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BEST NEW HOMES IN BRITAIN

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THE BEST NEW HOMES IN BRITAIN

The Great Room at the JW Marriott Grosvenor House in London's Park Lane is always

packed with the great and the good, the bold and the brilliant, of the housebuilding industry.

Perhaps one year we should have a fan zone in Hyde Park – actually, they're not fans, they're ill-informed cynics – beaming the WhatHouse? Awards ceremony live to politicians, planning authorities and full-bore NIMBYs to inform them there are some exceptional new homes being built out there by exceptional people.

We could fill Hyde Park simply by inviting previous housing secretaries and ministers, who come in, trumpet how they are going to solve the scandalous undersupply of housing and that it will be their life's work to deliver. Five minutes of their life later and they have moved on. No time to build houses, especially affordable ones, when there's a greasy pole to climb.

It is not fashionable to sympathise with the housebuilding industry; it's a perception problem that won't go away but needs to if we are ever going to get anywhere near building 300,000 homes a year.

Wherever you sit on the Just Stop Oil campaign with activists blocking roads and gluing themselves to Van Gogh, at least the clue to their motives is in the word Stop.

Government talks of building more homes; then introduces a raft of measures to stop them.

The HBF has identified 12 new taxes, levies and regulations that add up to a £4.5bn a year bill from various government departments.

Of course, builders have to pay their way, but it must be fair and proportional because additional

costs – surprise, surprise – make building homes less viable and that extends to investment in local communities, not just housing delivery.

I am sure, by the time you read this, our Awards host this year, Lord Hague of Richmond, would have wryly observed the extraordinary Westminster events of recent months, indeed years.

But as a politician he has not only hosted the Awards several times, but chaired conferences on housebuilding organised by What House Digital and Show House. I'd make William Hague housing czar tomorrow and, like the trees he loves to plant at his home in Wales, he would grow and nurture the solutions for the long term.

Despite these government roadblocks, every housebuilder and every cog in their supply chains deserves huge congratulations for their efforts in adversity and a refusal to be bowed.

So let us celebrate the best new homes in Britain and those who created them – the people, the products and the services.

We would like to thank all the housebuilders, suppliers and other industry colleagues and, of course, our sponsors and judges for all their fantastic support.

We hope you had a wonderful day – the biggest in the housebuilding calendar – and many congratulations to all the winners.

Rupert Bates

Rupert Bates
Editorial Director
WhatHouse.com & Show House magazine

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

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Berkeley Group is crowned WhatHouse? Housebuilder of the Year 2022 – the biggest prize in British housebuilding.

Step forward Berkeley Homes, St George, St Edward, St James, St Joseph and St William, who all march proudly under the group flag with London Dock (St George), Hartland Village (St Edward) and White City (St James) also among this year's award winners across several categories.

As businesses across industries climb aboard the environmental bandwagon, Berkeley is in the driver's seat of the housebuilding van, asking passengers what

took them so long.

Biodiversity Net Gain has been a strategy across many sites for a long time. The Group is creating over 500 acres of new or enhanced habitat for flora and fauna, including woodland, nature-rich grassland and living roofs.

It is a supporter of the Get Nature Positive Campaign from the Council for Sustainable Business and a founder member of the Blue Recovery Leaders Group working with the Wildfowl & Wetlands Trust to create networks of wetlands. Berkeley Group procures 100% renewable electricity across UK operations and has a CDP Climate Action and Transparency Leadership rating of A-.

With placemaking its creed, homes, communities, heritage and

innovation all sit comfortably within Berkeley's sustainable framework, delivering homes rich in style and across the price range.

A mention for The Berkeley Foundation too, with an emphasis on supporting young people, illustrated by its Street Elite programme, a 'training for work' initiative, using sport to engage and mentor unemployed young people impacted by crime, violence and inequality.

Berkeley Group chief executive Rob Perrins says: "Our vision is to be a world-class business, trusted to transform the most challenging sites into exceptional places and manage our positive impact on society, the economy and the natural world."

Some vision. Some company.







GOLD

Berkeley Group

It is easy to be seduced by figures. However, some make you sit up. Berkeley Group builds nearly 4,000 new homes a year across London, the south of England and Birmingham. But Berkeley's contribution to community facilities over the last five years was £2bn, with the housebuilder calculating its contribution to the UK economy over that same period at more than £14bn.

Brownfield regeneration – 86% of its homes were built on brownfield land this year – is very much Berkeley's sweet spot, creating sustainable communities and incorporating nature-based solutions alongside housing delivery. The bigger the challenge, the bolder the vision.

Its Vision 2030 is clearly in focus. Community plans are in place for its schemes, with a social value tool to measure impact, as well as running detailed embodied carbon studies.

Its modular factory in Kent produced its first modules and this year has seen Berkeley's biggest intake of apprentices and supply chain collaboration is key across the business.

Berkeley was awarded the Investor in Customers Gold Award, recognising its customer service, while in terms of employee engagement it is a

member of the 5% Club, committed to keeping 5% of its workforce in 'earn as you learn roles' and delivering nearly 40,000 hours of training last year through the Berkeley Academy.

Berkeley is relentless in its drive and ambition and a worthy gold winner in a category that showcases the biggest and the best in the industry.





SILVER

Redrow

Redrow has a sense of place and space that intuitively gives its developments a premium feel. It knows design and craftsmanship, but the where to live is socially and visually enhanced by the how to live, beyond the bricks and mortar and the location.

For Redrow, customer care is not simply about the ease of the purchasing journey, it is about inspiration along the way, including a series of videos, podcasts and articles on its My Redrow portal, not just championing new homes, but everything that comes with it, be it interior design, outdoor entertaining, or simply ideas for special occasions.

Design mixes open-plan living with private spaces, as well as community engagement, with inviting street scenes and the creation of wildlife habitats key drivers.

Most apartments have a terrace or balcony while its houses have private gardens, with the housebuilder keen to promote outdoor living as the 'fifth room' in the house.

Redrow looks after its people, focusing on the health and

wellbeing of staff and creating an 'agile office' environment, supporting flexible working.

Sustainability is core too, with Redrow committing to net zero emissions by no later than 2050 across its homes, its own operations and those within its supply chain.

SILVER

Places for People

A placemaking giant, Places for

People has so many strings to its bow, using its vast and varied skills sets to deliver affordable, multi-tenure, sustainable communities across the UK with a mix of MMC and traditional construction in its building portfolio.

Partnerships are pivotal, working with legacy landowners such as the Duchy of Cornwall and the Duke of Fife, as well as local authorities to deliver housing at scale, looking at 3,000 new homes a year.

But not just houses; amenity, retail, employment and education spaces are all part of the community mix from this not-for-profit business, always seeking to create greater social value.

Leading examples of its work include Chapelton in Aberdeenshire, Poundbury in Dorset, and London's East Wick + Sweetwater, while Millwood Designer Homes is also part of the Places for People family.

Places for People is on its net zero path, reducing carbon emissions significantly and its ESG strategy tracked against the UN Sustainable Development Goals.



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Home Reach is accessible to more people than any other standard shared ownership scheme and is already established at over 330 sites across the country. It increases sales by marketing properties for the share price rather than the full value, growing the housebuilders customer base.

heylo has developed the skillset to partner with housebuilders of all sizes to deliver the best experience for buyers. We tailor our approach according to each individual partner's internal company structure, commercial strategies and marketing strategies to successfully embed Home Reach and ensure it is 'business as usual' for our housebuilder partners.

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BRONZE

Barratt

Barratt is Britain's biggest housebuilder, building more than 17,000 homes a year, annually contributing around £2.8bn to the UK's economic output and will make all its homes zero carbon from 2030, having set science-based carbon reduction targets for the business last year.

Modular is a growing priority – Barratt acquired timber frame manufacturer Oregon three years ago – taking a fabric-first approach, driven by renewable energy, insulation efficiency and new technology. It is on a significant waste reduction drive, diverting 95% of waste from landfill, with materials recycled or reused.

Barratt also now has a board-level sustainability committee, chaired by the CEO, as well as a management-level ESG committee.

It is working with the University of Salford and other leading companies in the housebuilding industry to develop the Zed House – a zero carbon home.

In terms of wildlife habitat protection, Barratt continues to work with its partner, the RSPB, including a 'Nature on your Doorstep' customer education initiative.

Meanwhile, its Future Talent programme continues to attract trainees and apprentices to the business.

BRONZE

Gleeson

The North and the Midlands are Gleeson's areas of operation, with an unwavering commitment to deliver affordable homes 'for those who need them most'.

First-time buyers, young families and keyworkers are Gleeson's main customer demographics, with an average selling price of £160,000 and the median household income of a buyer £23,000.

The customer is informed and looked after throughout the purchasing process, with regular

communication, as well as build updates, with Gleeson regularly scoring top marks for customer satisfaction. It also produces a first-time buyer podcast.

Alongside its Customer First initiative, the company has the Gleeson Quality Charter, while sustainability is also a bedrock of the business.

Gleeson, with its head office in Sheffield, West Yorkshire, builds 2,000 homes a year on over 80 sites with more than 40 different house types.

Health and safety is paramount with Gleeson's own sub-brand called HomeSafe – distinctive orange signage onsite and a regular newsletter to all staff and subcontractors.





heylo
Andrew Géczy,
group CEO

At heylo, we are proud to sponsor the

WhatHouse? Awards year on year. Our choice to sponsor the Best Volume Housebuilder this year is a reflection of our passion to help provide as many homes to as many families as possible. We recognise that we are currently in a difficult environment and it is an absolute credit to the industry that the nominees and winners of all awards have carried on delivering more homes to the UK.

Home Reach by heylo is a part

buy, part rent product that has been created to open the doors of new build homes, to a wider community of aspiring homeowners, by increasing the affordability opportunities. To date, through our partnerships with over 115 housebuilders across England, we have helped families that otherwise couldn't afford a new home into more than 8,000 homes.

Working with our housebuilder partners, we have been able to tailor our model to suit each of our housebuilder partners. With a purely white labelled product, Home Reach acts as a positive addition for housebuilders to create affordable units on their developments.

heylohousing.com



**Robinson
Manufacturing
Limited**



**Robinson Manufacturing
Limited**

Sam Gartside, CEO

Robinson Manufacturing Limited (RML), a leading manufacturer of high-quality timber engineered trusses, joists and timber frame panels, as well as bespoke joinery, is delighted to have partnered with the prestigious WhatHouse? Awards again this year.

Celebrating success and innovation will continue to motivate the new homes sector and all involved with it – including us – to take pride in working to the highest possible standards. Backing these awards is our vote of confidence in the housebuilders we work with

across the UK.

Commercial transparency is core to RML's relationships with customers and is vital to the development of resilient long-term partnerships with housebuilders. This approach makes us a commercially sensible choice.

Enduring customer relationships are built on RML's core values: Inspire, Innovate, Deliver. The dedication of our people to providing customer satisfaction, open communication and quality is unrivalled and enables us to supply competitively at every level in the housebuilding sector.

With six factories across England and Wales, we are also well placed to supply housebuilders, commercial property developers, architects and contractors nationally, regionally and locally – from the smallest local operation to the best-known household names through national contracts.

rmuk.co.uk



GOLD

Weston Group

This category of the housebuilding industry's most prestigious accolades drew a record number of entries of huge quality and variety, all with compelling stories to tell and outstanding projects delivered.

Weston Group emerged victorious for the sheer scale of its ambition, the quality of its execution and any number of initiatives to applaud.

At one end of the scale, you have the extraordinary creation of its MMC subsidiary, British Offsite; at the other, a marketing initiative with a branded retro Airstream coffee and ice cream trailer at development launches and staff functions, not to mention the launch of its own lifestyle magazine, The Weston.

Sustainability is its overarching agenda with a fabric-first policy and most of Weston's apartment buildings are constructed using the British Offside UNI panel system,

built in its Braintree factory.

Weston Homes was founded in 1987 by chairman and managing director Bob Weston, with the group now embracing British Offsite, as well as logistics, business centre and environmental services operations.

Weston delivers for its workforce too, attracting and retaining with generous employee benefits, career pathways and

apprenticeship schemes, while its stunning headquarters in Takeley, Essex, come with a huge range of amenities.

New build, restorations, conversions and mixed-use schemes, it is a rich and diverse palette of schemes, invariably challenging, always innovative – focused on precision, but always with the wider placemaking objective at heart.





SILVER

Hayfield

Hayfield came extremely close to retaining its Best Medium Housebuilder title. The Solihull-based business refuses to stand still, never compromising on quality and always looking for that extra competitive edge, be it in product, community engagement, or recruitment of best-in-class talent, whether in potential or proven.

Hayfield has a target of being net zero by 2030 and is already delivering zero carbon ready homes. Air source heat pumps, underfloor heating, 100% renewable energy, solar PV panels, EV charging points and modern methods of construction (MMC) are all in its energy-efficient portfolio, underpinned by its ESG strategy.

Crucially, such initiatives amplify the aesthetics of its developments, conscious of the importance of kerb appeal and visual harmony – the product footprint as well as the environmental one, with a range of house types to both blend in and enhance their settings.

Customer testimonials speak of happy purchasers across demographics and Hayfield is always focused on engaging with

the wider communities where it builds. Meanwhile, its marketing initiatives are industry-leading, including a hugely successful social media strategy.

SILVER

Bewley Homes

Customer service runs deep and true through the Bewley Homes philosophy, but what also stands out is its commitment to its own staff – the basis of any good and

successful business. Bewley keeps an eye on its employees as much as market conditions and the bottom line.

With the cost-of-living crisis biting and bitter months ahead, the board announced earlier in the year that it would pay every member of staff a £200 bonus for six months.

Bewley leads the way on mental health as well, supporting colleagues, be it one-to-one or through team social events. It also launched its Pride of Bewley Awards, an internal scheme to encourage and reward a culture of appreciation. Externally, the best customer experience underpins all Bewley's sales and marketing initiatives.

Its sustainability credentials are illustrated by its low-carbon, biodiversity net gain scheme planned for Watermill Bridge near Newbury in Berkshire, while Bewley has also partnered with HBS New Energies to deliver solar PV and EV charging points across its developments.





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BRONZE

Castle Green

To north Wales and a rapidly growing housebuilder making big industry waves with youthful exuberance.

Based in St Asaph, Denbighshire, Castle Green was born from the management buy-out of Macbryde Homes two years ago.

Its ambition is to build 1500 new homes across 12 sites in north Wales and the north-west of England and now has a regional office in Preston Brook, Cheshire. It also has a partnerships brand, working closely with local housing associations with affordable housing critically needed in Castle Green's north Wales heartland and beyond.

Put green in your name and expect to be judged accordingly and Castle Green has set out on its path to net zero, with a focus on thermal efficiency through the building fabric, renewable energy provision and a robust commitment to recycling and waste management.

Nurturing young talent in the business is key to both growth and

standards with a raft of training initiatives and staff development programmes.

There is digital transformation too in the form of Willow, Castle Green's immersive, online portal with its range of digital assets, interactive tours, specification choices, and 'how to' videos.

BRONZE

Hill Group

Hill never fails to deliver and always with something new in its enterprising, innovative suite

of tools across every facet of housebuilding.

This year saw Hill publish its first ESG support, with a road map to net zero carbon operations by 2030 and biodiversity net gain across its land portfolio.

Hill was ranked sixth in the NextGeneration Sustainability Benchmark report on UK housebuilders. It has also developed a social value strategy to measure its community impact, as well as data collection software to report on those social and environmental impacts.

Over a quarter of Hill's staff are either trainees or graduates from its own programmes, with many now in senior management and director roles – testimony to the importance the business puts on recruitment, retention and career development.

Hill runs a Women into Construction programme, an Emerging Talent programme, the Hill Academy, and has also launched as a Disability Confident employer.

SoloHaus, its modular homes initiative, launched in 2019 to tackle homelessness, continues apace, delivering much-needed shelter across communities.

Its EPICS philosophy – Extraordinary People, Inspiring Communities Sustainably – is fitting indeed.





GOLD Kebbell

It is rare to find a small housebuilder that can claim developments in both Sunningdale, Berkshire and Scarborough, Yorkshire. But Kebbell Homes, very much a family-led operation, has breadth of prices, as well as locations, always crafting, always seeking to improve. Such has been its progress it has now been crowned Best Small Housebuilder.

The company was founded by 1953 by Thomas Kebbell, with the reins now held by his son, managing director Nick Kebbell; in turn, his sons, Hamish and Tom are heavily involved in the running of the business.

That continuous quest for improvement was illustrated in 2019 when they conducted brand workshops and interviews with customers, suppliers and employees to find the essence of the business and what it should be delivering.

While customer service and quality of design and build are all paramount, so too is employee engagement, with monthly 'Kebbell Talks' as part of personal self-development.

Sales and marketing director Andrea Fawell completed a Leading Sustainable Corporations course and now heads up Kebbell's sustainability and carbon-neutral drive.

From supporting Scarborough Skills Village to help local school-leavers and tradespeople, to evaluating the biodiversity

credentials of its supply chain, Kebbell constantly questions and evolves, be the challenges local or global.

A worthy gold winner in an inspirational category.

SILVER Springbourne Homes

Springbourne Homes has been building across Leicestershire and Warwickshire for nearly 30 years. The company prides itself on design, creating great spaces, from big luxury properties through to apartments and conversions, as well as beyond to sports centres and restaurants.

Judges were especially impressed with its 'pursuit of talent' in terms of recruitment, working with colleges and universities. Not just offering young people job opportunities but learning from them 'bringing a youthful insight into new generation living and opening our eyes to modern methods of communication'. How refreshing in an industry often slow to change.

Site teams have worked with Springbourne for many years, with the customer journey mapped out and reviewed to constantly improve service levels and any defects reported weekly to the CEO.

Sustainability is a core focus too,





with Springbourne's Hornsey Rise development in Wellsborough, Leicestershire using air source heating and a commitment to never install another gas or oil-fired boiler on a site, ahead of the new regulations. Hornsey Rise itself is a development with a fascinating history and modern design and build story to tell.

Springbourne itself calls Hornsey Rise its 'finest site' to date. You suspect there are more to come.

BRONZE

Antler Homes

A leading housebuilder across Hampshire, Sussex, Berkshire and Surrey with a breadth of product, Antler is on a mission to make 'luxuries and upgrades' standard, not expensive add-ons. That all-inclusive approach means buyers visiting show homes know exactly the specification they are getting, be it stone worktops, integrated appliances, or patios.

Top quality design is an imperative, with bespoke solutions for each development, with energy efficiency fused on, driven by Antler's sustainability charter.

There are solar panels, EV charging points, air source heat

pumps and a commitment to delivering water-neutral sites.

Antler has been led by managing director Andrew Rinaldi since the acquisition in 2018, with his industry experience clear to see in every facet of the business.

There is strong reward culture for its employees, while it also runs an apprentice programme in partnership with the University of Portsmouth.

BRONZE

Burrington Estates



The Exeter-based Housebuilder is approaching 10 years in business and firmly established as a leading south-west developer, while now expanding its geographical footprint with a regional office in Stratford-upon-Avon.

Its flagship scheme at Winslade Park near Exeter is a mixed-use development, with commercial and leisure space as well as new homes.

It picks its locations carefully and integrates itself into the local communities, while delivering innovative new schemes.

Burrington has an environmental charter and building to exceed government carbon emission reduction targets. Its timber is sustainably resourced; it uses smart energy controls and EV charging points, as well as PV and PV battery storage as upgrades, while there is a commitment to net biodiversity gain on its sites, with hedgerows retained or planted, rather than fencing.

Technology is high on its agenda too, with a bold ambition to become the 'Tesla of housebuilding' and with an innovative digital journey for customers.



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Nicholls & Clarke Group
Richard Hill, sales director

Nicholls & Clarke Group is proud to be sponsoring the awards for the ninth consecutive year. Nicholls & Clarke Group is the UK's leading manufacturer, distributor and retailer in the world of building materials. As major UK suppliers of wall tiles, floor tiles, outdoor porcelain paving, showering supplies, bathroom suites, wet rooms, ironmongery and glass, N&C can offer the housebuilding industry a complete solution from a UK business.

The use of porcelain and ceramic tiles as attractive and practical floor and wall finishes continues to grow within the new build sector, with the use of porcelain floor tiles both internally and externally growing exponentially.

The new build industry is recognising the added value gained with greater use of on-trend porcelain tiles throughout apartments and houses. The Covid lockdowns led purchasers to value external space far more, and this has led to a huge surge in the use of exterior porcelain tiles on patios in place of traditional pavers. Housebuilders and purchasers can now select from our Alfresco series, which offers a truly expansive range of on-trend anti-slip exterior porcelain tiles, which are complemented by their internal

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

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

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

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Saturday 4th March 2023



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Kelly Jones, Head Of Sales: kelly.jones@whathouse.com T: +44 (0)7474 607052





Orbit Group

It's been a strong year for Orbit. The Midlands-based housing association completed over 1,000 homes, started another 1,234 and has a five-year pipeline of 5,000 homes, including 1,500 through its latest £104m Strategic Partnership with Homes England. Forward sales are worth more than £50m. The £374m-turnover Group now manages 46,500 homes.

It is also good to see Orbit taking its social responsibilities seriously, with a particularly strong effort towards environmental sustainability. Close to 30% of new homes included modern methods of construction and work is underway on its first volumetric development, working with ilke Homes, and on its first decarbonisation schemes. More than 82% of homes are already at EPC Band C or above, the operational carbon footprint is down by a third since 2019 and the Group intends to be at net zero in its own operations by 2030.

A new tenure-blind design specification has been adopted, making sure all customers, whether social tenants or homeowners, get the same standard of home and service. As people continue to struggle in difficult economic circumstances, Orbit invested into its communities, including supporting individuals to reduce debt, providing 500 hardship grants, and supporting

local social enterprises. It is also providing development services to help smaller housing associations to grow and offering Rent to Buy options for customers not quite ready to purchase but with aspirations to do so.

Overall, a solid all-round performance that suggests a sure-footed organisation with sound principles and a clear view of where it wants to go.



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Reach



Reach



Reach
Sarah Pullen,
commercial
director

Reach is delighted to be a gold sponsor of this year's WhatHouse? Awards and we look forward to recognising the achievements of the UK's housebuilding sector over the past 12 months.

As the UK's largest commercial national and regional news publisher, we publish high-quality property content across our online network of news brands every single day, and it is hugely popular with our audience, with official figures from IPSOS showing that in 2021 we attracted more than two million users each month.

This relevant content connects homeowners with housebuilders, housing associations and the wider property industry, and we feel privileged to have helped support property businesses through the unprecedented challenges of recent years.

We work closely with UK housebuilders, providing advertising and marketing services to share their messages with our highly engaged audience. As such, we are delighted to sponsor the WhatHouse? Awards that recognise the talent and innovation found within the housebuilding sector.

I, and my colleagues at Reach, would like to wish all of the nominees the very best of luck and we look forward to celebrating their achievements at the awards.

reachplc.com



GOLD

Chapel Wharf, Salford

Dandara

This is a Build to Rent scheme of 955 apartments across four blocks and rising to 22 storeys next to the Lowry Hotel in Salford.

The apartments range from studio to three-bedroom homes and are available with a choice of furniture packs.

There is a gym over two floors and a two-storey residents' facility with homeworking areas with free high-speed broadband, kitchens, club rooms, lounges and entertaining and dining spaces.

Reducing environmental impact and embodied energy were key design tenets at the outset, with Chapel Wharf a prefabricated superstructure with pre-cast construction components and factory-manufactured bathroom pods, significantly reducing the build programme and with it the number of site deliveries.

Appliances and white goods are A+ rated.

Tenancies are flexible and residents can decorate their own apartments, with the development also pet-friendly.

It's clear that the resident experience, with a team of housekeeping, maintenance and

customer service personnel, is central to the Dandara offering here, putting kitchens and dining spaces at the heart of the building socially, as well as plenty of health and wellbeing with the gym and a range of fitness classes available. An excellent and award-winning all-round BTR offering.





SILVER

Barking Wharf Square,
Barking

EcoWorld London and
Apo Group

Barking Wharf Square from developer EcoWorld London and residential management company Apo Group is 585 apartments, which were full occupied within 15 months of opening.

The apartments, both furnished and unfurnished, are a mix of one and two bedrooms and come with private terraces.

There is a clear live/work vibe exemplified by The Local – a shared amenity space for co-working, or just meeting and relaxing with office pods and sofas. Everything, including tenancy administration, can be run through the Apo app.

The development is pet-friendly – currently to the tune of more than 100 pets. Barking Wharf Square also has a gym, wellness studio and a large outdoor rooftop terrace, running barbecues and live music events for the residents.

The development doesn't live in its own bubble, connecting to the local East London community through business and social enterprises, including a collaboration with Food Disco – an onsite food truck service. The scheme will also host the East End Women's Museum.

BRONZE

Royal Winchester House
Bracknell, Berkshire

Comer Homes

Royal Winchester House is a striking, bold high-rise building in Bracknell, making a significant modernist design statement by SOM Architects, as well as contributing significantly to the city centre regeneration of this Berkshire town.

The 'steps' of the roofs draw your eye to the skyline and also create rooftop gardens and communal terraces for the residents.

The Comer Homes scheme is 338 one- and two-bedroom apartments and internally Frank Shaw and Associates has focused on natural light in particular with floor-to-ceiling windows and open-plan living. Flexibility is important in the modern age, with the option to switch the second bedroom into an office.

Penthouse residents have private rooftop gardens and terraces, while the development has a range of amenities, including a health club and gym, a communal lounge and coffee bar, a concierge and secure residents parking with electric vehicle charging and bike storage.

The apartments are well insulated and the building comes with a biodigester for food waste, while exhaust air heat pumps make for an energy-efficient heating and ventilation system.





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CITY & COUNTRY



GOLD

Factory No 1, Bedminster, Bristol

City & Country

Factory No 1 is a beautiful and sensitive restoration of a collection of historic buildings that have been carefully converted into apartments alongside five new buildings, all set around courtyard gardens, in Bedminster, one of Bristol's most vibrant neighbourhoods.

With many off-plan sales, most buyers have been first timers and, with Help to Buy available, prices are attractive compared to the city generally. Judges were impressed by the rate of friend referrals for the scheme.

Once complete, Factory No.1 will provide 284 apartments, alongside Imperial Arcade, providing a vibrant mixed-use environment attracting a range of new young people to the area.

First-time buyers have been equally split between refurbished apartments versus new build, but the quality of finishing is extremely high in both. Attention to detail is impeccable with features such as original fireplaces and wood panelling now sensitively restored. Floors were dropped back to their

original level, increasing ceiling heights and maximising light from the large period windows. Even the green domed turret has been converted into one of Bristol's most remarkable new homes, complete with circular living area. Consort House and Regent House are two of Bedminster's most eye-catching landmarks, paying homage to the city's rich industrial heritage dating back to 1886.

SILVER

**Victoria Central
Southend-on-Sea, Essex
Weston Homes**

A deserving silver award-winning development, Victoria Central contains 217 one-, two- and three-

bedroom apartments. Judges were impressed by the attractively priced apartments, which were fully sold within 12 months, making it one of the fastest-selling developments of 2021.

First-time buyers and young professionals bought 75% of properties. Victoria Central is not only well located, but it has community at its heart with a communal landscaped courtyard garden, four roof gardens, plus an impressive double-height entrance lobby more akin to a boutique hotel, so there are lots of places for neighbourly interaction. The development scored highly on sustainability as Weston Homes takes a fabric-first approach with its solar panels, green roofs and air source heat pumps.

Finishings internally are of a superior quality to industry standard, with impressive details such as smart, app-controlled showers, instant hot water and cold filtered water taps in kitchens, plus a wide range of extras and options. Southend is set to be a Gigabit city and its better broadband speeds are attracting young professionals working remotely.

Judges also appreciated the numerous thoughtful touches such as a keepsake box post-sale, food hamper and home demo meeting, all set to appeal to first-time buyers needing support throughout their home buying journey.





SILVER

Southmere, Thamesmead, Bexley, SE2

Peabody

At this good-looking waterside development with great views, all homes come with good-sized balconies or terraces. The judges were impressed with the elegant interior design and well-thought-out communal space, perfectly suited to work-from-home culture with co-working areas, bookable meeting rooms and concierge service. Solar panels on the roof, smart meters, underfloor heating, green/brown roofs, EV charging and a bicycle store give a good sustainability element.

It's not surprising that this development, which includes 500 starter homes that are a mix of one-, two- and three-bedroom apartments plus 11 three- and four-bedroom townhouses, has sold fast. Some 60% of units were reserved within two months of first release at the Swift Court phase and 95% by the third month. Southmere's second release at Starling Court saw all homes sold out within months of launching and the final release at Crane Court has almost sold out, with a waiting list of all first-time buyers for the remaining homes.

The new Elizabeth Line allows residents to be in Canary Wharf in 11 minutes and London Bridge, Stratford or Liverpool Street in less than 20 minutes. The homes also offer a good level of affordability for the area, with prices starting from £287,500 for a one-bedroom apartment and the option of shared ownership apartments from £92,250 for 30% share of FMV of £307,500.

BRONZE

Tornagrain, Inverness

Places for People Scotland

The standout feature of this development is its stunning

setting. The traditional Highlands-style white homes with their handsome black slate roofs and sash windows do justice to this 620-acre site surrounded by gorgeous open space.

Judges were pleased to see these sustainable homes built from locally sourced materials with low carbon energy as well and being highly insulated, while the Tornagrain development heating, hot water and cooking is fuelled by bio-gas from Tornagrain Gas Mill anaerobic digester.

There are eight different home types, cleverly designed to create a village-like community atmosphere, with residents encouraged to cultivate allotments. Judges welcomed the pedestrian-friendly design incorporating walking and cycle routes, with the primary school just five minutes' walk away and the town centre 10 minutes away.

The interiors of the one-, two- and three-bedroom apartments and houses certainly live up to the exteriors, with a country feel focused on quality and simplicity. Prices are competitive and the development clearly targets FTBs, over-60s, people living in social housing and private rented, Armed Forces or veterans, widows, widowers and partners of service personnel, with priority given to locals.



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GOLD

The Cavendish, The Villas, Knights Park, Eddington, Cambridge

Hill

The Villas at Knights Park are part of a new mixed development of apartments and villas located in the outskirts of Cambridge. With great green credentials and thoughtful landscaping, the development is surrounded by a wealth of open spaces, with parks and playing fields nearby.

This home has been carefully and successfully designed by Alison Brooks Architects, with a Code for Sustainable Homes Level 5 sustainability rating without compromising on comfort and style.

Thoughtfully built in a buff brick in keeping with historic Cambridge, there is also a large garden with calming water features and a great terrace for entertaining.

The five-bedroom house features three floors of versatile

family accommodation with light, well-proportioned living spaces accentuated by high ceilings.

The entrance hall on the ground floor feels light and spacious due to the fully glazed front door. There is a spacious family room to the front and a bright kitchen/dining room with sliding glass doors leading on to the large, landscaped garden to the rear. There are three

good-sized bedrooms, while the second floor has two spacious bedroom suites.

The judges particularly liked the careful consideration given to sustainability throughout the home with minimal environmental impact. This was visible in everything from aerated taps to eco appliances, to solar panels generating renewable energy.





SILVER

Villas on the Green,
Woodgate, Pease Pottage,
West Sussex

Thakeham

Villas on the Green at Woodgate is an attractive Nordic-inspired semi-detached four-bedroom house in a leafy location next to the 270-acre Tilgate Forest in West Sussex.

The property, designed by JTP Architects, is well situated overlooking the new village green and has a spacious drive-through tandem garage including a useful charging unit for electric vehicles.

This home has been laid out with versatile living in mind and this is visible when you first enter the ground floor where there is a conveniently located bedroom suite suitable for an elder relative or teenager. A smart, airy living room leads out on to a small terrace and pretty lawned garden where thought has been given to wildlife including hedgehog holes to adjoining properties and planting to attract bees and butterflies.

The second floor is the real showstopper; a contemporary, spacious open-plan kitchen/family living area flooded with natural light from the skylights in the wonderfully high vaulted ceiling above. Bifold

glass doors open out on to a generous roof terrace with views out on to the village green. The high-spec kitchen features white stone worktops and energy-efficient appliances alongside comfortable seating areas for the entire family to congregate.

BRONZE

The Stewart Garden Room, Southfield Grange, Newton Mearns, East Renfrewshire

Robertson Homes

Southfield Grange is a new development set in the affluent suburb of Newton Mearns. It is a

well-connected sought-after area for young families, being close to good schools and only seven miles from Glasgow.

The Stewart Garden Room, with the architect Martin Eaglesham, is an impressive six-bedroom detached house built using a carbon neutral timber frame, resulting in a natural, environmentally friendly, energy-efficient and sustainable family home with solar panels.

You enter the ground floor into a beautifully light double-height galleried entrance hallway from which there is a cosy cinema room/snug on one side, and a larger living room to the other. To the rear of the hallway is a sizeable family kitchen dining room with space to seat up to 20 people, fantastic for entertaining, with bifold doors on to the garden. The kitchen leads into a relaxed garden room space, while French doors open on to the outside terrace.

The first floor has a spacious master bedroom with dressing room through to an en suite bathroom, all in an easy muted colour palette. There are three further bedrooms, as well as two bedrooms and a large bathroom on the sizeable second floor. Much thought has been given to the layout, which is highly practical for a larger family.



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R
REIGATE
LAND



GOLD

Forest Gate House,
Tunbridge Wells, Kent

Reigate Land

A truly intriguing and imaginative scheme, Forest Gate House manages to successfully combine an Art Deco-inspired design with a 21st-century sensibility. Set on a wooded hillside with views across the High Weald of Kent, the three-storey building sits naturally in its surroundings, its 'waterfall' tiered composition echoing the contours of the site. Handmade bricks, weathered cedar cladding and curved walls enhance the impression that the building really belongs where it sits.

The developer has paid fastidious attention to detail, with neatly executed subtle details such as rendered soffits under the curves and recessed downpipes. Internally, the communal areas and apartments are spacious, with high ceilings and abundant natural light courtesy of floor-to-ceiling glazing. Specification is high-end but not ostentatious, with clean, uncluttered lines, subtle colour schemes and some interesting room shapes.

Given such a lush setting, one would expect a commitment to sustainability from the building, and it delivers with comprehensive planting to communal areas, green

sedum roofs, high thermal and acoustic performance, and efficient underfloor heating.

Some new-build developments take a long time to 'settle' and look right in their surroundings, but on first glance one could be mistaken for thinking Forest Gate House is a lovingly restored 1930s architectural gem rather than a contemporary build that was delivered in around nine months.

SILVER

Hayes Village, Hayes,
London

Barratt London

Hayes Village is a scheme by Barratt London, in partnership with SEGRO, set in the iconic former Nestlé factory. The 12-hectare site

is situated in one of London's 30 Housing Zones and is in a Conservation Area with four of its own listed buildings.

Consequently, Barratt has had to treat the huge Art Deco main building with reverence, and it has successfully retained the stunning facade and numerous interior features, while creating contemporary apartments for modern living. High ceilings, Crittall-style feature windows and large room sizes characterise the units.

Three further sections of the former factory complex have been reconstructed into two connecting apartment blocks – Dufour and Barnett Apartments, designed by architects DMFK.

Forming part of a larger £550m project, and due to complete in 2028, Hayes Village will provide





1,473 new one-, two-, three-bedroom apartments and duplexes, including 595 (40%) affordable housing by L&Q.

The scheme will also provide nine-acres of previously unused green space including a 1.3km walking trail, a running track, redevelopment of the canal frontage, a new public square, 230,000ft² of light industrial space, and a new footpath to Hayes & Harlington train station – a key beneficiary of Crossrail.

BRONZE

Sandgate Pavilions,
Sandgate, Kent
Sunningdale House

A hugely ambitious scheme, Sandgate Pavilions brings bold contemporary architecture and significant scale to a sleepy section of the Kent coast. Set on a steep wooded slope overlooking the English Channel, the scheme is a serious engineering accomplishment; the site is neither easy to access or to build on, and kudos must go to Sunningdale House for its vision and determination.

The three separate buildings themselves are confident and modern in style, with an abundance of bright white cladding lending a

coastal air. They would not look out of place on the Cote d'Azur but they are equally at home in this lower key location.

Units are generous in size, with the bright exterior contrasted by dark wood joinery. High-spec bathrooms and kitchens are in keeping with the price point, which ranges from £675,000 to £1.75m. But these apartments are all about the view; they all have an outlook on an ever-changing and sometimes breathtaking panoramic seascape, which is a stunning counterpoint to the developer's vision.

BRONZE

Oxygen, Manchester
Property Alliance Group

Oxygen is undoubtedly a statement building. At 33-stories, the £80m development is located in Manchester's New Islington district and it demands your attention from a long way off.

The development features 369 one-, two- and three-bedroom apartments, eight penthouses and 12 townhouses plus onsite amenities, supported by a 24-hour onsite management and security team. Facilities include a spa with 25m pool, gym, spin and yoga studio, steam room and sauna, cinema room and residents' lounge plus basement car parking.

The exterior of the building is dramatic, even austere in some lights, but reveals fine attention to detail on closer inspection, such as textured brick patterns and some thoughtful planting. A whopping 20 apartment types are on offer and, in contrast with the facade, they are generous in size, and bright and airy with extensive glazing.

The scheme is all about modern city living and offers residents an all-round lifestyle package, including an app, which combined with an events programme, aims to engender a sense of community, something often missing in other schemes of a similar scale.



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GOLD

Ryecroft House,
Knutsford, Cheshire

Brighthouse Homes

Ryecroft House successfully fuses traditional architecture and contemporary geometric design. The clever choice of materials includes extensive use of smooth natural sandstone under a slate roof, a folded metal panel facade with secret fixings, and concealed pipes and gutters. The property is set on four acres behind a gated entrance with a garage complex incorporating guest accommodation to the side. Mature oak trees and manicured lawns gradually give way to countryside.

Here in the Cheshire Greenbelt, Ryecroft House is designed with the environment in mind, from ground source heating, solar photovoltaic array and storage and large glazed panels to the mechanical ventilation system. Naturally, it's all controlled via home automation.

The property extends to around 14,000ft² over three floors. Venetian polished plaster decorates the entrance hall, which leads to two main wings, one housing the

impressive kitchen, family and dining spaces while the other includes a cinema, study, and lounge. Handmade, 2.4m-high, walnut pocket doors add to the understated grandeur.

The vast principal bedroom suite enjoys a luxurious dressing room and two large roof terraces. Three further bedrooms each have an en suite and frameless, glass balustrade balconies, while the spa includes a pool, gym, sauna and steam room, and opens out to a sunken terrace.

Ryecroft House has been crafted with vision and flair to take the crown for the finest in contemporary countryside living.

SILVER

Rosefinch House,
Richmond Riverside,
London

Nomad Developments

Elegant Rosefinch House stands in a prime setting overlooking the Thames by Richmond Bridge and has its own private moorings. One of an asymmetrical pair, the impressive four-bedroom property incorporates classical neo-Georgian architecture to blend with the local conservation area.

A traditional reception hallway affords views directly through to the landscaped garden. The more



NOMAD
DEVELOPMENTS


contemporary specification includes slimline sliding doors providing the glazed fourth wall from the kitchen to the garden terrace. An outdoor kitchen, 500 new plants and an ancient horse chestnut tree blend old and new with ease.

Attention to detail shines throughout, giving a sense of laidback luxury at every turn. It took three months to source the dramatic marble for the 3m island unit in the Charles Yorke kitchen. Extensive decorative cornice extends to the dressing room and en suite of the luxurious principal suite, which spans the full length of the top floor. The first-floor, formal living room centres on a black Nero Marquina fireplace, river views, and a specially commissioned burr walnut unit stretches along one wall, providing desk and display space.

Rosefinch House combines style and practicality with an abundance of natural light and an outstanding

finish to create a timeless home that makes the most of its enviable riverside location.

BRONZE

The Berkhamsted, Kings Croft, Killinghall, Harrogate

Harron Homes Yorkshire

The Berkhamsted takes pride of place at Kings Croft by Harron Homes. Its architecture is inspired by some of the grand properties of North Yorkshire and internally maximises the space available to create a welcoming five-bedroom home.

The pièce de résistance is the kitchen/dining/family room at the rear of the house. A vaulted ceiling has twin skylights and, with triple-aspect windows, there's plenty of light, space and a sense of wellbeing in the heart of the home. The adjoining family area allows for relaxed living and opens out to the gardens.

A formal living room and a substantial study, fitted for twin workstations, enable easy entertaining and working from home. A central staircase with a galleried landing leads to the five double bedrooms. As well as a neat en suite, the principal suite has a bespoke dressing area fitted with a generous bank of wardrobes.

Solar panels assist with energy consumption while the development itself features open spaces with bat and bird boxes.

The Berkhamsted offers an easy style for relaxed modern living. Gloss paintwork gleams throughout and the pale champagne tones of the interior design with their metallic sheen serve as a celebration of this well-designed family home.





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We look forward to attending this year's WhatHouse? Awards. Best of luck to all of the nominees.

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GOLD

Battersea Power Station, London

Battersea Power Station
Battersea Power Station, with architects WilkinsonEyre, Michaelis Boyd and Andy Sturgeon, has been meticulously restored. Chimney and brickwork restoration, the addition of a raised brickwork cornice, lowered windowsills to create new set back windows and the rebuilt cornice above the entrance square arches have all contributed to the positive repurposing of the building with an enhanced architectural expression that builds on its history with a sharp and insightful understanding.

The interior designers have also shown a clear understanding of the external architecture of the power station so that all the interiors of the well-planned apartments possess a seamless and effortless industrial aesthetic.

The landscaping creates new green worlds that work in harmony within and around the buildings. Amenities on offer equate to a new

town centre, creating a rich environment in which to live. An exceptional vision for the power station project has ensured all the main elements work harmoniously together to create a new building on such an impressive scale.

SILVER

The Playfair, Edinburgh City & Country

This is a building that has been passionately and unflinchingly well restored. Extensive dry rot did not

deter the developers and the restoration has been taken on with an impressive commitment. The architectural interventions have gone beyond mere refurbishment and have positively enhanced and added architectural value to the building. From the planning of the common areas and flats to the finest detailing, sensitive and well-informed judgements have been made with materials, fittings and finishes to retain a sense of the original building while creating a completely new, high-quality place to live.





former Crosse & Blackwell building, where Branston Pickle was once produced. Architectural elements such as deep-set balconies within existing window openings are clever and allow outdoor living in all weathers.

Restoration of brickwork and windows is excellently executed. The flats are extremely well planned and the specification well judged. Judges particularly like the common areas both architecturally and socially.

Details particularly admired were the mezzanine floors within the flats that have tall windows to ensure no windows were cut across. We also loved the external roof terraces, built among the chimneys, that are so quirky and romantic but invisible from the outside of the building.

The level of stone cleaning is very well judged so as not to lose its historic quality. The concept of the common areas available to residents are a generous idea that enhances the Playfair as a place to live, while the gardens are beautifully landscaped.

Giving the Drawing Room – an independent charity making contemporary art accessible to a wider public – a permanent home will both enrich the residents' environment and show how incorporating a charitable art organisation within a private development is a socially valuable partnership and to be encouraged.

BRONZE

King Edward VII Estate, Midhurst, West Sussex

City & Country

This is a highly competent restoration showing deep understanding of the original buildings, a Grade II and II* listed former hospital and sanatorium in the heart of the South Downs National Park. Homes combine all the original character features of the existing buildings with a stylish modern specification.

The vision for communal spaces within high quality private developments enriches residents' wellbeing and sense of community, with the former ladies' Reading Room and Dining Hall providing elegant spaces for relaxing, socialising or working, while the original Gertrude Jekyll gardens have also been restored.

There has been an immense investment in the quality of materials, finish and detailing that has enhanced the original building and will add decades of use showing how important investment when retrofitting to ensure the highest levels of sustainability.

The 10 additional new-build houses were particularly admired in blending in well, with a similar level of architectural merit.

SILVER

The Pickle Factory,
Bermondsey, London
London Square

The Pickle Factory is a comprehensive restoration project that retains and celebrates the industrial aesthetic throughout the



CITY & COUNTRY



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GOLD

Chelsea Creek, London

St George

This is a stunning and landmark development by St George, part of the Berkeley Group. The scheme is set in a prime riverside location of a former brownfield site. Originally a gasworks, it is now a thriving community of mixed uses with over 1200 homes and commercial space and with accessible public transport very close by.

The key to the layout is in its imaginative use of water; a canal system set between blocks and echoing the former Chelsea Creek leading to the Thames. This creates a peaceful, continental-style waterside retreat that is simply a joy to behold. The east-west axis of the layout also takes full advantage of morning and evening sun. When we visited, the sunlight almost dancing on the water was a magnificent sight and most apartments are dual-aspect to take full advantage of this.

Externally, hard landscaping is extremely well detailed and carefully integrated with planting and with the exterior private spaces of ground floor apartments. Those above all have balcony or terrace space. Car parking is completely hidden.

The apartment blocks are generally of high-quality brickwork and the subtle variations help to attenuate the massing and give proportion to the blocks. Apartments are generously sized and interiors of great style and elegance with a very high specification.

This project has been a massive undertaking for St George over some 10 years and the results are superb. Chelsea Creek simply cannot be faulted.

SILVER

Mulberry Park, Bath

Curo

Located on the edge of a World Heritage City and Area of Outstanding Natural Beauty, this scheme of 700 new homes wasn't without its challenges. Extensive visual and environmental impact assessment work was undertaken, identifying the most sensitive areas and guiding design strategy.

Fundamental to the success of this development is the creation of a sense of community. Curo was fully engaged with this and over 2,000 residents and stakeholders were consulted and contributed to developing the masterplan.

There is a diverse mixture of street and housing styles, with the main avenue lined with elegant three-storey townhouses and leading to a garden square, overlooked by mansion and pavilion apartment blocks. Crescents are standalone features, reflecting Bath's rich heritage of urban styles.

The housing ranges from one-bedroom apartments to four-bedroom family homes, providing a choice to suit lifestyle and budget. This also creates architectural variety, where streets are sympathetic to one another but have their own character. The contemporary design includes crisp detailing and the innovative use of materials; Bath stone façades, corner balconies and picture windows with stone surrounds echo the local vernacular.

The homes have been designed to ensure energy efficiency with photovoltaic panels reducing the carbon footprint and electricity bills. Curo has achieved Passivhaus standard for all the houses.





BRONZE

Chapelton, Stonehaven,
Aberdeenshire

Places for People

Chapelton is a fine example of urban design, which will eventually comprise 8,000 homes, open green spaces, local shops, and close-knit neighbourhood squares. The success of any development lies both with its attention to detail and its strategy. Clearly, the intention was to create a sustainable environment, with a thriving community at its heart, that respects the vernacular of traditional Scottish towns.

Places for People has fulfilled that commitment.

When creating a 'new' town it is critical that the development is open and inclusive; here you will find a mix of properties across the price range and tenure options.

Among the homes, there is a tearoom, a beauty and hair salon, the Slate & Grain Brasserie, allotment areas and even a popular farmers' market. Eventually there will be more shops, a gym, commercial units, and offices, as well as a new school.

The urban design has produced a streetscape that includes a mix of property styles

and planning patterns, referencing Aberdeenshire's historic market villages.

The architectural vernacular reflects a traditional urban form, which respects building scale, orientation, and differing roof forms. A mix of slate and tile roofing, chimney stacks, traditional door surrounds, tall sash and case windows and differing door colours and styles create interest and character. The use of local materials, such as slate, granite and stone further underpin the heritage of the surrounding area and the community.

BRONZE

The 1840, St George's
Gardens, London

City & Country

This is a fine renovation scheme of an existing Grade II listed building, which was originally built as a hospital and asylum in 1840.

This main entry, set within the Grade II registered park and gardens, is of great impact, with Edward Lapidge the original Victorian designer. The parkland setting will be further enhanced when the existing large car park beyond the site frontage is removed as planned and replaced with landscaping.

The detailed renovation shows great respect for the existing buildings, both in the restoration of the exterior Tudoresque style and in the bold but carefully designed interiors. These complement the more Gothic style of the original interiors and particularly the main entry hall and staircase atrium, which are very striking.

The interiors of the apartments are well designed within the exacting constraints of conversion of a former listed hospital and there is a good standard of specification. External landscaping, when completed, will also complement the scheme well.

CITY & COUNTRY





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Premier Guarantee, for the 11th year, is once again proud to be a sponsor of the WhatHouse? Awards 2022, demonstrating our continued support and commitment to the housebuilding industry and celebrating the best in new homes during these extraordinary times.

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

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

Royal Hill Park, Redhill, Surrey Countryside

Royal Hill Park is the product of an innovative partnership between Countryside and the Royal National Institute of Blind People (RNIB). The partnership has seen a 16-acre former community living service site transformed into a new neighbourhood with 25 homes offering inclusive

accommodation for RNIB residents and 77 private homes.

SeeAbility is a 220-year-old charity that specialises in supporting those who may have sight loss, and one of the central buildings, Tudor House, now acts as its hub, office, and social centre. It is this magnificent listed building from which the large luxury private houses take their principal design aesthetic, giving a powerful sense of integration to the development.

The sense of integration extends to the social too. The supported living houses and apartments are

not set apart or excluded, but instead are scattered throughout the development, creating a vibrant, diverse and inclusive community.

All pedestrian movement is based on sensory trails, incorporating colour, texture, form and sound; elements such as water channels act as wayfinders for residents. Aromatic planting and fragrant shrubs, including lavender and rosemary, stimulate the senses along the trails.

Quality architecture, stunning landscaping and a community with a strong sense of neighbourliness.





SILVER

Ironworks, Cambridge Hill

Ironworks is a collection of 236 contemporary apartments and houses in the heart of a vibrant area of Cambridge, being delivered through the Cambridge Investment Partnership (CIP) – an innovative collaboration between The Hill Group and Cambridge City Council. It now has a pipeline to deliver a minimum of 1,700 new homes, with 1,000 being affordable.

On the former site of the Victorian Eagle Foundry, and more recently the council's Mill Road Depot, the new homes at Ironworks have been brilliantly designed by Allies and Morrison, given the tight site constraints, and constructed to an exceptional standard by Hill.

While the architectural aesthetic responds to the exceptionally demanding site constraints with a wide range of housing of the highest order, equally impressive is that 50% of the properties are socially rented council homes, meaning they are owned and managed directly by Cambridge City Council. These are integrated in a seamless manner, with no distinction between tenures.

Ironworks, at a time when the provision of social housing is a

national priority, is an outstanding architectural and social achievement.

BRONZE

Westwood Acres, Broadstairs, Kent Legal & General Modular Homes

Superficial viewing of this development would register only conventionally attractive brick-clad, three- and four-bedroom, terraced housing, conventionally planned.

However, this would miss the point of the process by which

factory-built units are brought fully fitted to the site, needing only to be clad and services fixed. At Westwood Acres, 153 modular homes delivering 100% affordable homes for shared ownership and social rent will be completed within a year. Working alongside RP partner Town & Country Housing, the two-, three- and four-bedroom houses homes will be offered through Town & Country Housing's trading brand, Love Living Homes

At L&G's 550,000ft² factory near Leeds, industrialised building methods are used that can deliver up to 3,500 homes a year. The properties are built and equipped with key fixtures and fittings at the factory, before being transported to the development site. Onsite, the land is prepared by completing groundworks and infrastructure. Once the modular units are in place, they are connected to the mains, roofing and cladding installed and landscaping, drainage and fencing completed.

These factory-built units, additionally providing 10% more space, 10% higher specification standards and 40% greater carbon reduction in their lifetime, are an extremely positive response to the chronic lack of affordable housing.



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John Cahill,
contract sales
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The WhatHouse? Awards are a renowned and respected accolade throughout the housebuilding industry, and Omega PLC is proud to sponsor this prestigious event once again. The recognition of excellence and passion that the awards celebrate align with Omega's drive to manufacture exceptional British kitchens.

Our continued financial strength, forward planning, and industry

relationships provide reassurance and comfort to customers when supply chain stability and product availability remain a high priority for the industry. Supported by long-standing supplier partnerships, Omega has invested over £10m in raw material stock in our purpose-built warehousing facility and a further £20m investment to double production capacity and service infrastructure. We have created the perfect solution for developers who expect brand-standard quality, first-class service and security of supply.

Quality and design are key to Omega's success in creating first-class branded kitchen furniture and it is great to see our passion reflected in the values of the WhatHouse? Awards, recognising the very best in housebuilding in the UK. We look forward to joining the finest brands, companies, and individuals across the housebuilding industry and to celebrate with everyone at the WhatHouse? Awards gala event omegaplc.co.uk



serves as the development's public realm. This again is orientated to maximise river views, interlinked by communal landscaped gardens and courtyards to maximise the social elements of living within an island community.

Additionally, the residents enjoy exclusive membership to the 1595 Club, the development's collection of leisure amenities including a 25m indoor swimming pool with views across to the O2, Scandinavian-style steam room, state-of-the-art gym and studio, dedicated business lounge, private cinema, and landscaped gardens. All of which add to the impression that this is a real community.

SILVER

One St. John's Wood, London

Regal London

The views overlooking Lord's cricket ground from the penthouse suites of One St. John's Wood invest a special USP into this elegant luxury apartment block.

GOLD

Goodluck Hope, Docklands, London

Ballymore

A new 'village' development of 804 homes on Leamouth Peninsula, this is a luxury island neighbourhood of apartments, lofts and townhouses, set between a series of landscaped courtyards and slipways. The industrial-inspired design, world-class amenities and excellent connectivity cements its place as an incredibly exciting luxury riverfront development. It spans 2.7 hectares, surrounded by water, which the layout exploits to provide wonderful views of the river and The O2.

The design and character of Goodluck Hope remains faithful in

the local area's rich maritime heritage. Orchard Dry Dock remains one of only four remaining dry docks in the capital and





Working with architects Squire & Partners, Regal London has created a high-class development of 112 apartments, complemented by exceptional facilities in a coveted position. With Regent's Park on the doorstep and the boutique designer shops, exclusive restaurants and fashionable cafes combined with the historic Art Deco mansion buildings of the famous High Street, St John's Wood is one of the most exclusive neighbourhoods of London.

There is no question of the quality or desirability of the four luxuriously finished 2,000ft² penthouses, not only for their views but also for their extensive private rooftop gardens. All residents also have access to a large, beautifully landscaped central rooftop garden, plus lounges, gym, pool and private cinema. The development is almost hotel-like, with its reception area manned by a 24-hour concierge service, and even valet parking. For civilised, even cosseted, living, One St. John's Wood is a model development.

BRONZE

**Belvedere Gardens,
Southbank, London**

Braeburn Estates

Designed by GRID Architects, Belvedere Gardens in Waterloo, is a scheme of 97 apartments across two towers, with the design reflecting elements of the neighbouring Festival Hall and Shell Tower.

The two towers are 11 storeys and 21 storeys in height. They come in a mixed palette of reconstituted stone, bronze profiled metal, and glass. The

sense of arrival at Belvedere Gardens is impressive, with oversized glazed, bronze-lined double-doors leading to a stone-clad double height lobby area and adjacent opulent public lounge. Public facilities include a luxurious spa featuring steam and sauna rooms, a full-service gymnasium, treatment rooms, wet room and relaxation room.

Throughout this development, top quality specifications and exotic materials serve to emphasise that, like the location, this epitomises luxury living at the epicentre of a capital city.





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The Smeg team is looking forward to meeting current and new developers at the awards and explore why installing Smeg appliances can be a valuable addition for the developer and end user alike.

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**BATTERSEA
POWER STATION**

Naturally, this is an architecturally significant and sensitive site and the 254 new homes within the power station reflect this. The apartments are high end and feature the level of quality one would expect from this location. The inclusion of exposed brickwork and the original Crittal windows embeds character within the apartments and provides a reference to the original architecture.

Although a mixed-use development on a different scale, at its heart Battersea Power Station feels open and welcoming whether you're a resident, office worker or enjoying a meal out. The separation and, consequently, integration of all uses has been carefully considered and works extremely well.

SILVER

High Street Quarter,
Hounslow, London

Barratt London

Providing over 580 new homes on a 2.4-hectare site in the heart of Hounslow, this mixed-use development creates a new

GOLD

Battersea Power Station,
London

Battersea Power Station

This iconic building has now become a truly mixed-use development. Complementing the new homes are a range of commercial uses including restaurants, retail and office space; all have been carefully integrated into the vast carcass of the power station to create a harmonious and vibrant neighbourhood.

At its commercial core, the Apple campus occupies 500,000ft² while a further 40,000ft² is allocated to a co-working space, which is located in the aptly named The Engine Room. The focus, however, is the well-curated retail and leisure space housed in the original turbine halls and offering more than 100

shops, bars and restaurants. The inclusion of a new events venue and the surrounding development by world class architects makes this a new London destination.



**BATTERSEA
POWER STATION**



edge of the former London 2012 Olympic Park, at the junction between Queen Elizabeth Park with Hackney Wick and Fish Island, benefits from an established vibrant neighbourhood and the proximity to the canal.

The completed first phase is conceived as the heart of the future development with a mix of commercial space including a supermarket, nursery and a multipurpose marketing and social hub with a cafe and event space. The varied architecture and scale of the buildings has been well considered and responds to the character of the local warehouses around Hackney Wick, featuring large windows, exposed raw materials and carefully modelled internal spaces.

With over 300 mixed-tenure homes already occupied and the next phases starting onsite, East Wick + Sweetwater aspires to become one of the most sustainable communities in the UK, with a focus on high energy-efficiency, low levels of carbon emissions, reduced water use and high quality diverse public spaces.

central hub for residents and the wider community.

Located immediately off Hounslow High Street the development has created a new link between the established main thoroughfare and The Blenheim Shopping Centre.

The anchor tenant is a 10-screen Cineworld and the surrounding 130,000ft² of commercial space is accessed from well-landscaped pedestrian routes. In addition to the restaurants, cafes and shops is Hang, a new centre with over 5,000ft² of climbing surfaces, including a dedicated learning zone and a competition wall.

High Street Quarter includes a range of tenures within four distinct buildings. The apartments are well equipped and include good quality outdoor space. The height of the landmark tower, home to the Kempton Apartments, is restricted to 27 storeys due to the site's proximity to Heathrow. Many of the upper floor apartments have stunning views over west London and also benefit from an upgrade in finishes, featuring enhanced specification of kitchen and bathroom finishes.

BRONZE

East Wick + Sweetwater,
Queen Elizabeth Olympic
Park, London

Places for People and Balfour Beatty Investments

East Wick + Sweetwater is a large, phased development that aims to be completed over the next 10 years. Its location on a former brownfield site on the western





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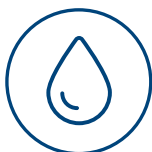
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TriConnex is proud to sponsor the WhatHouse? Awards 2022, and we wish everyone the best of luck across all the categories.

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owners gives us the ability to provide flexibility through safe, robust designs. Designs that are then delivered to schedule – leaving you with time to focus on the other challenges in delivering essential, sustainable new homes.

Grid capacity is the primary risk to developers at present; your future electricity networks will also need to be equipped to provide fuel for heat and power for transport. Competing demands on our UK-wide electricity grid means that securing carefully calculated capacities early for your development can significantly reduce the delivery risks and increase your land's value on strategic and multiphase sites. Under our NERS accreditation, we will design and construct an electric solution that works for your development.

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GOLD

Riverstone Kensington, London

Riverstone

Age is just a number and if the number when it comes to prices at Riverstone Kensington is too high for many, this retirement scheme is a striking example of what can be done when it comes to delivering luxury living for the over-65s.

It pays to be active and social as well as wealthy to join this high-end Kensington community, with exercise studios, vitality pools, treatment rooms and rooms for sweat and pampering to add to the quality of the apartments themselves, while bespoke care services are there for those who need them, from personal assistance right through to 24-hour live-in care.

Kensington in prime central London is Riverstone's first of three residences – the others are in Fulham with The Bishop's Avenue

to follow next to Hampstead Heath. Riverstone is backed by Goldman Sachs Asset Management.

Riverstone Kensington comprises 190 one-, two- and three-bedroom apartments, with private landscaped gardens. The apartments are designed to the Lifetime Homes standard to cater for changing needs, mobility and accessibility.

Residents become members of The Riverstone Club with its 24-hour concierge service and amenities, including a Club Room, library, private cinema, pool and exercise studios, with a wellbeing director on hand to curate activity programmes. There is also a bar and Maria G's restaurant from renowned chef Robin Gill, which is also open to the public.





SILVER

Campbell House, Weybridge, Surrey McCarthy Stone

Campbell House is 43 one- and two-bedroom apartments for the over 70s. It is a Retirement Living Plus development from McCarthy Stone and as well as outright purchase, the apartments are also available to rent, or part buy, part rent, which shows real enterprise from the retirement homes sector in terms of financial options.

It is in a town centre location in Weybridge with a parade of shops opposite, including restaurants, cafes, a hairdresser, pharmacy and supermarket.

There is a communal lounge, which also has a fully licensed restaurant run by an onsite chef, with a self-serve wine fridge; and a

wellness suite with salon, as well as a guest suite for visiting family and friends. The development has a dedicated manager and 24/7 onsite support.

There are landscaped gardens at the back of Campbell House, including a patio area with seating, with mature trees bordering the property.

BRONZE

Riverain Lodge, Taunton, Somerset

Churchill Retirement Living

Riverain Lodge, from specialist Churchill Retirement Living, comprises 72 one- and two-bedroom apartments in a riverside location, with many of the homes benefiting from views over the River Tone.

It is certainly proving a sales hit as a fast-selling scheme. Taking advantage of the location, the majority of the apartments have balconies or patios and the design focuses on maximising the relationship between indoor and outdoor living spaces, such as the use of bifold doors from the owners' lounge to the patio area.

Churchill has taken what was a brownfield site – a former supermarket – and revitalised this riverside area of the town, as well as providing much-needed retirement living accommodation for the neighbourhood – an economic and visual regeneration of the area.

Riverain Lodge has a lodge manager, a 24-hour careline, a video entry system and a guest suite for residents' family and friends when visiting.



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As a key partner to the industry, Spring is delighted to sponsor this

long-standing prestigious event, showing support for those that are creating positive change and driving the sector forwards. Spring is incredibly passionate about the new homes industry and there are clear synergies between WhatHouse? and Spring, as both look to give consumers easy to access knowledge and options when it comes to home purchases.

We look forward to celebrating the success of Britain's best housebuilders and developers, from those providing vital help for first-time buyers to those creating beautiful family homes or those trailblazers providing specialist later living accommodation. Housing remains at the forefront of the national agenda and we look forward to continuing to work closely with the industry.

springmove.co.uk

Springfield



GOLD

Bertha Park, Perth

Springfield Properties

This development near Perth is more than 800 acres on the edge of Bertha Loch, amid Scottish hills and woodland.

Bertha Park was an extraordinary planning success, with the Springfield development approved with no changes, testament to its sustainability agenda. This was about both green and blue infrastructure, while the loch and ancient woodland needed preserving and protecting.

The development, with 25% affordable housing, is a mix of tenures, including homes for the private rented sector.

Springfield has used air source heat pump technology in its homes, which are built of timber frame, while electric vehicle charging is standard in all the housebuilder's developments.

Sustainability is about more than energy efficiency, with a focus on social impact and a community engagement coordinator ensures regular interaction with residents. Springfield also pioneered the introduction of waste plastic in the construction of its roads

and is focused on renewable heating solutions.

Bertha Park has invested in the building of the Cross Tay Link Road to ease Perth city centre congestion and combat poor air quality. Meanwhile, Bertha Park High School was the first purpose-built high school in Scotland, with two new primary schools on the development to follow, as well as an orchard and allotments.

The village includes shops, restaurants, medical, leisure and community spaces, as well as a new bus service.

SILVER

Aspen Grove, Rumney, Cardiff

Wates Residential

Aspen Grove is part of a wider, long-term strategic partnership between Wates Residential and Cardiff Council to deliver 1,500 homes across 40 sites over 10 years.

The carbon neutral development is on the site of the former Rumney High School. The scheme of homes ranges from two-bedroom terraced houses to five-bedroom detached properties and also



H HAYFIELD



includes a council community living scheme for older people adapting to changing needs for independent living.

Renewable energy generation, including ground source heat pumps, solar PV panels and storage systems are built into each home and there is a Zero-C Home Centre with animated graphics to explain the technology and its benefits to buyers.

The systems mean lower emissions and energy bills and if more energy is generated than is needed it can be sold back to the grid, with the homes monitored by the Sero Building Energy Engine.

BRONZE

Hayfield Walk, Hanslope,
Buckinghamshire
Hayfield

Hayfield Walk is a development of 101 zero-carbon-ready homes in Buckinghamshire. Air source heat pumps, underfloor heating, enhanced insulation, EV charging points all play their sustainable part, with 100% renewable energy supplied to each property.

Every house has also been designed to ensure no more than 110 litres of non-recycled water

usage per person per day. Sustainable travel packs are also provided for residents to identify public transport and car sharing options.

Across its development portfolio Hayfield is reducing its predicted energy usage by 10% through its 'fabric first' insulation strategy and the housebuilder has also published an ESG Strategy and Sustainable Procurement Policy.

Sustainable drainage at Hayfield Walk, together with wetland planting, trees, hedgerows and wildflower meadows, drives the development's habitat and biodiversity initiatives.

Hayfield has also invested significantly in modern methods of construction at the development

with a panelised system reducing waste and speeding up delivery.

BRONZE

Kingsbrook, Aylesbury,
Buckinghamshire
Barratt David Wilson

This is an ongoing partnership project between Barratt David Wilson Homes and the RSPB to deliver a wildlife-friendly housing development on a 306-acre scheme near Aylesbury, with more than 60% designated as wildlife-friendly green space.

The ethos is 'giving nature a home', but Kingsbrook will also be 2,450 homes. It is about biodiversity gain, not simply recovery, with grassland, ponds, woodland and hedgerows enhanced, benefiting not just birds, but newts, bats and badgers.

There are green corridors through the development, encouraging the movement and nesting of wildlife, while a sustainable urban drainage system further enhances habitat protection.

Barratt David Wilson's commitment to the sustainability and wildlife cause is illustrated with its employment of a group head of biodiversity, as well as a biodiversity coordinator.





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As a global leader in design and manufacture of eco-smart home energy technologies, myenergi's ambition is clear: to create a positive impact on the planet, push the boundaries of possibility and change the way we think about energy through pioneering green innovation.

The company was founded in 2016 with nothing apart from a few good ideas and a passion for change. Growing rapidly from a team of two to in excess of 400 staff, myenergi has since opened subsidiaries in Germany, Ireland, Australia and the Netherlands. There are more than 3,000 myenergi-approved installers in the UK alone, while upwards of 300,000 devices have been shipped worldwide.

Our products include zappi – the world's first eco-smart EV charger; eddi – a device that directs surplus renewable energy to hot water cylinders, underfloor heating, towel rails or storage heaters; and harvi – a state-of-the-art energy harvesting sensor. Each product is built on a commitment to circularity and a vision of sustainability for generations to come, demonstrating the disruptive potential of next-gen technology and bridging the gap to the connected home of tomorrow.

With a commitment to helping users maximise the potential of self-generated renewable energy, myenergi supports its customers in minimising their reliance on fossil fuels. As society transitions towards net-zero, myenergi aims to make energy independence simple and achievable for all.

While investment in home energy management technology was once seen as somewhat of a

novel idea, the market is changing fast. As a result of energy price volatility, stringent legislation and evolving consumer demands, connectivity and sustainability are becoming far more standard requirements for the homes of the future.

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

Partnering with a leading manufacturer, such as myenergi, gives access to the whole, integrated solution – from EV charging to heating and hot water – all compatible with the latest renewable generation technologies and managed with the touch of a button. Designed to set standards in performance and compliance, each product in the myenergi range is safe, secure and interoperable. We understand the market, the network and work hard to create the best solutions.

Embracing innovation to futureproof homes for the energy systems of tomorrow is quickly becoming a standard requirement. By sponsoring the WhatHouse? Awards as headline partner, myenergi aims to highlight the speed of change across the industry and show how innovation is helping to pave the way to a brighter future.

Attracting many of the biggest names in housebuilding and celebrating successes from across the industry, it's the perfect opportunity to inspire widespread change. The opportunity is significant, but collaboration is key.
myenergi.com

WHITE
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LIVING



GOLD

White City Living, West London St James

The creation of the high quality new public open space, new pedestrian bridges over the neighbourhood tube lines and links under the railway line towards the Westfield shopping complex has transformed this section of Wood Lane and demonstrates an excellent placemaking approach to regeneration supported by high quality new homes and commercial spaces.

Just a stone's throw from the former BBC Television Centre, the integration of the new urban park into the area has delivered significant value and benefit to local people, with residents benefiting from eight acres of

landscaped gardens, including a five-acre park with water features. St James has also delivered a vibrant neighbourhood, with bars, restaurants and entertainment facilities ensuring the new scheme is widely enjoyed by residents

despite the pull of nearby Westfield and Notting Hill.

White City Living by St James, part of the Berkeley Group, is a shining example of how regeneration can improve the quality of life for local people.





SILVER

East Wick + Sweetwater,
Queen Elizabeth Olympic
Park, London

**Places for People and
Balfour Beatty
Investments**

East Wick + Sweetwater are the second and third neighbourhoods to be built on the former Olympic Park, and will eventually provide over 1850 homes as well as new schools, nurseries and community spaces.

The project has demonstrated an excellent approach to placemaking and public realm, with an impressive range of housing types and architectural characters within a cohesive urban design framework. The new homes sit comfortably amid what is a lively cultural and creative scene, including East Bank and Here East, as well as nearby Hackney Wick and Fish Island, one of the Mayor of London's Creative Enterprise Zones.

The development, by Places for People and Balfour Beatty Investments at the Queen Elizabeth Olympic Park, sits easily in its surroundings and sets a high standard for future phases.

BRONZE

Prince Philip Park,
Whitehill & Bordon,
Hampshire

**Whitehill & Bordon
Regeneration Company**

This is an excellent vision and approach to community involvement and ensuring the masterplan reflects the changing needs of the local community, but

it was felt that more significant delivery of the new town centre area was needed to demonstrate a successful placemaking strategy.

This is an impressive start for a groundbreaking project that will set the standard for urban extensions. Eventually over 2,400 new sustainable homes will be built for private sale and affordable housing, including social rent and shared ownership. Residents already benefit from a new leisure centre; a local hub, The Shed; and a dedicated performance space, The Cube. The town centre will eventually include new shops, cafes, office space and landscaped squares. A 4.5-hectare linear park will form the spine of the development, alongside open space and natural green space, with Hogsmoor Inclosure offering over 54 hectares of strategic woodland and heathland for community recreation.

The Whitehill & Bordon Regeneration Company is a joint venture between Taylor Wimpey and Dorchester Regeneration.



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GOLD

Nightingale House, Gun Hill Park, Aldershot, Hampshire

Weston Homes

The restoration of Grade II listed Cambridge Hospital in Aldershot allowed Weston Homes to design a stunning 1982ft² apartment in the centre of the building.

Robin Daines was the lead designer from GP & J Baker. Creative skills were used to maximise the budget on the project in numerous ways, including sourcing all the mid-century natural wood Scandinavian-inspired furniture from eBay and soft furnishings from John Lewis and Zara to enhance the magnificent building.

The apartment is located in the centre of the building. It incorporates a magnificent entrance hall containing the original Georgian staircase with a 28ft-high ceiling that sweeps up to the three bedrooms. High ceilings throughout the

apartment and large windows were design challenges that the team overcame using Kravet contemporary curtains hung on bronzed rods.

Luxury velvet fabric in jewel colours from Mulberry Home was picked for cushions and bed throws, enhancing the

sophisticated colour palette. Art was sourced from local art shows and a picture wall links to the rich heritage of the building.

This worthy award winner shows how the past can influence the future and that it is possible to furnish a home without damaging the planet.





SILVER

Apartment 72, The Pickle Factory, Bermondsey, London London Square

The Branston Pickle Factory was built in 1924 on the 4.7-acre site minutes from the vibrant centre of Bermondsey. The area has now been transformed into a dynamic and creative centre with a new garden square, apartments, studios and gallery spaces on the ground floor.

Plot 72 from the Blackwell Collection is a penthouse on the 6th floor, with sweeping views over Canary Wharf and the London Eye from the two balconies. Paul Dawson of Honky Designs demonstrated his ability to capture the mood of an apartment using a warm palette of colours associated with the earth and sun. Terracotta tones and bottle green walls enhance the architecture with London Square refurbishing the building to conserve its original industrial features. The oversized Crittall-style windows enhance the views of London.

The arty style seen on the streets of Bermondsey is complemented in the apartment, with large sofas in the vast 30ft warehouse-style open-plan living area and by using industrial lights and sourced local artwork.

The primary bedroom with his-and-hers walk-in showers and dressing room is a great feature. The large terraces have been dressed in warm, soft grey sofas and day beds to admire the fantastic views.



BRONZE

Beaufort, Edgbaston, Birmingham

Spitfire Homes

This apartment in the Beaufort development in Birmingham by Spitfire is part of a 43-apartment scheme restoring life to a building formally used as a care home on a leafy road in Edgbaston.

A magnificent Victorian tiled floor leads into an apartment full of innovative design ideas. Deep skirting boards, marble worktops, and decorative cornices are part of this duplex apartment.

Open Door Interiors has creatively used the designs to enhance and not dominate, with high-quality materials in complementary shades of cream, grey, and brown. The large sash windows have been dressed to let the light flow through. The two bedrooms show skill in combining earth colours; from a feature wallpaper in grey and cream in the second bedroom, to using the talents of a local artist to create the hand-painted murals – floor to ceiling down the side of the bed – in the primary bedroom.



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Mark Cowin,
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Signtouch is proud to be back and sponsoring the 2022 WhatHouse? Awards. They are the leading awards for housebuilding and property development in the UK and a great opportunity to recognise the wealth of talent within the industry.

The way people want to experience a new home development and ultimately how they want to research and buy a new build home is changing rapidly. As retail data analytics confirms, consumers are no longer tolerating homogenised sales experience – they expect every step to be personalised, multi-channel and interactive. Enter Signtouch, the new pioneering digital sales centre

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GOLD

Knights Park, Eddington,
Cambridge
Hill

This is an interesting approach to

the external form of the building which gives a fairly straightforward plan significant style and character.

The building looks as though it was fairly heavily value engineered

during construction and the fact that the concept design has survived this process shows how strong that original concept was. This exterior was definitely 'designed' from the outset – and is all the better for it.





SILVER

Rochester Riverside, Rochester, Kent Countryside Partnerships

Rochester Riverside is a fairly traditional exterior design that suits the scale and grain of the surrounding context without being pastiche or apologetic.

Variation in the form and detailing helps to break up the mass of the larger scheme and there's some interesting brick and balcony details on the mix of buildings.

A good example of taking a fairly standard contemporary approach – a brick building with punched windows and balconies – and adding a few twists to create a distinct visual identity and sense of place. Residents will enjoy the waterfront location, good landscaping and planting that softens and humanises the ground plane, and the public realm.

BRONZE

Chilmington Lakes, Ashford, Kent

Hodson Developments

The lakeside view of this scheme provides a strong form and identity to the building and the mass is broken up well with some nice inset balconies.

This is a surprising and welcome contrast to the more conservative front elevations, which give none of that away. The planting on the street frontage is a welcome contribution to the public realm and helps to define a good progression from public to private space through clear but gentle changes in scale, form and material use.



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Trevor Smith,
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Natural light increases our sense of wellbeing and many studies have shown that an abundance of daylight has many benefits for everyday health, sleep patterns and mental health. Working with housebuilders as early as possible in the design process is crucial to ensuring we create healthy homes full of daylight and fresh air.

We are delighted to be sponsoring the WhatHouse? Awards for the first time this year and look forward to celebrating UK housebuilders. We're grateful for the opportunity to support the achievements of forward-looking housebuilders who are focused on making a real difference.

As a token of our commitment to building healthy homes in collaboration with housebuilders in the UK, we foster partnerships focused on housebuilders business needs. Our proposal includes a unique design, sustainability and marketing package, which we would like to invest in to assist housebuilders focused on constructing stylish and sustainable homes.

VELUX supplies roof windows to UK housebuilders, including nationals such as Countryside, Avant and Morris, and also works proactively with many regional housebuilders, including Elite Homes, Hollins Homes and Burrington Estates.

[velux.co.uk](https://www.velux.co.uk)



GOLD

Hartland Village, Fleet,
Hampshire

St Edward

If ever there was an example of placemaking writ large with community engagement at its heart, it is Hartland Village in Hampshire.

Village is often not much more than a marketing term, but St Edward, part of the Berkeley Group, set out to frame the 1500-home development as not just a collection of new houses, but a fresh social hub, transforming a 135-acre brownfield site where jet engines for Concorde were once developed.

The bridge is the village's statement piece, a striking entrance with its wrought-iron gates, lampposts and fountains.

Hartland is surrounded by pine forest and a 70-acre country park, while open acres are integrated throughout the development, as well as a network of green avenues

and cycle paths – connectivity, sustainability and wildlife corridors highlighting St Edward's healthy living agenda from the outset. The country park is all about recreation, wellbeing and biodiversity.

A village green will follow, including shops, a nursery and cafes, and the green will host farmers' markets; a primary school is also planned.

This is public realm not on a grand scale, but a local one, accessible and intimate, encouraging human interaction with nature through mutual space and respect. The bees are happy too, with newly installed hives in the country park an example of a commitment to preserving and enhancing the ecosystem.





SILVER

Dykes of Gray, Dundee

Springfield Properties

Springfield delivers housing schemes and public realm at scale and does it very well. Dykes of Gray in Dundee had a masterplan that was not just about new homes delivery, but the infrastructure that supports the new community through office, retail and education provision, with the developer wedded to the Scottish design concept of 20-minute neighbourhoods.

Public art plays its part too in setting the tone, with a Seeds sculpture, stone carvings and acorns, spelling out a theme of growth. Springfield talks of a 'green spine' through the development with tree-lined streets, green corridors and open spaces throughout. There is a bus service too.

Dykes of Gray has a dedicated community engagement coordinator, with seasonal events organised, utilising the green and amphitheatre at the core of the village.

Early engagement with Dundee City Council to establish local need and ongoing engagement with

local residents to create the right atmosphere, social interaction and amenity, is testimony to Springfield's ethos of community development.

SILVER

Wembley Park, London

Quintain

20 years in the making and still growing strong, Wembley Park, with the iconic Wembley Stadium

watching approvingly, has risen to more than 4,700 homes as well as an array of community assets. In 2002, the one resident was the car park caretaker.

Working closely with Brent Council and the local community, Wembley Park in north-west London features 24 acres of public realm. Quintain also contributed to the upgrading of the famous Wembley Way walk-up to the stadium, including a boulevard of trees and the preservation of mosaics under Bobby Moore Bridge, creating new areas of public space.

There are also restaurants and bars and public entertainment, while Wembley Arena hosts an array of international entertainment. Union Park is the first new public park in the area in over a century, including sports zones, a children's play area and an 'urban' meadow.

There is certainly no shortage of sporting, cultural, retail and leisure attractions for this growing community. Live, work, visit is Wembley Park's holy trinity – a realm that is very much public.





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BRONZE

Chelsea Creek, London

St George

This is a continental-style waterside development, based round a network of canals – reputedly the first man-made canals in London in over 100 years.

It is hard to believe you're under a mile from Chelsea's King's Road, for this is a slice of Amsterdam mixed with Copenhagen, and it was these European waterways that inspired masterplan architects Squire & Partners.

Public realm in abundance here with canals, bridges, avenues and gardens to enhance a scheme that will eventually provide over 1,200 new homes.

The original dock has been restored by St George, part of the Berkeley Group, and new public spaces for recreation and community events created. Over half the site is mature landscaped gardens and courtyards, designed by Broadway Malyan. The pedestrian boulevards feature trees, shrubs and hedges, while the gardens have plenty of colour and habitat amid the plants and species, while rooftop beehives are summer home to 50,000 bees.

A 24-metre footbridge, lit up at night, is a central feature of the waterways, while a piazza is also planned.

Style and elegance at every turn, under every bridge.

BRONZE

Saxon Brook, Pinhoe,

Exeter

Redrow

Saxon Brook is a Devon development that combines Redrow's Heritage collection of new homes with an unerring commitment to public realm and nature.

The detached houses are distinctly Arts & Crafts in architectural outlook and there will be over 300 homes in total.

The scheme has been billed as 'the UK's first-ever pollinator-friendly housing development'. The Bumblebee Conservation Trust says the landscaping of Saxon Brook has been designed 'to ensure the optimum habitat in which bumblebees can thrive, featuring large areas of colourful wildflower planting around the ponds, an orchard and bee-friendly planting throughout the development'.

A Suitable Alternative Natural Green Space (SANGS) initiative is being created by Redrow. This is all about landscaped open space with footpaths and cycle routes. Saxon Brook also has grassland and wildflower areas and has created a new area of woodland, with biodiversity net gain very much a driver.

Across the company Redrow has a Nature for People biodiversity strategy, created in partnership with The Wildlife Trusts.





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Steve Blight, managing director

The BPC Recruitment team is very much looking forward to being in the spotlight once again as proud gold sponsors of the WhatHouse? Awards.

Our continued involvement signals our commitment to the industry, sharing our multiple tailored recruitment solutions and finding the talent to grow housebuilders' businesses.

It is a real honour to be involved in these prestigious awards, which

recognise the best housebuilders in the UK; many we've had the pleasure of working with over the years and others we hope to collaborate with in the future.

Being gold sponsors of the event reflects our commitment in finding the solutions that can help strengthen your business. We want to take the stress out of the recruitment and hiring process by becoming an extension of your team and ultimately keeping you, as a housebuilder, building with the help of our introductions.

We look forward to seeing everyone and celebrating with the winners. It will be a great event as always and it will be brilliant sharing the experience with you all.

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showhouse



Show House
Rupert Bates,
editorial
director

Founded in 1995, Show House magazine is the leading trade title for UK housebuilders and new homes suppliers, read by all the key decision-makers and influencers in the industry.

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

Show House combines hard-hitting comment with specialist features. It also showcases the very latest products and services from suppliers and gets under the skin of the latest government policy.

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

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

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

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We would like to congratulate all the 2022 winners for their fantastic achievements, especially during a time when the industry is facing an array of new challenges.

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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.



BRIDGET CORDY

With over 20 years' experience of selling and marketing

property, Bridget has worked alongside many of the country's top developers. A graduate of the Chartered Institute of Marketing, her career started as a trainee negotiator in Surrey followed by the roller-coaster markets of London's Docklands, where she acquired the taste for new homes. This led her to gain

a broad experience in new homes agency before joining the developer side of the business. After six years at director level with Charles Church and then Centex, Bridget is now a freelance property writer and a regular columnist for Show House magazine.



CHRIS DYSON

Chris established his award-winning architectural studio

Chris Dyson Architects in 2004. Based in Spitalfields, London, the practice has a reputation for intelligent conservation work, sensitive building design and creative collaborations with artists. Chris and his team undertake challenging projects of all scales, including historic listed buildings. He is also a design advisor to the London Borough of Tower Hamlets and the Corporation of London. Current projects include a large-scale development for the Whitechapel Estate, a conservation and new build housing scheme within the Bishopsgate Goodsynd, 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.



JAKE EDGLEY

Jake founded Edgley Design in 2004 – an architecture and

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



SIMON GRAHAM

Simon is director of SGC & Associates, an independent

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

the housing market and social housing issues.



STANLEY HAINES

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



KATE HAMILTON

Kate is a freelance journalist who has been writing about the UK and international property markets for over 20 years. The former editor of Show House and Homes Overseas magazines, she has also written for The Mail on Sunday, International Golf, easyJet magazine and International Construction. Kate lives in North Wales and is the founding editor of the region's flagship publication, North Wales Magazine.



SORAYA KHAN

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

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



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.



GEORGE OLDHAM

George is a graduate of Manchester

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



GILL OLIVER

Gill is a professionally trained digital and print journalist

specialising in property, business, finance and tech. She's written for many newspapers, magazines and digital publications including the Daily Mail's business section This is Money, the Press Association, Woman magazine, Show House magazine and The Oxford Times and Oxford Mail newspapers. Gill also writes websites, blogs and annual reviews for clients such as Oxford University Hospitals Trust, UCAS, Kingfisher City

Guides and the Conran Design Group.



MICHAEL PHARE

Michael is principal of OPUS Architecture and Design, which

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



GEORGE SELL

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

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



OZ SEVINC

Oz is the founder of OS Designs & Partners. She has an Interior Architecture and Design degree and a Master's degree in Furniture Design as well as a degree from Harvard business school. Her diverse background

allows her to look beyond just the furnishing of a room; she also has a strong architectural background allowing her to design and further develop the architectural and structural elements of the projects undertaken by the company. Oz has successfully worked on the most exclusive developments in London and also across the continents as well as within the innovative world of aviation and yacht design.



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

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to benefit their businesses.

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

**CAROLYN TREVOR**

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

**GINETTA VEDRICKAS**

Ginetta, an award-winning property journalist, has written for most British newspapers over the years. A former property editor for Metro, new build homes are a long-standing interest, visiting sites and interviewing housebuilders. Ginetta writes regular features for Show House, as well as her monthly Marketeers column for the magazine. In her personal life Ginetta is passionate about all things home related, with a love of interior design and how to monetise your home – from Airbnb lets to house swapping and using your home as a location.

**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.



Enabling the connected home of tomorrow

As a global leader in the design and manufacture of eco-smart home energy technologies, myenergi's ambition is clear – to create a positive impact on the planet, push the boundaries of possibility and change the way we think about energy through pioneering green innovation.

The company was founded in 2016 with nothing, apart from a few good ideas and a serious passion for change. Growing rapidly from a team of two to staff numbers in excess of 400, myenergi has since opened subsidiaries in Germany, Ireland, Australia and the Netherlands. There are now more than 3,000 myenergi-approved installers in the UK alone, while upwards of 300,000 devices have been shipped worldwide.

Renowned by consumers across the globe, myenergi's product range includes



zappi

The world's first eco-smart electric vehicle (EV) charger



eddi

A clever device that directs surplus renewable energy to your hot water cylinder, underfloor heating or storage heaters



harvi

myenergi's state-of-the-art energy harvesting sensor



libbi

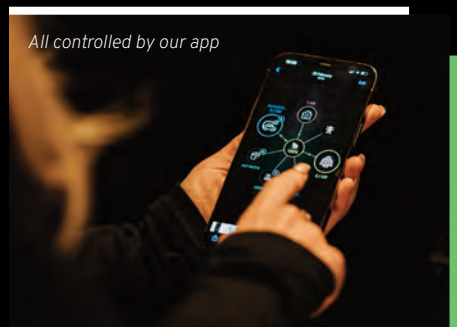
A modular battery storage system that adapts to your needs and gives you full control over how you use stored renewable energy

Each product is built on a commitment to circularity and a vision of sustainability for generations to come, demonstrating the disruptive potential of next-generation technology and aiming to bridge the gap to the connected home of tomorrow.

With a commitment to helping users maximise the potential of self-generated renewable energy, myenergi supports its customers in minimising their reliance on fossil fuels. As society transitions towards net-zero, the company aims to make energy independence simple and achievable for everyone.

But while investment into home energy management technology has always been seen as somewhat of a novel idea, sitting firmly in the remit of the savvy consumer, the market is changing fast. >>

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As a result of continued energy price volatility, stringent legislation and evolving consumer demands, connectivity and sustainability are becoming far more standard requirements for the homes of the future.

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

Partnering with a leading manufacturer, such as myenergi, gives you access to the whole, integrated solution – from EV charging, heating and hot water, to green energy storage – all compatible with the latest renewable generation technologies and managed with the touch of a button. Designed to set the standards in performance and compliance, each product in the company's range is safe, secure and interoperable. myenergi understands the market, the network and works hard to create the very best solutions.

Embracing innovation to future-proof homes for the energy systems of tomorrow is quickly becoming a standard requirement. By sponsoring the WhatHouse? Awards, myenergi aims to highlight the speed of change across the industry and demonstrate how innovation is helping to pave the way towards a brighter future.

Attracting many of the biggest names in housebuilding and celebrating successes from across the industry, it's the perfect opportunity to inspire widespread change.

The opportunity is significant, but collaboration is key.

For more information about myenergi, or the company's pioneering range of eco-smart connected home energy technologies, visit

myenergi.com

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