ambassador – coursing through the veins of every project, as City & Country looks to double turnover and triple completions in the coming years.



Shaped by Architecture

Tura Collection



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Inspired by Barcelona's 20th century architecture and Mediterranean design, Tura bathroom collection blends voids, linear forms, geometric shapes and sustainable elements.



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Roca

**Roca**

*Liam Buxton, New Build
Director,
Roca Group – UK &
Ireland*

Celebrating 21 years supporting the WhatHouse? Awards, Roca is a world leader in creating imaginative, beautifully designed and sustainable bathroom solutions. Throughout its 108-year history, Roca has continuously contributed to the evolution of the bathroom space. Constant investment in design and product manufacturing, its entrepreneurial spirit and independence as a family-owned business set Roca apart and demonstrate why it has earned the recognition of being a reference company in the bathroom space globally.

The Roca Group has ambitious plans to achieve carbon neutrality by 2045, using science-based targets to develop a strategy to reduce carbon emissions by optimising energy use, maximising clean energy sources and working alongside suppliers to minimise scope 3 emissions. We are on track and are pushing boundaries with the launch of the world's first electric tunnel kiln for sanitaryware production and the recent EcoVadis Platinum award, ranking us in the top 1% of companies globally for our sustainability performance.

Roca has a 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 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 products in line with customer and market requirements.

Thanks to a vast and broad product portfolio, ranging from the luxurious Armani/Casa collection to more cost-effective ranges such as The Gap, we're perfectly equipped to meet developers' needs. The Ona collection continues to be a favourite for new homes thanks to its functional design and on-trend colours and finishes. Furthermore, with new and attractive furniture ranges such as Tura and Tenue plus a new stylish and compact cloakroom storage option, MINI-PRO, additional finishes in The Gap collection, and a refreshed focus on taps and showers, there is always the luxury of choice for housebuilders from Roca. With over 66 years' experience manufacturing our own brassware plus 11 factories over four continents, we are in an excellent position to service and support the housebuilder sector.

The WhatHouse? Awards are the leading awards for housebuilding and property development in the UK and we are delighted to be a gold sponsor supporting this prestigious event for the industry. There is so much innovation 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.



GOLD **Fernham Homes**

Fernham Homes delivers a masterclass in how simplicity, executed with precision, can redefine quality. Known internally as 'The Fernham Finish', this philosophy underpins every home; a blend of classic design and thoughtful innovation completed by exceptional build quality.

Customer insight drives the product strategy, with buyer feedback directly shaping specification and layout. Considered inclusions as standard, such as a 'kill switch' to turn off all lights when leaving, a Quooker tap, and structured ClosetMaid racking in the airing cupboard, demonstrate an exemplary understanding of

convenience and detail. Every element, from cabinetry and sanitaryware to white goods and appliances, speaks to craftsmanship and care that would not look out of place in homes at twice the asking price.

Personal handovers by the operations director or managing director reflect genuine pride in delivery and, unsurprisingly, customer satisfaction scores are consistently high. A worthy winner in a fiercely contested category.



Sponsored by



WHATHOUSE? AWARDS 2025 BEST SMALL HOUSEBUILDER



Kebbell
SINCE 1948
FOR HOW YOU LIVE



SILVER

Kebbell Homes

There can only be one winner in this category, and this year it came down to single digit points difference. Kebbell Homes has created something truly special, not only through what it builds, but through the ethos that underpins every project.

A genuine family business, its care and attention are evident across the board and at every price point. Whether delivering stylish and affordable new homes for first-time buyers or luxury apartments that define sophistication for the most discerning of homeowners, the leitmotif throughout is quality.

The Kebbell team works seamlessly to ensure that every development is distinctive, avoiding the 'cookie cutter' approach and instead embracing the unique elements of every site before ground is broken. Lessons and inspiration from previous schemes are reinterpreted and refined, resulting in homes with a consistent standard of excellence, yet unique character and context.

Kebbell Homes exemplifies craftsmanship, collaboration and care, and is a richly deserving Silver winner.

BRONZE

Antler Homes

Reliably consistent and quietly confident, Antler Homes continues to set the benchmark for quality and service among smaller housebuilders. Its homes are thoughtfully designed for modern family living, with practical details included as standard and flexible

options available for those seeking personalisation.

Developments show genuine respect for their surroundings, blending seamlessly into the local vernacular. What truly sets Antler apart, however, is its aftercare: post-completion issues (when they occur!) are handled promptly, with expert attention to detail and often to huge thanks from the homeowner for going above and beyond what was needed. Antler Homes remains a trusted name, synonymous with craftsmanship, care and customer confidence.



Antler
HOMES

BEST NEW HOMES IN BRITAIN



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Discover our comprehensive collection of wall and floor tiles, designed with house builders in mind.

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Nicholls & Clarke Group



Nicholls & Clarke Group

*Richard Hill, Company
Director*

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. N&C is proud to be sponsoring the WhatHouse? Awards 2025, especially during a celebratory year that marks 150 years of supplying building materials to the UK construction industry.

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.

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.

In a world where environmental considerations play a pivotal part in the sourcing of materials, we are proud to have been awarded with Safe Supplier status for our ethical, social, and environmental processes during manufacture, distribution and other area of the business.



DANDARA
LIVING

GOLD

Dandara Living

Dandara Living's guiding principle is that its customer proposition should evolve with the people who live in the homes and buildings it delivers and manages. Over the past 12 months, the company has continued working to enhance building performance, resident satisfaction and demonstrating that genuine customer care and strong asset performance are two sides of the same coin.

With a portfolio of 5,000 homes across 20 sites and a pipeline of 7,200 apartments, Dandara Living aims to offer competitive pricing and responsive operations to create developments that grow organically over time, driving retention, and long-term value and market resilience. Outstanding resident reviews and satisfaction scores are testament to this ethos being efficiently translated on the ground.

Sustainability is a key strand of the Dandara Living offer and is just one of the areas where synergies

are achieved by having an in-house construction company within the wider Dandara group. Key targets include reducing energy, carbon, water, and waste impacts through rigorous monitoring; implementing responsible procurement practices and supply chain management; delivering water-efficient homes and improving indoor air quality; promoting biodiversity through net-gain enhancements; and implementing fossil fuel-free energy strategies.

An annual employee engagement survey helps shape a culture that listens, adapts and invests. Dandara Living is a strong, multifaceted business and a worthy winner.

SILVER PLATFORM_

A decade after its foundation, PLATFORM_ has a portfolio and pipeline of over 4,000 apartments with a combined value exceeding £1bn. The past year has been particularly transformational for the



DANDARA
LIVING



business, marked by milestone achievements.

These include a £150m joint venture with Housing Growth Partnership, backed by Lloyds Banking Group in 2024. This partnership is delivering the first phase of Sweetfields, a 1.3 million square foot mixed-use regeneration scheme in Leeds' South Bank, one of Europe's largest urban renewal zones. The development will provide 451 BTR homes in its initial phase and eventually scale to more than 1,350 new homes.

PLATFORM_ has a vertically integrated model, spanning acquisition, development, asset management, and property management. This full-stack approach allows the business to deliver consistent quality across every touchpoint, from investment strategy to resident experience.

The business has committed to achieving net-zero operational emissions across all buildings by 2030. It is a signatory of the British Property Federation's Net Zero Pledge and the UN Race to Zero.

Across its schemes, PLATFORM_ consistently achieves above-underwrite rents and maintains high occupancy through disciplined asset management, data-led pricing, and exceptional customer

service – 96% of residents would recommend PLATFORM_ to friends and family.

BRONZE

Quintain

Quintain is the development and asset management company behind London's Wembley Park, acquiring its interest in the neighbourhood in 2002 and opening its first BTR homes in 2016. To date, Quintain has invested more than £2.8bn in the 85-acre Wembley Park estate

transformation, with around 5,400 residents already living in Quintain's Wembley Park BTR homes, managed by award-winning subsidiary Quintain Living.

Quintain is delivering around one-third affordable housing at Wembley Park with its Discount Market Rent BTR homes pepper-potted, tenure-blind across its developments, showcasing the company's commitment to value and affordability.

As BTR awareness and understanding develops, Quintain strives to find new ways to keep renters excited. Quintain took a leading role in doing so, becoming a first mover as a pet-friendly landlord in 2018; it created buildings with dedicated work-from-home spaces long before Covid forced everyone to do so; and it was awarded WiredScore Platinum certification for the connectivity of its entire operational BTR portfolio at Wembley Park in 2022. Today, Quintain continues to push boundaries with everything from its building amenities to new products designed to adapt to the challenge of shifting renter demographics.





Elysian portfolio, running to 11 developments, has a GDV of over £1bn, attracting significant institutional investment. Existing communities include The Landsby in Stanmore and Wildernes House in Sevenoaks, Kent.

Elysian Residences was founded in 2013 by CEO Gavin Stein, inspired by the life and experiences of his grandfather, Ben Midler, a survivor of the Holocaust who was committed 'to educating future

GOLD

Churchill Living

Once more, Churchill leads the way in later living, with its unwavering commitment to this sector – not just in the quality of developments it builds right across the UK, but in its tireless championing of the residential and social needs of older people. This is Churchill's third successive gold in the Retirement Home Developer category.

A typical Churchill Living scheme is around 40 to 50 homes – a mix of apartments and cottages. It is all about integration in terms of both owners and business. Owners can tap into all things social and community-based at Churchill's lodges, or step back behind their own front door for independence and privacy. Meanwhile, Churchill's integration lies in the developer having its own in-house management team, ensuring the ongoing service, once the keys are handed over, is seamless.

Last year, the company rebranded from Churchill Retirement Living to Churchill Living – a deliberate move to accentuate its active philosophy, the next stage in the journey of a lifetime and with plenty of life still to lead. It has been

an incredibly tough year for the entire housebuilding industry, but Churchill, founded by brothers Spencer and Clinton McCarthy, has launched 12 new developments in the last 12 months, while Churchill Estates Management has added over 1,000 leasehold properties to its national portfolio.

SILVER

Elysian Residences

This is high-end later living, with retirement communities as collections of luxury residences – hospitality and a home. The

generations about his philosophy of tolerance, love and mutual respect'.

New schemes are all about integration with neighbourhoods at the outset, with extensive customer research informing the developer's choices – be it design, fee structures, or amenities. The quality of the architecture is one thing, but the developments are all about creating wellness spaces too – fitness, treatment rooms and libraries, not to mention restaurants and private dining rooms akin to a five-star hotel experience. There are also guest suites for overnight stays for relatives and friends.





developer believes is hugely underserved. 'Life enriched' is a company motto and the villages are all about the highest standards of design, coupled with extensive leisure facilities and communal spaces.

Mayfield Watford is an exemplar project with open-plan interiors and well-imagined exterior designs and layouts, with landscaping not just for nature but for the wellbeing of residents too. A sense of community is an essential building block; interaction so important, with the outstanding food offering a key component too.

The Mayfield Club has a range of amenities, such as an indoor swimming pool, a sauna, a gym and a hair salon, as well as plenty of events to choose from and yoga and pilates classes. The care packages at the village include personalised home support packages, with a care team on site 24/7.

Beyond its own villages, Nick Sanderson, Audley Group CEO, is a leading figure in the retirement living sector, looking to drive change and innovation and improve levels of social care right across the board.

BRONZE

Loveday Belgravia

Developer Loveday Belgravia, a JV between Amazon Property and Loveday & Co, has built a luxury senior living scheme, sat behind Chelsea Barracks, that embraces residential, nursing and memory care. Loveday has developed 44 private suites, marrying stylish architecture with high-end interiors, as well as a place where health and wellbeing meet the highest standards of hospitality.

Loveday was founded by CEO and chairman Laurence Geller 'inspired by my own journey and the frustration of not being able to find the right care for my parents, who were living with dementia'.

Loveday Belgravia has fine dining delivered by award-winning chefs, a private gym, a spa and therapy rooms, while outside are gardens and terraces with sensory planting schemes. There is also smart health technology, such as lighting systems to regulate sleep patterns and acoustic monitoring that can detect falls and deliver a rapid response.

The nursing care, including a pioneering approach to dementia, as well as respite and rehabilitation services, is built around academic research and clinical expertise, with creative engagement to 'enhance cognitive resilience and emotional wellbeing'.

BRONZE

Mayfield Villages

Mayfield Villages, part of the Audley Group, is all about the delivery of mid-market retirement living – a demographic that the





Rise wins Silver for its high-quality, amenity-rich urban living model, which prioritises social equity and sustainability. The scheme's tenure-blind philosophy ensures that 50% affordable homes share the same premium specifications as private units – including underfloor heating and integrated appliances – setting an industry standard for inclusivity. The development excels in lifestyle provision, featuring a state-of-the-art gym, co-working space, concierge, and planned nursery, all wrapped in a clear focus on environmental design and extensive green spaces.

Sustainable features, such as air-source heat pumps and the use of modern methods of construction (MMC), demonstrate a commitment to lower carbon footprints. Its prime location near Kew Bridge Station and major employment hubs, coupled with the impressive communal areas, provides a secure and welcoming environment, making it an exceptional example of a design-led partnership delivering genuine community value.

GOLD

Abbey Quay, Barking, East London

Weston Homes

Abbey Quay has delivered an exemplary proposition specifically targeted at the first-time buyer market, combining low entry costs with exceptional service and quality. The project's core strength is its customer-first approach, highlighted by the First Time Secure Buy scheme and a noticeably personable and impressive sales team, instilling buyer confidence. The low deposit requirement is particularly admirable, and removes a major barrier for new homeowners, making this a genuinely accessible development.

The scale of the project provides a reassuring sense of community, with well-presented and appealing communal areas. The commitment to high standards is evident in the good quality finishes throughout and the flexibility offered by a wide range of off-plan options. A strong marketing submission, coupled with the builder's strategic commitment to achieving net zero by 2040, affirms

Abbey Quay as an outstanding, forward-thinking, and market-defining development in its category.

SILVER

Kew Bridge Rise, Brentford, West London
The Hill Group and L&Q

This joint venture at Kew Bridge





BRONZE

Two Macfarlane Place, Wood Lane, West London Peabody

Two Macfarlane Place shows an uncompromising commitment to sustainability and social value within a 100% affordable housing model. This development is a compelling example of best-in-class environmental design, featuring the UK's largest residential solar-controlled shutter system to manage temperature and achieving an outstanding low Whole Life Carbon footprint of just 799kgCO₂e/m². This dedication to eco-excellence, utilising low-carbon concrete and all-electric systems, sets a new benchmark for sustainable, accessible living.

Beyond the physical building, the project's social value creation was particularly commendable, including the creation of 30 new jobs and a deliberate drive to spend £29.5m with local SMEs.

Offering a diverse range of homes (London Living Rent, Shared Ownership, and Affordable Rent) for key workers and local people, this development serves as an exemplary and replicable model for community-led, sustainable urban starter homes.



BRONZE

Factory No.1, Bristol

City & Country

Factory No.1, in Bristol's Bedminster area, expertly demonstrates sustainable regeneration by blending an existing Grade II listed building with high-quality new-build apartments. The development stands out for its flexible layouts flooded with natural daylight and the creation of a secure, tranquil, gated community.

The large communal garden area provides tangible ecological benefits within a built-up area, and the developer's initiative in hosting community events ensures true placemaking, successfully integrating new and existing residents into a cohesive neighbourhood.

With the Spend Your Way scheme available on selected apartments, 400 cycle spaces and EV charging available with car parking spaces, it's no surprise that over 50% of purchasers have been first-time buyers.





As the largest estate agency network and leading property service provider in the UK, we provide a full range of services to new homes developers of all sizes.

We produce in-depth market intelligence, cost-effective marketing solutions, and recruit knowledgeable new homes sales specialists to work on site and within our network of over 1,200 branches.

We also have a dedicated team of land professionals, offering a wide range of services tailored towards the acquisition and disposal of land on behalf of land-owners and housing developers.

Our Land & New Homes divisions include:



8,000
New Homes
Sales

1,880
Affordable
Homes Sales

109
New Homes
Managers

235
Land
Sales

60
Land
Managers

To find out more, contact
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Group Land & New Homes
Managing Director
Jason.howes@connellsgroup.co.uk
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Sales figures based on 2024 results. Staff numbers as of July 2025.
All figures quoted are the minimum quantity as sales and staff numbers fluctuate slightly.



Connells group



Connells Group

***Roger Barrett,
Connells Group Land
& New Homes
Director***

Connells Group is proud to sponsor the WhatHouse? Awards again this year. Having sold over 8,000 new homes last year, we are the largest and most successful land and new homes specialist in the UK. Incorporating Countrywide, Sequence, Connells, Hamptons 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.



GOLD

The Cornforth, Canalside Quarter, Oxford

The Hill Group

Canalside Quarter is a large mixed development comprising of 207 homes, ranging from one-bedroom apartments to five-bedroom family homes, in eight acres of green open space to the north side of the city of Oxford. This scheme, designed by Pollard Thomas Edwards architects, has been thoughtfully designed around a central park area with play areas and landscaped grassland. The design has prioritised sustainability, which has been carefully integrated into the scheme.

The Cornforth is a spacious and comfortable four-bedroom pale beige brick house that is well detailed with lots of style. It also has excellent green credentials, including solar panels, an air-source heat pump and sophisticated mechanical ventilation.

From the front elevation, there is access to the tandem garage and an EV charging point. The interior of the house features three floors of carefully planned family accommodation. Well-proportioned, beautifully light living spaces flow seamlessly into one another.

The real selling point of this house, along with its outstanding

sustainability features and low running expenses, is the large open-plan family entertaining space occupying the lower ground floor. This area combines comfortable seating with a light, bright kitchen/dining room. The space is flooded with natural light through the tall bi-fold doors that open out onto a terrace and landscaped garden.

The judges particularly liked the careful consideration given to accessing the many outdoor spaces – a great house packed with thoughtful details.

SILVER

The Greenside Residences, Wandsworth Common, South-West London London Square

This new home by London Square is an attractive four-bedroom house set in an affluent area of south-west London next to a new 32-acre park. This semi-detached house has been thoughtfully designed by Assael Architecture as a stripped-down contemporary take on Victorian style architecture in keeping with the surrounding neighbourhoods. Looking at the front elevation, however, the proportions would have been improved if ground floor windows were slightly taller.

The off-street parking to the front of the house has plenty of space for two cars as well as an EV charging station. The spacious ground-floor entrance opens into an impressive galleried hallway with warm herringbone timber flooring. The plan is carefully laid out to accommodate a study to the front with formal living room to the rear featuring full-height glass doors opening onto the rear garden.

The lower ground floor features a light, open-plan kitchen/dining/family space with high-spec appliances. Thoughtful additions include a walk-in pantry and wine rack. The south-facing terrace offers an additional entertainment area and comfortable place just to sit and relax. The interior designers were Thirteen Interior Design and Glassette.





BRONZE

**Hamilton House,
 Ellenbrook, Moreton-in-
 Marsh, Gloucestershire
 Spitfire Homes**

Ellenbrook is a new housing development of period-style country cottage type homes, located just outside Moreton-in-the-Marsh.

Hamilton House is one of a collection of small five-bedroom houses that have been carefully designed, with architect PAD Design, to provide a traditional country aesthetic outside with practical finishes for a modern family inside.

The exterior is clad in Cotswold stone with a pitched roof of authentic weathered slate tiles. It features a mock decorative gable end chimney, stone mullioned windows, and has been carefully constructed with a pretty cottage garden surrounded by immaculate traditional dry-stone walls.

Internally, the entrance hall feels light and spacious, featuring a glass partition to the formal living/TV room to accentuate the feeling of space. On the opposite side of the hall, a large light open-plan kitchen/dining room includes a more relaxed family seating area. Large bi-fold doors open out onto the rear terrace and small garden.

A cloakroom and rather poky utility room complete the ground floor.

The architects have clearly thought about the positioning of the windows, particularly the window onto the staircase, which increases the natural daylight in the hallway. Much thought has also been given to the ground-floor plan, which is very practical for a larger family.

BRONZE

**The Forge 5, Farmstead
 Range, Green Hills,
 Feniscowles, Lancashire
 Kingswood Homes**

The Forge 5 at Green Hills, designed in-house at Kingswood, is a flexible three- to five-bedroom family house outside Blackburn

near the Pennine Moors. The development is set within a carefully considered and thoughtfully planned landscape of open spaces, parks and meadows around a communal green space.

Despite the unimaginative exterior of brick and render, the house has been carefully designed to combine impressive eco-conscious features on the outside with a very flexible interior. The judges were very impressed by the fact that potential buyers can select from up to 24 different internal layout options to create a home that suits their lifestyle, even before construction begins.

The ground floor consists of a generous garage and large family kitchen/dining/living space opening onto the rear garden. There is also a useful separate utility room. The front hallway features a guest cloakroom with understairs storage. Buyers can choose to subdivide the open entertainment space.

The Forge 5 comes with an impressively high environmental specification for the very modest asking price, including solar PV tiles seamlessly integrated into the roof, a smart thermostat heating system with dual control, and an EV charger as standard. Buyers can also opt for a thermaskirt heating system to replace traditional radiators. The house is also very well insulated.



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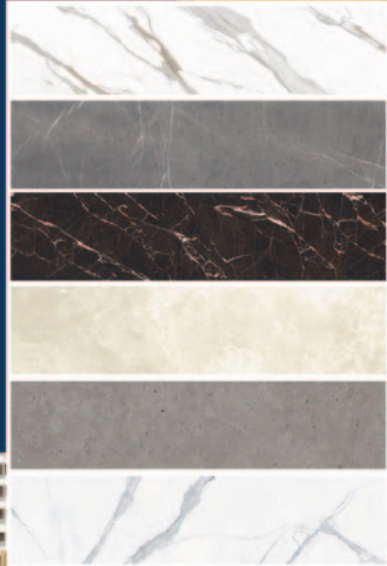
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**Athena
Surfaces***Adam Miles,
Managing
Director*

As proud sponsors of the WhatHouse? Awards, Athena Surfaces is delighted to support the UK housebuilding industry through this renowned event, celebrating innovation, craftsmanship and dedication. This prestigious event aligns perfectly with our commitment to delivering surfaces that combine durability with design, helping housebuilders create homes that feel both modern and timeless. Being involved allows us to connect with industry leaders

and support an occasion that highlights the very best in residential development. We're proud to contribute to an event that fosters both success and collaboration. The achievements reflect the creativity and passion that define modern homebuilding, and the awards demonstrate excellence that resonates with Athena Surfaces' own mission to enhance living spaces with timeless, durable materials. We're thrilled to contribute to an event that not only celebrates success but also fosters collaboration and innovation. Athena Surfaces remains dedicated to supporting the industry and providing surfaces that housebuilders trust to set new standards in residential design.



GOLD

The Hawthorn,
Thornwood Park, Epping,
Essex

Weston Homes

Energy efficiency comes in many forms, but Weston Homes, together with its subsidiary British Offsite, is efficient from the factory floor to the completed home. British Offsite uses its light gauge steel 2D panelled framing system – UNihouse and

UNIsystem – for the homes at Thornwood Park, with the work of five trades making up UNihouse, reducing site traffic and the energy consumption of subcontractors while homes are built 30% faster through this system. Four UNihouse panels, with insulation, fire stopping, windows and doors, can be installed every 15 minutes.

The Hawthorn house on the Epping development can maximise the electricity produced from the

PV panels through its 5.2kW battery, with the electricity produced stored for used in the property, rather than being fed back into the grid, with the home a model of air tightness, insulation and energy efficiency throughout.

Heating and hot water comes through the air-source heat pump, and the efficiency continues through all aspects and functions of the homes. There is LED lighting, underfloor heating, smart devices and A- or B-rated appliances, and a 7.2kW electric car charger. Even the orientation of the house is all about the avoidance of overheating and the benefits of solar gain, according to the seasons. Weston's belief is that 'the best energy saved is the energy you didn't need in the first place'.

SILVER

The Shadwell, Hollymead
Square, Newport, Essex
The Hill Group

The Shadwell is a four-bedroom detached home, shining a light on





Hill's partnership with Octopus Energy. The Kraken technology is at the heart of the house and the whole development at Hollymead Square in Essex, where residents are guaranteed zero energy bills for at least five years. Kraken is about the storage of solar and the management of heating, taking excess energy back to the grid at peak times, but drawing from it at its cheapest.

The development supports 760kWp of solar generation without altering local substations or high-voltage infrastructure, reputedly enough energy to power around 118 average homes a day. The Hill homes have solar panels, air-source heat pumps, home battery storage and EV charging points.

The Shadwell is badged as a 'cleantech' home, meaning it is not attached to the gas grid and does not use any other fossil fuel for heating – net-zero

ready with only electric appliances, with smart-enabled low-carbon technologies throughout and evidence that such technologies can add up to 16% in value to the average property.

BRONZE

The Hickstead,
Templegate, Burgess Hill,
West Sussex
Thakeham Homes

The Hickstead is a three-bedroom home – one of the house types at the Templegate development in West Sussex, which is a 120-home zero-carbon development, from Sussex-based Thakeham Homes, and a joint venture with housing association Aster Group.

There are 48 Zero Bills homes on the scheme, with Thakeham partnering with Octopus Energy. There are no energy bills for the residents for at least five years guaranteed, thanks to low-carbon technology and renewables such as PV panels, air-source heat pumps and batteries, with some of the purchasers reporting the generation of far more energy than they have consumed. Excess energy goes back to the grid for storage when expensive, but when it is cheap it is fed into the home battery.

Meanwhile, the air-source heat pump at the Hickstead takes heat from outside – even on a cold day – turning it into carbon-free heating and hot water – effectively a reverse refrigeration technology. The house also has a wastewater heat recovery system and a smart electric vehicle charging point.



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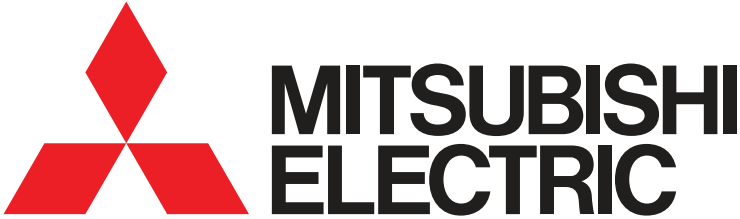


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We are proud to be supporting this prestigious event and look forward to celebrating with everyone. Heat pumps are the future of home heating, and the housebuilding industry will be the driving force behind the mass market adoption of this renewable, clean technology. To support housebuilders, we recently announced that we will begin phasing out our Ecodan R32 heat pumps, which will be replaced by the extended next-generation Ecodan R290 range – marking our continued commitment to innovation, low-carbon home heating solutions, and home comforts.

As part of our ongoing product evolution, the Ecodan R290, originally available in 5kW and 6kW, is now available in additional 8.5kW, 10kW, and 12kW models. The Ecodan R290 builds on the strengths of the R32, while delivering an enhanced performance. With an almost zero global warming potential (GWP) of just 0.02, the Ecodan R290 heat pump, manufactured in the UK and with Quiet Mark accreditation, is an environmentally responsible choice for housebuilders. By utilising the natural refrigerant R290, Mitsubishi Electric continues its commitment to sustainability, supporting the UK's drive to net zero, while ensuring high performance and efficiency for homeowners.

For housebuilders choosing heat pumps for their projects, there is an Ecodan for every home.



GOLD

Luna, Wembley Park,
North-West London

Quintain Living

Quintain Living has set a new standard in residential design at Luna. The judges were particularly impressed by the internal layout, which maximises space and functionality while providing an open and inviting atmosphere. Each apartment is thoughtfully designed to cater to the modern lifestyle, featuring well-planned living areas that seamlessly blend comfort and style.

The elevational treatment of Luna is equally noteworthy; sleek lines and a contemporary façade create a striking visual presence that harmonises with the surrounding architecture. The use of high-quality materials not only enhances the aesthetic appeal but also ensures durability and sustainability, reflecting an innovative approach to urban living.

Architectural innovation is at the heart of Luna's design, with each unit offering unique features tailored to enhance the residents' experience. The scheme embraces

green principles, incorporating energy-efficient technologies and communal spaces that foster a sense of community among residents.

Quintain Living's commitment to excellence is clearly evident, solidifying Luna its status as an exemplary development in today's market – an outstanding example of how imaginative placemaking and creative sense of community can transform and elevate its surroundings, with a seamless blend of contemporary living and hospitality-inspired amenities.

SILVER

East Wick + Sweetwater,
Hackney, East London

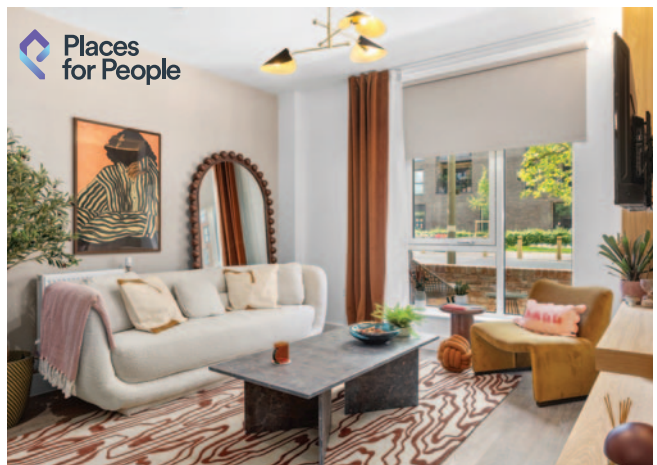
Places for People and Balfour Beatty Investments

This landmark regenerative scheme impressively combines an efficient and creative internal layout with a strong sense of community.

The project's elevational design is a standout feature, marrying contemporary styling with thoughtful architectural details, distinctively leaning into the industrial heritage of east London. This approach results in an eye-catching façade that not only attracts attention but also blends beautifully with Hackney's eclectic urban environment.

Eastwick + Sweetwater also showcases a commitment to sustainability through energy-efficient technologies and engaging communal spaces that encourage social connectivity, prioritising walkability and new cycle routes linking Hackney Wick, Fish Island and Stratford.

In terms of value, this development strikes a perfect



Berkeley
 Designed for life


balance, presenting contemporary living experience at a competitive price point. The collaboration between Places for People and Balfour Beatty illustrates their dedication to creating remarkable living environments.

BRONZE

Oval Village, Oval, South London

Berkeley Homes

Oval Village, overlooking the iconic Oval cricket ground, excels in its internal layout and high specification, where each residential unit is designed with an emphasis on space optimisation, creating an inviting and comfortable atmosphere for residents. The thoughtful configurations enable seamless living, catering to the demands of contemporary urban lifestyles.

The elevational treatments of The Halo are a testament to Berkeley Homes' commitment to architectural excellence, with the restored ironwork façade of the iconic Gasholder No 1 resulting in a visually striking central feature for the development that not only complements the heritage of the area but is also home to the 1847 Club, offering

residents access to luxurious communal spaces such as lounges, a hydro pool, and a private cinema.

Oval Village also demonstrates a commitment to sustainability and community. The integration of green spaces and communal areas fosters a strong sense of community among residents, promoting social interaction and wellbeing.

BRONZE

One Thames Quay, Canary Wharf, East London

Chalegrove Properties

This scheme is characterised by its modern elevational treatments, which reflect a contemporary aesthetic that is harmonious with the surrounding urban landscape. The thoughtful use of materials and design elements not only enhances the visual appeal but also contributes to the overall quality of the scheme, creating an inviting atmosphere for residents and visitors alike, with every apartment benefiting from a dual aspect and private balcony.

The architectural innovation found at One Thames Quay is evident in its integration of sustainable practices and community-focused spaces, and the scheme is the UK's first all-electric high-rise powered entirely by renewables. The development includes green areas that not only enhance the environment but also foster a sense of community among residents, promoting connectivity and social interaction. One Thames Quay offers exceptional value for the quality and lifestyle benefits it provides, highlighting Chalegrove Properties' commitment to excellence in urban living.


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Partners is proud to sponsor the 2025 WhatHouse? Awards, the UK's leading celebration of housebuilding excellence. The Awards recognise excellence and inspire progress in the industry, values that align perfectly with our mission. We understand the impact that brand power, long-term reliability and sustainability have for both developers and homeowners. Sponsoring the Awards allows us to celebrate the companies, individuals and projects driving standards higher, while showing our commitment to being the appliance partner housebuilders can depend on.

2025 has marked an exciting milestone in Beko Appliance Partners' journey. This year, we expanded our portfolio to include our Whirlpool, Hotpoint and Indesit brands alongside our bestselling Beko brand. This multi-brand offering gives partners even

greater choice, with trusted, high-performing appliance solutions to meet the needs of every project. From premium homes and private developments to high-volume schemes such as build-to-rent and student accommodation, our options suit all requirements and budgets. Alongside this enhanced offering, we're proud to provide a tailored, end-to-end service, supporting every stage of the housebuilding journey with the UK's leading appliance service network. From specification and procurement to logistics, installation and aftercare, we simplify the process and ensure peace of mind. Sustainability is central to our future, with Beko recently ranked number 17 overall, and number one in our industry, on TIME's list of the World's Most Sustainable Companies. Sponsoring the WhatHouse? Awards is a natural fit, highlighting our long-term commitment to helping developers to deliver homes that are reliable, sustainable and ready for the future.

The Awards celebrate innovation, collaboration and quality – values that sit at the heart of everything we do.

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WHATHOUSE? AWARDS 2025

BEST LUXURY HOUSE



GOLD

The Aspen, Six Senses,
Bourne End,
Buckinghamshire

Amara Property

This year's winner delivers a masterclass in luxury living, where exquisite design meets effortless day-to-day practicality. The attention to detail is exceptional, with every element crafted with care and precision. The quality of workmanship is impeccable, demonstrating not only technical expertise but genuine pride in delivery.

This home achieves that rare balance between opulence and liveability – a feat rarely achieved – blending contemporary style with a clear sense of place. Every space flows intuitively, with the

concealed utility room a real gem and demonstrating a deep understanding of how buyers at this level wish to live: refined, relaxed and beautifully considered. When complete, this development

promises to be one of the most exclusive and desirable developments in the area.

An exemplary expression of craftsmanship, lifestyle and design integrity.



BEST NEW HOMES IN BRITAIN



GOLD

Castle & Victoria,
Westminster, London

NHG Homes

This project is an outstanding blend of heritage sensitivity, social purpose, and design innovation. Highlights of the scheme include a rooftop extension that enhances the historic silhouette, 100% affordable homes in a prime central London location, the ingenious reuse of a challenging Victorian building, and the inclusion of lifts and thoughtfully designed circulation spaces.

Castle & Victoria provides key workers and young professionals with an affordable route to home ownership in Zone 1, transforming a Victorian structure into a thriving, sustainable community. At its heart lies a beautifully designed raised deck garden and play area, creating verdant shared spaces for residents to relax, connect with each other and enjoy nature.

The landscape design draws inspiration from the site's historic fabric, retaining mature trees, while introducing new hedging to enhance biodiversity and privacy. A timber and steel trellis provides

subtle screening and a sense of sanctuary amid the urban setting.

This exemplary renovation embraces low-impact construction, using recycled and sustainable materials wherever possible. High-performance building fabric, rooftop solar PV, and mechanical ventilation heat recovery systems combine to ensure low energy use, low bills, and year-round comfort.

Originally built in the 1880s to house brewery workers, Castle & Victoria now provides high-quality, affordable homes that continue its legacy of social purpose – both a tribute to its past and a model for the future of urban living, a landmark renovation celebrating heritage, sustainability and community at the heart of London.

SILVER

Dolphin Square, Pimlico,
London

Dolphin Square

This major refurbishment of the landmark Dolphin Square estate in Pimlico combines the sensitive restoration and ambitious modernisation of one of London's most recognisable residential addresses.



Dolphin Square
LONDON SW1



Dolphin Square is an architectural icon – comprising 1,234 private rental apartments across 13 blocks set around 3.5 acres of landscaped gardens – as the centrepiece of the Dolphin Square Conservation Area and a Grade II listed estate of both historic and ecological importance.

This project, design by GRID Architects and GRID Interiors, has breathed new life into the 7.5-acre site on Grosvenor Road through a carefully phased programme of renewal. The judges particularly recognise the project's intelligent balance of heritage preservation and technical innovation, with the works including the replacement of over 2,000 windows, the introduction of air-source heat pumps and MVHR systems, and the removal of the old gas-fired communal heating network. Roof insulation was added, and existing plant enclosures were reused or extended to minimise embodied carbon. New circular louvre terminations subtly reference original cast-iron structural details, while replacement sash windows faithfully match the historic profiles.

A striking new entrance pavilion on Chichester Street reinstates the estate's intended principal frontage, addressing decades of change. The design introduces arched openings, a double-height glazed lobby, and rooftop landscaping – enhancing

daylight, circulation, and visual connections to the gardens. Once fully realised, the renewed Dolphin Square will continue its legacy as one of London's most prestigious residential addresses – a model of sensitive conservation, environmental responsibility, and timeless design.

BRONZE

The 1840 St George's Gardens, South-West London

City & Country

Originally established in the 1840s as part of the Springfield

Hospital estate, this landmark collection of buildings represents a distinguished example of Victorian institutional architecture set within a historic landscaped setting. City & Country's long-term stewardship of the site has ensured that each phase of redevelopment reinforces the exceptional quality and sensitive restoration for which the company is renowned.

The most recent phases continue this tradition with precision and integrity. The careful conservation of original architectural features, from finely detailed brickwork to timber roof structures, has been combined with thoughtful new interventions that respect the building's historic character while providing high-quality modern accommodation.

The judges commend the project for maintaining a consistent level of design excellence and craftsmanship across successive phases, delivering homes that are individually distinctive yet united by a coherent vision. The 1840 St George's Gardens development remains a benchmark in heritage-led regeneration, demonstrating how sensitive adaptation can both preserve and enhance the architectural and historical significance of a major listed site.



WHITE
CITY
LIVING
by St James



GOLD

White City Living, White City, West London

St James

This site presented a massive challenge to the developers. Forming part of the White City Regeneration Area the land lies almost cut off by two railway lines and a motorway and with very restricted access from Wood Lane across the Central Line above-ground track to White City Underground Station. Despite this, 2,500 dwellings are now in the process of construction, with over half completed, including over 600 affordable homes. All are in a range of tenures and types but with every dwelling having private amenity space.

Access is across an innovative bridge design and permeable access is also now provided to new public landscaped spaces, commercial space and to the adjacent Westfield retail area, and with substantive investment also provided to Imperial College London, occupying another adjacent site.

The design, with its strong but varied massing and appearance, hovers majestically above the rather dreary surrounding street scene. The Cassini Tower block of 35 storeys is a major landmark and

identifies the development from all aspects, especially from the motorway. From its origins as a run-down, isolated warehouse site, it now represents the ultimate in placemaking and regeneration.

The landscaping, including eight acres of open space, is superb and we particularly liked the hard landscaping details, which St James always seems to excel at. Elevational treatment is quite simplistic but appropriately varied, providing sufficient individuality and sense of place within the homogeneous whole. This development a masterpiece in planning and stakeholder involvement and excellent in its design, appearance, placemaking and sustainability.

SILVER

Peninsula View, Poundbury, Dorchester

Places for People

This development of just 14 homes on the outskirts of Dorchester builds on the Duchy of Cornwall's Poundbury vision, establishing a characterful community that is a cohesive extension to the historic market town. It places community, environmental responsibility and aesthetic synergy at its heart.

Peninsula View delivers eight property types, ensuring a variety in form and size between adjacent houses, creating a unified village feel. Streets prioritise pedestrians over cars, with cafes, shops and public squares creating social hubs and event spaces. Landscaped spaces balance the needs of residents with those of local wildlife, with green corridors and open spaces featuring native planting.

Detailing unique to each house type is demonstrated throughout, with varied use of horizontal banding, bay windows, gauged brick lintels, feature chimney stacks and fanlights, all of which subtly enhance the variation in design but ensure cohesion between them. Traditional materials have been sourced from sustainable regional suppliers, including natural stone and timber.



Places for People



While the homes have been designed to ensure the area's architectural legacy, they also prioritise long-term sustainability. This is a quality development that addresses all the difficult challenges facing UK housebuilders, confidently and skillfully.

SILVER

Ellenbrook, Moreton-in-Marsh, Gloucestershire Spitfire Homes

Ellenbrook is a new community of 250 homes, set in an Area of Outstanding Natural Beauty, on the edge of the town. The development reimagines Cotswold character for modern living, with contemporary interiors and modern construction standards. Spitfire Homes' stated vision for Ellenbrook was clear: to create a vibrant community that pays respect to its surroundings, which seamlessly integrates with the town, while raising the bar for design, quality and sustainability.

The development features a wealth of community spaces, with village greens, areas of formal landscaping and a community orchard all designed to encourage social connection. The historic Diamond Way footpath has been seamlessly integrated into the layout, running through the development and linking Ellenbrook

to the wider landscape, while infrastructure elements, such as drainage attenuation, have been strategically considered.

The homes come with future-proof, sustainable features. These have been engineered to ensure long-term sustainability, positively addressing environmental, social and economic impacts, creating a place that will last into the future.

Spitfire Homes has said that Ellenbrook represents the result of a long-term, strategic investment and it has taken the best part of a decade to bring it to fruition. This is evident in the comprehensive and thorough design solution.

BRONZE

Factory No. 1, Bristol City & Country

This is the redevelopment of a former tobacco factory, including

the conversion of a Grade II listed building dating from 1886. The site lies within the Bedminster Conservation Area and the refurbished building is an excellent example of the city's industrial and Victorian heritage.

The complementing new development of apartments forms a total of 284 dwellings in a pleasing landscaped setting. Electric vehicle parking, cycle storage, permeable transport links and a collection of workspaces and retail premises, including a new post office, completes the scheme. Brick-clad but slightly varied elevational treatment to the six new apartment blocks echo the design of the retained buildings but in a more contemporary style. The layout is simplistic, reinforces the street scene and creates interlinked landscaped spaces between the blocks.

Interiors of the refurbished buildings are spacious and light-filled, effectively designed, and with a specification that also complements the heritage status with emphasis on retaining fine wood panelling, decorative ceilings, substantive fireplaces and feature windows. New-build interiors fuse modern design with the industrial past.

This was a challenging regeneration project that City & Country has delivered extremely well, adding to the vibrancy of Bristol.





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As a leading multi-utility provider, we seamlessly connect electricity, water, fibre and gas to new housing projects. Operating across the South East, South West, Midlands and the North, we engineer and deliver utility solutions that simplify processes, ensuring each plot connection is delivered safely and on programme. Coupled with our own asset adoption businesses, Advanced Water Infrastructure Networks (NAV) and Advanced Electricity Networks

(IDNO), TriConnex offers long-term certainty and asset management, including the adoption of wastewater networks.

Our ethos is founded on supporting developers across the whole project journey, starting prior to site acquisition through to the final plot connection. With the demand for electricity grid capacity growing, our specialist Grid Dynamix team enters its third year, helping developers secure serviceable sites and managing capacity with confidence. We're very proud to once again sponsor the prestigious WhatHouse? Awards, celebrating excellence and innovation in housebuilding. Here's to another year of outstanding achievements.



GOLD

Clapham Park, South London

Vistry Group and Metropolitan Thames Valley Housing

This 50/50 joint venture between Vistry and Metropolitan Thames Valley Housing (MTVH) is transforming a huge, 2,000-home run-down post-war estate of social housing in Lambeth into a new 4,000-home mixed-tenure community, including 53% affordable housing.

More than 1,500 refurbished and new homes have been completed since MTVH took a stock transfer from the local authority in 2006. The JV with Vistry for the remaining 2,500 homes is giving this complex scheme further momentum and this latest phase will deliver 520 tenure-blind new homes, with 54% affordable, a new decarbonised energy network and improved public realm. By the end of 2025/26, every secure tenant from the old estate will have moved to a new or fully refurbished home.

In addition to the homes, the partnership is delivering five new playgrounds, 10 new shops, a multi-use games area, podium gardens and 5,000 cycle spaces, plus 4.8 hectares of green space. There is a

£1m community investment fund and a £2.25m employment and skills programme, including apprenticeships, internships, and a women-in-construction initiative.

It has been a long, hard road and there is much still to do, but this joint venture partnership is showing what a commitment to quality and resident engagement can achieve in delivering an excellent major regeneration scheme.

GOLD

Park Rise, Hornchurch, East London

Wates Residential and London Borough of Havering

You have to be pretty sure you've chosen the right partner when commencing on an estate regeneration project – even more so when you are doing 12 of them. But the London Borough of Havering is so certain of its partnership with Wates Residential that is exactly what it has committed to. Park Rise in Hornchurch, the second scheme of the 12, is a great example of the type of projects the partnership is delivering.

A modern, mixed-tenure senior residential scheme on the site of former sheltered housing units that were no longer fit for purpose, Park Rise was developed in direct response to an urgent local need identified by the 2016 Older Persons Housing Needs Review. Its delivery enables residents in the borough to downsize into comfortable, appropriate housing that offers the capacity for additional support where required and frees up larger housing stock – both private and council-owned – for families in the borough.

Park Rise features 175 homes available as a mix of council, shared ownership and private sales. Shared green spaces with communal planting areas promote community connection and encourage residents to grow their own food. All homes include energy-efficient features such





as solar panels, high airtightness and thermal efficiency, and a heat network powers efficient space heating and hot water provision. The proof of the pudding is in the excellent resident satisfaction levels.

SILVER

Whalley Manor, Whalley, Lancashire

L&Q and Lovell Homes

Set in the rural heart of the Ribble Valley, this 187-home scheme blends affordability and architectural integrity with community-focused placemaking and local investment, proving ambitious housebuilding doesn't just belong in large cities. Whalley Manor is a strong example of partnership-led housing delivery that keeps community at its core, providing attractive, attainable, energy-efficient homes, backed by long-term stakeholder investment and an understanding of local needs.

The new homes feature a broad range of tenures, including 30% affordable housing. There are 16 house types, offering genuine variety for buyers, and including bungalows and accessible homes for over-55s and those with additional needs. Whalley Manor also features a landscaped central park, an outdoor

gym trail, and wildflower meadows, with full-site EV infrastructure and car charging points for every home.

The success of Whalley Manor has encouraged L&Q and Lovell Homes to move forward with plans for a second joint venture in the north-west, aiming to build on what worked so well here – thoughtfully designed homes that reflect the needs of the local community, delivered through a partnership that blends social purpose with commercial knowledge.

BRONZE

Transport House, Dagenham, East London
Hollybrook and Be First

This is a fine example of how to use modern methods of construction to deliver effective regeneration of a brownfield site.

The disused office block, car park and leftover access road has now become 149 brand new homes, with more than half at affordable rents, supporting Barking & Dagenham Council's ongoing efforts to improve the living environment in the borough and increase provision of new affordable housing.

The scheme includes 60% MMC offsite construction, with precast concrete frames, bolt-on balconies, and prefabricated bathroom and utility pods. Ten trades were moved offsite, with a 25% time saving compared to traditional construction. All the homes have air-source heat pumps, underfloor heating, and are EPC rated B. There is a green roof and 271 cycle spaces. Around 70 local residents were employed on the construction against an agreed target of 12.

This is Hollybrook's second sizeable partnership scheme with Be First (the Council's development arm) and, with its sustainability focus and the improvement delivered to the local built environment, there could well be more to come.



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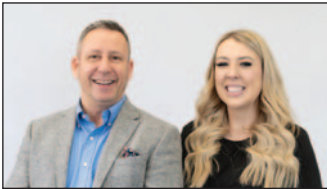


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Moveplus

Neil Tayler, Managing Director

Kelly Howe, Managing Director

Moveplus is thrilled to be an official sponsor of this year's WhatHouse? Awards. For over 40 years, the Awards have been the premier platform for recognising excellence in UK housebuilding and celebrate the absolute best in the sector. This partnership aligns perfectly with our commitment to providing

exceptional customer service, delivering excellence to our clients, and further strengthens our dedication in keeping the new homes industry moving.

Our sponsorship signifies another exciting chapter in our plans for 2025 and beyond as we continue to innovate and drive success.

Moveplus is the UK's premier Part Exchange and Assisted Move Specialist, collaborating with many of the country's housebuilders to manage schemes seamlessly on their behalf. Being a sponsor is a great way to align our brand with quality and excellence in the housing sector, and it signifies a strong partnership with the industry.



a celebration of excellence, a triumph of design, and a testament to what luxury living can – and should – be.

SILVER

Sunningdale Park, Sunningdale, Berkshire Berkeley Homes

Sunningdale Park is where architectural excellence, heritage restoration and landscape design combine to create an exceptional residential environment. Set within 47 acres of parkland, this ambitious transformation of a historic country estate reflects Berkeley's hallmark craftsmanship, attention to detail and environmental stewardship.

GOLD

Thames City, Nine Elms, South-West London

Excel Winner

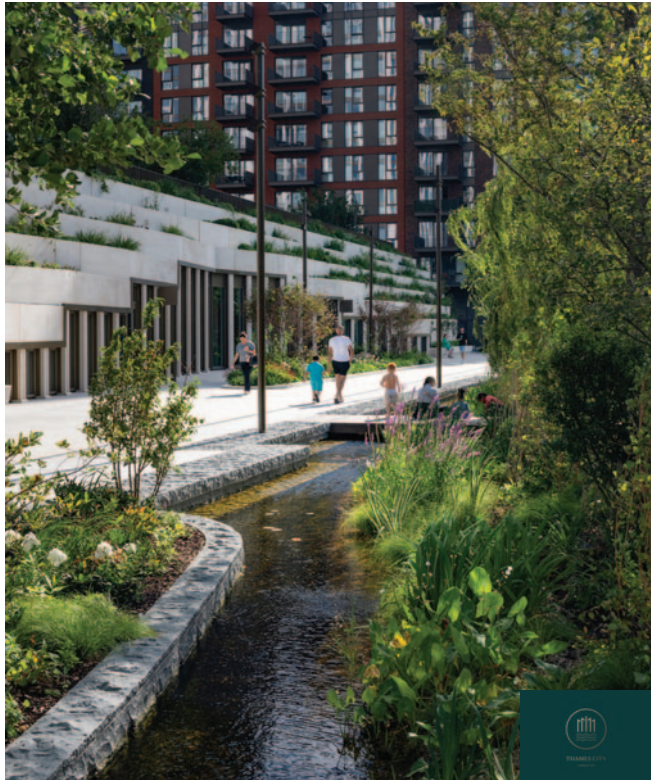
Thames City is a visionary scheme, blending architectural grandeur with serene green spaces and cutting-edge innovation.

Its striking skyline presence is matched by attention to detail at every level – from the elegant façade to the curated interiors. The design language is bold yet timeless, marrying contemporary sophistication with classic London elegance.

Inside, the expansive layouts, floor-to-ceiling windows, and bespoke finishes create an atmosphere of calm and opulence. Each home is a sanctuary, crafted with precision and care, offering residents a seamless blend of style, functionality, and smart living. Integrated technology ensures control over lighting, climate, and security, while sustainable materials and energy-efficient systems reflect a forward-thinking ethos.

Yet what truly elevates Thames City is its commitment to nature and wellbeing. At the heart of the development lies a newly created parkland. This green space is more than an amenity; it's a philosophy. It

invites residents to reconnect with nature, while the amenities rival the world's finest resorts. Excel Winner has delivered a development that is both visionary and deeply human –




 Berkeley
Designed for life


The development sensitively reimagines the Grade II listed Northcote House and its surrounding estate into a vibrant new community. Berkeley has balanced historic preservation with contemporary living through the restoration of original buildings, alongside elegant new homes that complement the estate's Neo-Georgian character. The result is a distinctive collection of luxury residences.

Interior design and specification are of the highest quality, with generous proportions, premium materials and refined finishes creating homes of enduring elegance and comfort. Distinctive architectural groupings such as The Walled Garden cottages, the crescent-shaped Pavilion apartments and the grand houses of Scholars Row demonstrate a thoughtful variety of design and scale.

Equally impressive is Berkeley's commitment to the landscape. The estate has been shaped into five areas with mature trees, walled gardens and sweeping lawns. A 250% biodiversity net gain has been achieved through new orchards, ponds and native planting, enhancing both ecology and amenity. Residents enjoy

woodland trails, communal gardens and the serenity of a restored parkland setting.

BRONZE

Cholbury Place, Ascot,
Berkshire

Kebbell Homes

Cholbury Place exemplifies Kebbell Homes' commitment to design excellence, craftsmanship and individuality. Set within four acres of mature landscaped gardens in

Ascot, this collection of 18 luxury apartments and penthouses combines classical architecture with contemporary sophistication.

Comprising two elegant manorial buildings, the development is designed to complement its prestigious surroundings of Arcadian villas and leafy avenues. Behind the Georgian-style façades lie spacious, light-filled homes ranging from 1,850ft² to more than 2,800ft². Each apartment features three bedrooms, three bathrooms, and generous open-plan living spaces, with select homes including additional drawing rooms, libraries or extensive roof terraces. Secure underground parking, lift access and private outdoor areas complete a specification that caters to discerning downsizers and buyers seeking effortless elegance.

The interiors, designed by Kebbell & Co, showcase meticulous attention to detail, while Kebbell's focus on practicality and technology is equally impressive. Sustainability underpins the scheme, with air-source heat pumps, solar PV panels and mechanical ventilation ensuring energy-efficiency and comfort.



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Evolving a classic with a subtle restyling maintains its signature appeal while enhancing its versatility and puristic aesthetic. Rounded corners and integrated handles create a refined, seamless look, while full extension soft-closing drawers with internal organisers ensure practicality. Available in a wide range of finishes, including over 40 colour options, BASE 2.0 offers a robust yet personalised solution for any bathroom.

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Rashpal Sidhu, Managing Director, Roca Group – UK

We are honoured to once again be a sponsor of the WhatHouse?

Awards this year, our 21st 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. Sustainability is high on the list for LAUFEN and the Roca Group, just a couple of examples being the world's first electric tunnel kiln for sanitaryware production and the EcoVadis Platinum award in January 2025, ranking us in the top 1% of companies globally for our sustainability performance. 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 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), Toan Nguyen (LUA) and most recently Yves Behar (VOLTA), allow us to push the boundaries of ceramics with a dynamic and stylish range of product solutions, which also include bespoke options tailored to our developers' needs.



The completed scheme will deliver more than 3,300 homes, 35% of which will be affordable, ensuring long-term inclusivity and contributing significantly to London's housing supply.

SILVER

Scholars, Broxbourne, Hertfordshire

Chase New Homes

This residential development offers a diverse mix of housing typologies designed to meet the needs of a broad demographic. It is particularly attractive to young families leaving London in search of greater value for money, benefiting from fast, direct train access to Liverpool Street.

The development includes three- and four-bedroom homes with both en suite and family bathrooms, while five-bedroom houses feature a second en suite, ideal for guests or extended families. A limited number of large two-bedroom apartments have also been provided, catering to downsizers seeking comfort and convenience in a leafy neighbourhood.

Phase one of the development

GOLD

Grand Union, Alperton, North-West London

St George

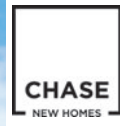
This project marks the early phase of a major mixed-use development in London scheduled for completion in 2045. Located close to Wembley, Grand Union opens up and transforms a previously derelict 22-acre site into a stunning new landscape-led destination. With frontage along the banks of the Grand Union Canal and the River Brent, it offers a tranquil setting providing new public access to a previously inaccessible stretch of the canal.

Excellent public transport and road connections enhance accessibility, while a future bridge across the canal will further strengthen pedestrian and cycle links for the wider community. A strategic public art programme is planned to celebrate local identity and engage residents throughout the development's evolution.

Community initiatives are central to the project's ethos. A

community kitchen reduces food waste by using surplus produce from the onsite Co-op food store, and Pavo, a narrow boat café serving coffee and crêpes, activates the canal edge alongside new moorings. Additional onsite facilities include a healthcare centre, a nursery and 135,000ft² of flexible employment space delivered in partnership with SEGRO.





incorporated the completely rebuilt Broxbourne School, while the Broxbourne Music Centre is available for use by the wider community, as well as students. The music, drama and sports facilities have their own separate public entrances for out-of-hours provision.

The masterplan was carefully adapted to retain large, mature trees, resulting in a more varied layout and architectural style that enhances the character of the neighbourhood. This sensitivity to the existing landscape, combined with a thoughtfully designed range of housing types, creates a balanced, sustainable, and attractive community suitable for families, professionals, and downsizers.

BRONZE

Winchburgh, West Lothian Winchburgh Developments

The Winchburgh development, initiated in 2005, represents a major long-term mixed-use project in Scotland, with outline planning permission granted in 2012 and full

completion expected by the mid-2030s. Phase one delivered almost 600 new homes, alongside critical infrastructure to support future growth. When completed, the population of Winchburgh will have grown significantly from 2,000 to around 14,500 residents.

The masterplan features significant transport and recreational infrastructure, including a new M9 motorway junction and a canal basin with 20 moorings. While plans exist, the full potential for

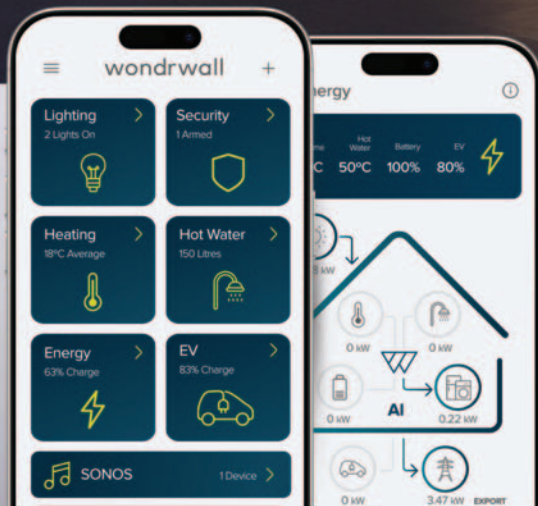
vibrant activity around the canal basin has yet to be realised. Four new schools, including secondary facilities with sports amenities accessible to the public outside school hours, have been constructed, supporting both education and community engagement. Initiatives, such as the Winchburgh Community Growing Group, demonstrate strong local involvement. Commercial and retail spaces, including a 20,000ft² supermarket, provide essential services and contribute to the area's economic vitality.

The development also incorporates Auldscathie District Park, Scotland's largest new park at 85 acres, offering recreational and ecological benefits. Affordable housing has been sensitively designed, drawing inspiration from the original village miners' cottages, reflecting local vernacular and heritage.

The success of this large mixed-use development underscores the importance of early infrastructure investment, ensuring future phases can progress independently while fostering a connected, resilient, and inclusive community.

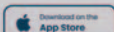


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6 In-Roof Mounted Solar PV

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Typical 3-Bedroom Home Costs

Total **£11,025**

With Wondrwall PowrPlan **£4,220***



* Terms and conditions apply | Images are indicative only.



GOLD

**Hollymead Square,
Newport, Essex
The Hill Group**

This Essex scheme of 89 mixed-tenure homes – private, affordable rent and shared ownership – is the UK's largest Zero Bills development, with residents guaranteed zero energy bills for at least five years, with Hill partnering with Octopus Energy's Kraken technology for energy management and grid support.

The development includes air-source heat pumps, solar panels, home battery storage and EV charging points. All the properties exceed net-zero operational carbon standards with EPC ratings averaging over 125.

Kraken stores solar power, manages heating, and exports excess energy back to the grid during peak demand when costs are highest while drawing from the grid when power is cheapest and greenest. This model has increased property values, while creating healthier living environments. Meeting the Future Homes Standard, Hill and Octopus Energy want the partnership to

showcase sustainable housing solutions to the wider industry, inviting housebuilders to see the innovation, integration and execution in action.

"This partnership is the first giant leap in transforming the way we live in our homes, pioneering a future where sustainable living is the standard for everybody, no matter their situation," says Michael Cottrell of Octopus Energy Group.

Design is not compromised; neither is the environmental stewardship and the wider landscaping and ecology of the development. The gold standard indeed.



SILVER

**Thornwood Park, Epping,
Essex**

Weston Homes

A development of 56 sustainable homes next to new parkland of nearly five acres, the properties have been built with either the UNihouse or UNisystem, which is British Offsite's light gauge steel 2D panelised framing system, with manufacturer British Offsite part of the Weston Group.

Weston Homes takes a fabric-first approach to construction, reducing energy consumption while the speed of build reduces site energy use, waste and road miles. Every home at Thornwood Park in Epping, whatever the tenure and with 40% affordable, has energy-efficient features and water-saving appliances, including air-source heat pumps, photovoltaic panels and battery storage for homes with garages.

The external walls are high-performance, the floors and roofs come with enhanced U-values, while flow control and reduced water volumes ensure the bathrooms are models of efficiency too. House orientation is key as well, ensuring that overheating is



while a World War Two bomb crater is now a large pond surrounded by wildflowers.

BRONZE

Perceval Grange, Midhurst, West Sussex

Bellway

This was a former industrial site, sitting in the South Downs National Park, so clearly a big challenge from the outset. This West Sussex development is 69 sustainable, low-carbon homes, with just over 10% passive houses. Asbestos and oil had to be removed from the original buildings and old structure and fuel tanks demolished.

Woodland and wildlife border the site, so an ecology strategy was put in place to protect species and enhance biodiversity throughout the construction process and beyond. Sustainable materials are used at every turn, and the homes include solar panels or air-source heat pumps, as well as water harvesting tanks in garden to collect rainwater, while the car ports are planted with green roofs.

avoided in the summer and solar gain absorbed in the winter.

Biodiversity is another imperative on Weston's road to a net-zero business by 2040, planting new trees and encouraging wildlife. There are also sustainable drainage systems onsite, and part of the parkland includes a community orchard.

BRONZE

Hartdene Barns, Cowden, Kent

Q New Homes

A development of just nine carbon net-zero homes, Hartdene Barns was once a dairy farmyard. The jet-black zinc roofs, 100% recyclable, are a striking visual statement from architects Nissen Richards Studio, while the bricks are sourced and fired just 12 miles from the site, which sits in an Area of Outstanding Natural Beauty. In a nice touch to add to the sustainability and ethos of the scheme, every home has its own organic allotment plot, encouraging biodiversity, reducing food miles and forging community connections.

Structural insulated eco panels and airtight envelopes

add further energy efficiencies, with renewables including air-source heat pumps, PV solar panels and all-electric, gas-free living. There is sustainable implementation everywhere, including charred larch, which is carbon negative in growth, and Michelmersh bricks from renewable energy kilns.

Q New Homes set out to meet the RIBA Climate Challenge, which is verified by Whole Life Carbon Assessment criteria, years ahead of current new builds. Biodiversity is a big driver too, with hedgerows and wildlife corridors connected to habitats in Ashdown Forest,

Bellway



net zero
commitment

innovation

social
responsibility



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**wondrwall***Daniel Burton, CEO*

Wondrwall is redefining the way homes are built and lived in. Our mission is to make

sustainable, intelligent homes accessible to all. Homes that not only have a zero operational carbon footprint but are also cheaper to build and more affordable to run. Wondrwall provides housebuilders with an AI-powered Home Energy Management System (HEMS) that is capable of achieving this; a HEMS solution that includes intelligent lighting, cameras and advanced security features, occupancy-based heating and hot water controls, in-roof mounted solar PV, battery storage and EV charging – all managed through a single user app. By analysing over 20,000 data points per home every day, our technology adapts to each household's unique behaviour and energy needs. It predicts solar generation, integrates time-of-use tariff and weather data, and optimises energy consumption, reducing grid dependency and cutting energy bills by between 50% and 100%, all with minimal user input. Wondrwall PowrPlan, formerly known as Energy Service Contracts (ESC), removes the biggest barrier to clean technology adoption: upfront cost. By funding the installation of in-

roof mounted solar PV, battery storage, and EV chargers, Wondrwall empowers housebuilders to meet today's sustainability goals while futureproofing homes – at no additional cost compared to traditional gas-heated properties. Wondrwall PowrPlan also ensures homeowners benefit from reduced monthly outgoings, with energy bill savings that exceed the standing charge for the system.

We're proud to be the headline sponsor of the WhatHouse? Awards 2025. The housebuilding sector is undergoing a once-in-a-generation transformation, and we believe it's vital to celebrate the innovation, ambition, and leadership driving that change. These awards spotlight the developers going above and beyond, and we're honoured to support that recognition. With residential energy use accounting for nearly a third of UK emissions, the decarbonisation of our homes is essential to achieving net zero. Wondrwall offers a smarter, scalable path to that goal, combining intelligent technology with financial innovation to deliver cleaner, more efficient living environments and communities. This November, let's come together and acknowledge the UK housebuilders that are operating at the highest standards and accelerate the shift to zero carbon homes that work for the industry, homeowners and the environment.



GOLD

Woodberry Down, Hackney, North London

Berkeley Homes

Berkeley Homes has been working at Woodberry Down in Hackney for 15 years and over that period it has delivered 2,900 homes, as well as community centres and numerous commercial spaces.

The centrepiece of the development is a pair of existing freshwater reservoirs. One has become a popular local amenity managed by the London Wildlife Trust; the other has maintained its use as a local water sports facility, offering substantial amenity to new and existing residents.

The site has gone from an inaccessible and unfriendly location to a bustling and busy place that attracts a lot of visitors from the surrounding local area. The commercial spaces are generally occupied and busy, demonstrating that density brings business. The change to the local environment is enormous and was enabled by the demolition of a series of buildings on the site that were poorly laid out, expensive to upgrade and constrained the potential use of the site.

Even after 15 years, the project is only halfway through, with the majority of the completed work to the south of the site between the reservoirs and Seven Sisters Road. Nevertheless, Woodberry Down is an excellent example of transformative regeneration.

SILVER

Hale Wharf, Tottenham Hale, North London

Waterside Places

Waterside Places is a JV between Muse and the Canal & River Trust.

Nestled on a constrained site between the Lee Navigation and the Paddock Community Nature Park this project does an excellent job of making the most of a difficult location. The 505 new homes are split between private homes for rent and sale and affordable housing, with buildings stepping down in scale from Ferry Lane at the front to the River Lea at the rear.

The masterplan creates a pedestrian-friendly central street that links all the buildings and features small urban places for play and biodiversity. The new street is very successful in scale and is well connected to the three new bridges that serve to link the development to Paddock Park and surrounding streets, making a major contribution to the overall character. The central street also provides access to the canal and the numerous riverboat moorings that add to the dockside character of the development. The architecture is restrained but distinctive and creates a strong sense of place that contributes to the character of the area, in part by its use of distinctive roof shapes to create an interesting and varied silhouette.



**BRONZE**

Winchburgh, West Lothian

Winchburgh Developments

Winchburgh's regeneration will transform the historic former oil shale mining village into one of the UK's largest placemaking projects. Located 12 miles west of Edinburgh, the project involves building over 3,800 new homes, creating business and retail space, and developing new infrastructure such as a new M9 motorway junction, new schools, recreational green spaces including Auldclathie District Park, and the new Winchburgh Marina on the Union Canal. A new railway station has also recently been approved. The regeneration also includes modernising infrastructure, such as the wastewater treatment works, to support the growing population.

Winchburgh Developments has created an excellent development framework within which a range of other developers have been able to build individual new neighbourhoods. Winchburgh's regeneration is achieving a renewed sense of place, supporting community initiatives and fostering entrepreneurial spirit. The new marina has small business units that are perfect for start-up businesses like a busy new ice cream shop

among others. Winchburgh Community Growing Group is a community garden within Auldclathie Park, which is also involved in the maintenance and upkeep of the adjacent green spaces.

Winchburgh's regeneration is an excellent model for creating a new town that delivers not just vital new homes, but also the social infrastructure that allows a place to thrive.

BRONZE

Hayes Village, West London

Barratt London

This development on the site of the former Nestlé factory in Hayes sets a high bar for post-industrial regeneration. A short walk from

Hayes & Harlington on the Elizabeth Line makes it very accessible from central London. The previous use of the site was entirely industrial, so a lot of work was needed to decontaminate before redevelopment. The site is constrained by the Grand Union Canal to the north, but the masterplan responds to this by creating a very successful linear park along the canal that provides a new public place for residents and neighbours. The park also links to the existing towpath providing walking and cycling routes to Ealing and Stockley Park.

Sales and affordable homes are seamlessly integrated into the development side by side and share the public realm. An elegant existing office building with Art Deco features has also been retained and reused for new homes and a residents' gym, in an exemplary example of reuse, with the latest phase creating a successful courtyard with a residents' garden above a parking podium. Elements of the factory equipment have been repurposed into public art around the site alongside a new trackside mural covering the entire gable end of one building, providing a daily reminder to residents and passing commuters of the site's industrial heritage.





GOLD

The Gainsborough, Kings Green, Upminster, East London

Abbey New Homes

Designed by Clayton & Company, this house is unapologetically a superbly designed family home with ample space. The colour palette features deep navy and cream, establishing a cohesive theme throughout the house. The

designers created a showcase home that radiates memorability.

The hall, adorned with navy walls and three full-length mirrors, is particularly inspiring as it leads into the main family rooms. The development has elevated the concept of media walls with impressive carpentry in the main rooms and the well-appointed home office. The kitchen boasts a fresh and modern white and blue aesthetic.

The main bedroom suite exudes luxury, while maintaining the soothing navy and cream theme. The children's rooms are beautifully themed, including a striking rugby mural from Origin Murals in one room and delightful pink decor in another. The baby's room features a lovely sea creatures' mural. The second floor is dedicated to an expansive double-aspect guest suite, where the designers opted for lighter, neutral tones; the wraparound bedhead invites you to stay forever. A worthy winner.

SILVER

Cholbury Place, Ascot, Berkshire

Kebbell Homes

These apartments are designed for downsizers seeking smaller versions of their large homes. Kebbell has thoughtfully researched this market, creating homes that fulfil this challenging brief. Designer Tommy Kebbson of Kebbson & Co stands out for





his ability to seamlessly combine fabrics and textures to craft luxurious interiors.

The journey begins with a bespoke chandelier that cascades down the double-height hallway, featuring shimmering Murano glass leaves. Throughout the apartments, fabrics from top British designers, including Isle Mill and Fox Linton, have been carefully selected.

Every element is bespoke, from the lava-inspired rug tailored to fit into the large bay window, to the cream-on-cream braid on the curtains. The main bedroom is a delightful display of soft blues, complemented by specially commissioned bedside lights inspired by local foxgloves. After an exquisite blend of chic and luxurious fabrics, the final surprise is a stunning dark chocolate and gold cloakroom.

BRONZE

The Kensington,
Welborne, Fareham,
Hampshire

Thakeham Homes

The Kensington is a luxurious and spacious four-bedroom detached Georgian-style

property designed for contemporary family living using modern construction methods. This house is among the first homes being developed at Welborne, a new generation of sustainable garden village that will feature 6,000 houses along with businesses and community facilities.

The home is beautifully designed, with Camilla Barden of Iddy Design tasked with creating a sustainable and modern Georgian home that follows the design codes

established by the town architect Ben Pentreath. The interior design skillfully blends modern elements with nostalgic touches to create a cosy sanctuary. It's a testament to the designer's talent that the first visitors to the showhouse purchased everything on display. Camilla Barden drew inspiration from high street sources, sourcing furniture

from OKA, while achieving a million-dollar aesthetic with a desk from Next. The styling is guided by a 'slow decorating' ethos, suggesting that artwork and objects have been collected over time. Vintage books, rustic pots, timeworn furniture, and nostalgic touches enrich the space. A brown and cream colour palette dominates, but it is the small details, such as the butler sink in the kitchen and the thoughtfully designed bathrooms, that make this home a worthy award winner.



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TIDYWORK
STUDIO**Tidywork Studio**

*Harrison Smith,
Founder &
Managing
Director*

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.



GOLD

Hedworths Green at
Lambton Park, County
Durham

Bellway

Lambton Park is a place where architecture, history and landscape are brought together with remarkable sensitivity and craft. From the first impression to the smallest detail, it conveys a deep respect for heritage, proportion and the enduring qualities of great placemaking.

Rooted in the ideals of the

Garden City tradition, the development offers a modern interpretation of the English country estate. Streets and greens unfold with a natural sense of rhythm and harmony. Refined Georgian villas, picturesque Victorian cottages and characterful Arts and Crafts homes are individually distinctive yet collectively cohesive – each designed to sit comfortably within its surroundings.

Much of this success stems from the carefully conceived Design Code by Ben Pentreath, which has clearly been instrumental in guiding the architecture and shaping the

public realm. It provides a robust yet flexible framework, ensuring that the design quality remains consistent while allowing each building and street to express its own personality.

The result is a development of exceptional visual integrity and interest – elegant, confident, and timeless. Lambton Park demonstrates how strong design leadership and thoughtful control can create a contemporary neighbourhood that feels instantly established, welcoming and enduringly beautiful.

SILVER

Ellenbrook, Moreton-in-Marsh, Gloucestershire
Spitfire Homes

Ellenbrook in Moreton-in-Marsh is an outstanding expression of architectural sensitivity and craftsmanship. Set within the Cotswolds, this collection of homes captures the enduring beauty of its surroundings while offering a refined and contemporary response to local heritage. The elevations, boundaries, and streetscape reflect an understanding of scale,





proportion, and materiality that feels rooted in place yet distinctly modern. The dry-stone walls are particularly appealing.

Spitfire Homes has created four distinct character areas, each drawing inspiration from a different chapter of Cotswold architecture – from traditional stone cottages and elegant formal villas to rural barn-style homes and subtly modern interpretations of 19th-century design. This considered variety gives the development a sense of evolution and authenticity, as though it has grown naturally over time.

Built using locally sourced stone, slate and brick, Ellenbrook's façades display a terrific level of craftsmanship and texture. Timber windows, dry-stone walls and finely detailed chimneys all contribute to a sense of permanence and integrity. The overall effect is calm, confident and nicely understated.

Ellenbrook demonstrates that great exterior design is not about imitation but interpretation – translating a region's architectural DNA into a timeless new community that respects its landscape, celebrates its materials, and feels effortlessly at home in the Cotswolds.

BRONZE

Manningtree Park,
 Manningtree, Essex
City & Country

At Manningtree Park, City & Country has achieved an exemplary balance between tradition, craftsmanship and contemporary living.

The development's architectural identity is anchored by a formal terrace that defines the parkland entrance – a confident composition

inspired by the dignified symmetry and classical proportions of New Square in Cambridge. This reference lends the street a sense of civic identity and coherence, with the whole being more than the sum of its parts, rarely found in modern housing, providing a strong sense of arrival and place.

The Chrishall and Rowley house types are designed with meticulous attention to proportion, rhythm and detail. Brick pilasters, fine joinery, and a central gable with an oculus window form a striking yet understated façade. This use of repetition and symmetry creates a streetscape that feels elegant and familiar, while the use of locally inspired materials – clay bricks, pan tiles and crafted timber detailing – ensures authenticity and texture.

The design honours the character of East Anglia's vernacular architecture while introducing subtle innovations in layout, materials and landscaping. Manningtree Park is a model of how thoughtful, context-led design can elevate new development – timeless, humane, and beautifully composed.





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Anna McAleer, Sales Director

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We look forward to celebrating the outstanding achievements of UK housebuilders and recognising the remarkable talent shaping the communities of tomorrow.

BEST PLACEMAKING



GOLD

Woodgate, Pease Pottage,
West Sussex

Thakeham Homes

Woodgate, a scheme of 619 homes, wins the Gold for its genuinely innovative approach to placemaking and long-term stewardship.

Thakeham partnered with Plunkett, a national charity that

supports people to set up and run community-owned businesses like shops, cafes, and pubs. While its core work has been with existing communities, Thakeham worked with the charity's team to empower the local neighbourhood and scheme's incoming residents to open and run a community-owned shop as part of the community hub with cafe and meeting rooms.

Alongside the attractive green spaces and cleverly designed layout, Thakeham has taken an infrastructure-first approach to its placemaking strategy. This has resulted in a vibrant sense of place early in the development's history. This has benefited both residents, as they have a brilliant place to live, and Thakeham, as the housebuilder has sold its houses more quickly than surrounding competitor sites.





SILVER

Sherford, Plymouth,
Devon

Vistry Group and Latimer by Clarion Housing Group

Sherford is a standout example of placemaking, responding directly to housing needs as well as social and economic issues in the south-west. Its design and delivery include locally tailored initiatives that engage buyers and address specific local challenges.

Community outreach is central, with programmes supporting local employment, youth development, and tailored initiatives for armed forces veterans. A dedicated community trust manages the hub, offering inclusive activities that foster connection and belonging.

Thoughtful amenities, including an independent shop and café, enhance daily life for residents. Environmental sustainability is embedded throughout,

with air-source heat pumps in every home, a bat bridge, and a living wall adding unique, nature-focused features. Green spaces are woven into the estate, promoting wellbeing and active lifestyles. Sherford's holistic approach – balancing housing, community, and environment – sets a benchmark for future developments.

BRONZE

Marleigh Park, Cambridge
The Hill Group

Marleigh Park places civic space at the heart of its design, creating a vibrant and inclusive community. Public spaces like Jubilee Square and the woodland footpaths are thoughtfully integrated to encourage connection and wellbeing. This commitment is reinforced through a long-term stewardship model with The Land Trust, ensuring lasting care of shared spaces. Hill's ongoing support for the onsite Marleigh Primary Academy further reflects its dedication to community development.

Social connection is central to life at Marleigh Park, with independent retail and café spaces offering a welcoming hub for residents. The linear green corridor promotes safe, active travel while enhancing biodiversity.

Environmental responsibility is also a priority, with energy-efficient homes designed to reduce running costs and support sustainable living. Recognised for its vibrancy and thoughtful placemaking, Marleigh Park is a place where people can connect, thrive, and enjoy a well-designed, inclusive environment.





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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.



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 Goodsyards, 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.



HARRIET ENGLISH

Harriet is deputy chief executive of Plunkett UK. She leads on

Plunkett's strategies to grow corporate partnerships, expand Plunkett's placemaking service, and strengthen stakeholder engagement. Passionate about creating thriving rural communities through the community business model, Harriet is excited to build partnerships with like-minded organisations that share Plunkett's mission to create inclusive, impactful and innovative rural communities for everyone to enjoy.



LOUISA FLETCHER

Louisa is PropTech editor of Show House and one of the UK's

most respected voices at the intersection of marketing and PropTech. She launched one of the first UK property portals in 1999 and later co-founded PropertyPriceAdvice and Prospect Generator, the UK's first free consumer online valuation platform. With over 20 years at the forefront of AI-driven property technology, she now advises leading housebuilders on marketing, digital innovation, and AI-enablement strategy. A prominent property journalist,

Louisa has written for every major UK newspaper and worked 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



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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.

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